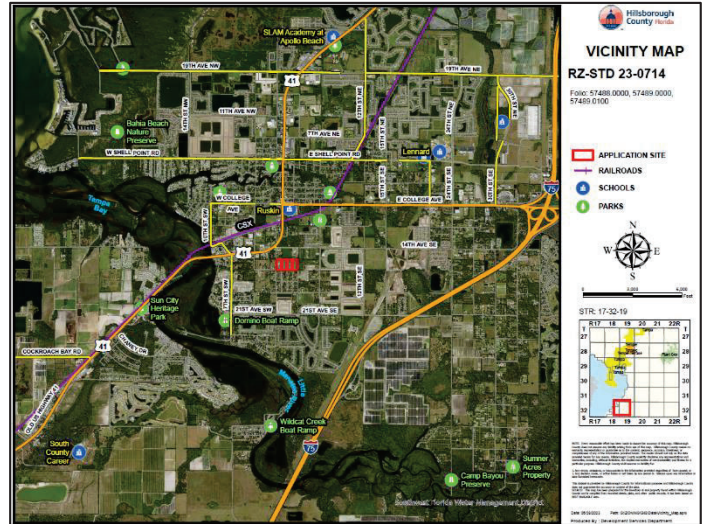


Rezoning Application: 23-0714
Zoning Hearing Master Date: December 18, 2023
BOCC Land Use Meeting Date: February 13, 2024

1.0 APPLICATION SUMMARY

Applicant: Highland Homes, Inc.
FLU Category: R-4
Service Area: Urban
Site Acreage: 15.85
Community Plan Area: Ruskin
Overlay: None


Request Summary:

Request to rezone five parcels from RSC-6 (Residential Single-Family Conventional- 6) & AR (Agricultural Rural) to RSC-9 Restricted (Residential Single-Family Conventional- 9) in order to facilitate residential single-family development. Added restrictions are to ensure the project meets the Ruskin Community Plan Guidelines. A vacation request for existing right-of-way established in a previous subdivision is being submitted concurrently with this application.

Zoning:	Existing		Proposed
District(s)	RSC-6	AR	RSC-9 Restricted
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	7.79 (339,332.4 sf)	7.79 (339,332.4 sf)	15.85 (690,426 sf)
Density/Intensity	4 units per acre	1 unit per 5 acres	1 unit per 6,000 sf
Mathematical Maximum*	31 units	1 unit	115 units

*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-6	AR	RSC-9 Restricted
Lot Size / Lot Width	7,000 sf / 70'	217,800 sf / 150'	6,000 sf/ 55' & 60'
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Front: 50' Side: 25' Rear: 50'	Front: 20' Side: 5' Rear: 20'
Height	35'	50'	35'

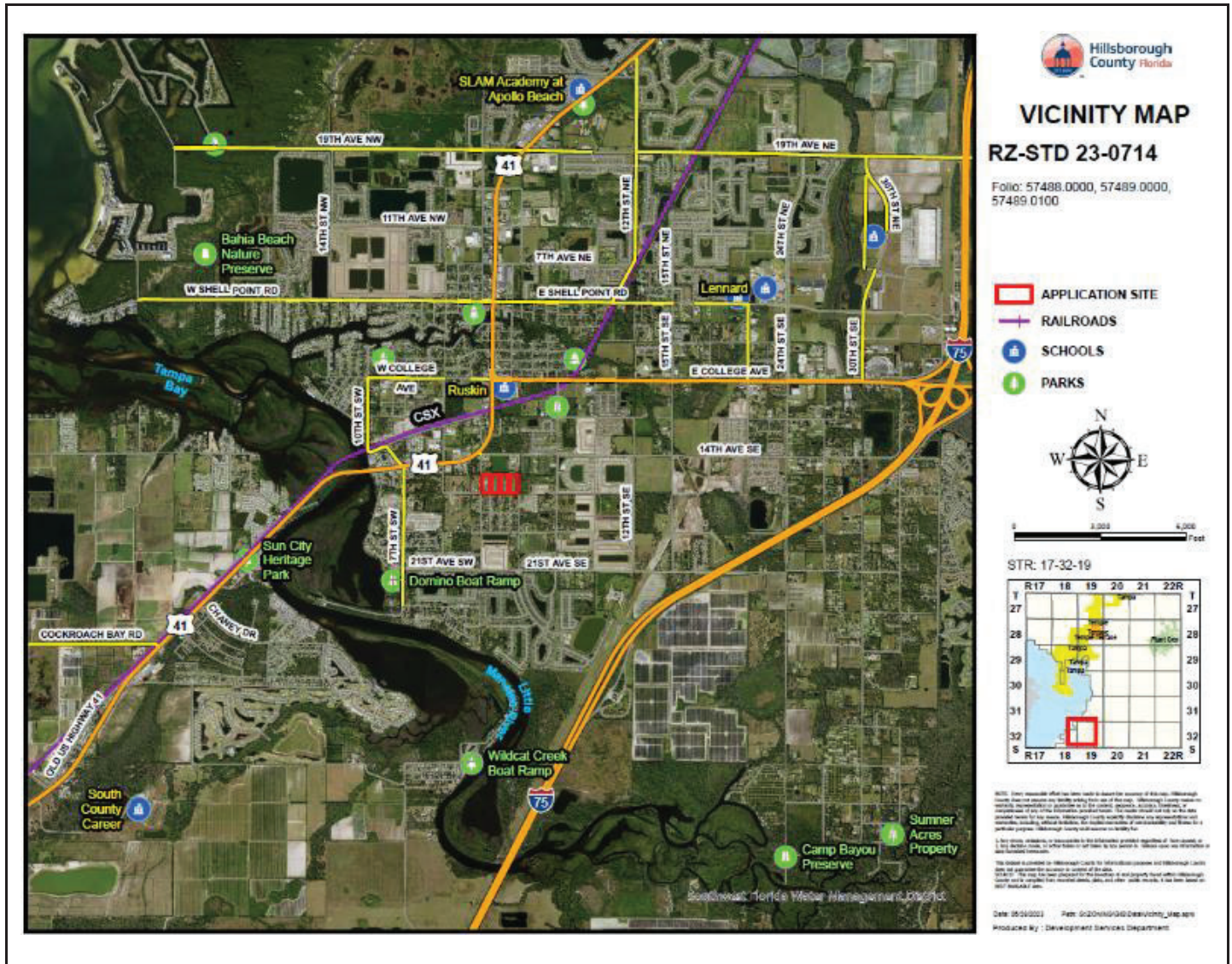
Additional Information:

PD Variation(s)	N/A
Waiver(s) to the Land Development Code	None

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable, with Restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

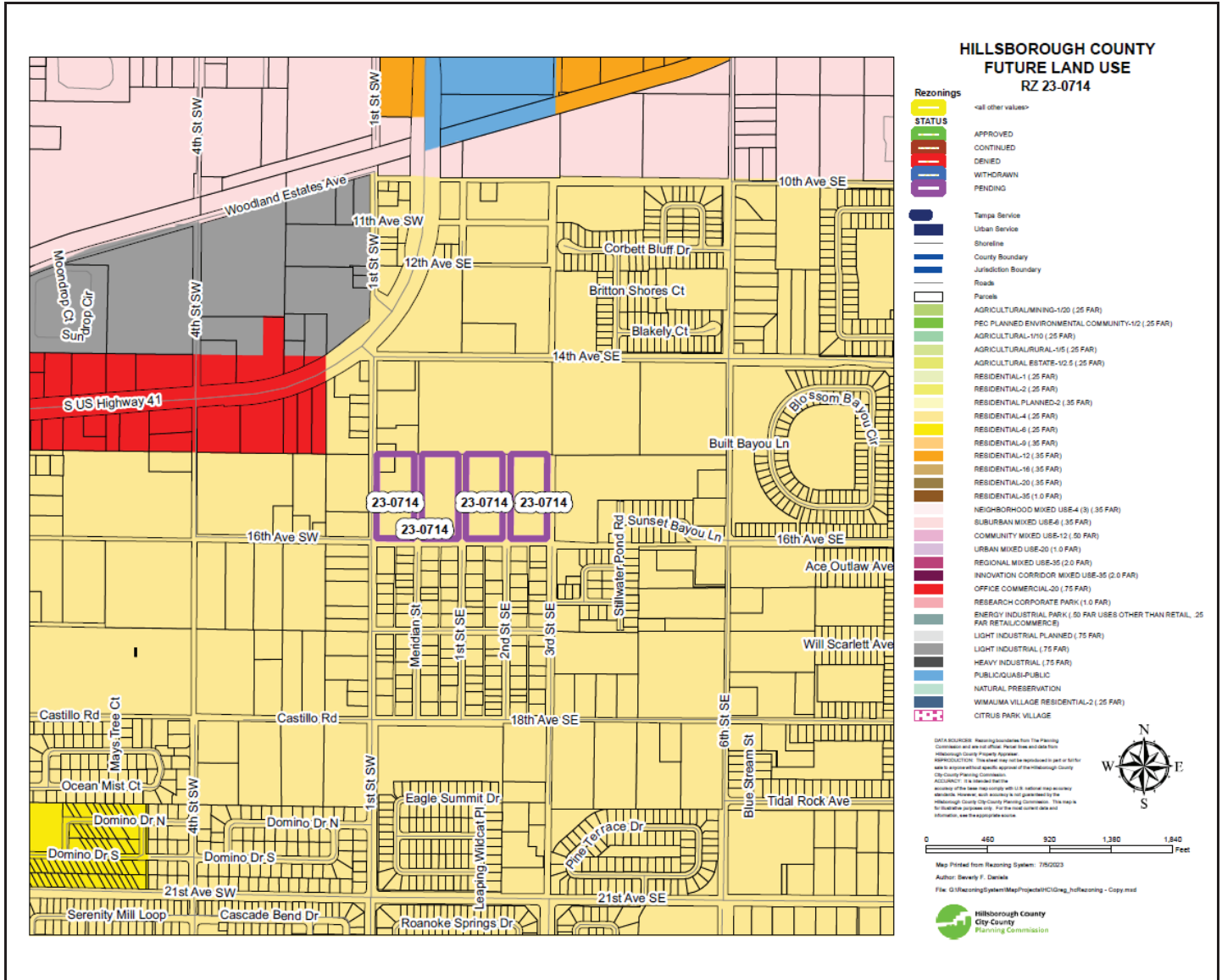


Context of Surrounding Area:

The subject properties are generally located at 1502 SW 1st Street and about 770 feet south of US Highway 42. The properties are bordered by zoning districts RSC-6 & AR to the north, ASC-1 to the east, RSC-6 to the south, and ASC-1 to the west. The dominant use in the area is residential with some non-commercial concentrated along the highway and 14th Avenue SE. The properties are bordered to north by a large detention pond. Additionally, the properties are within Area 3 of the Ruskin Community Plan and in the Urban Service Area.

2.0 LAND USE MAP SET AND SUMMARY DATA

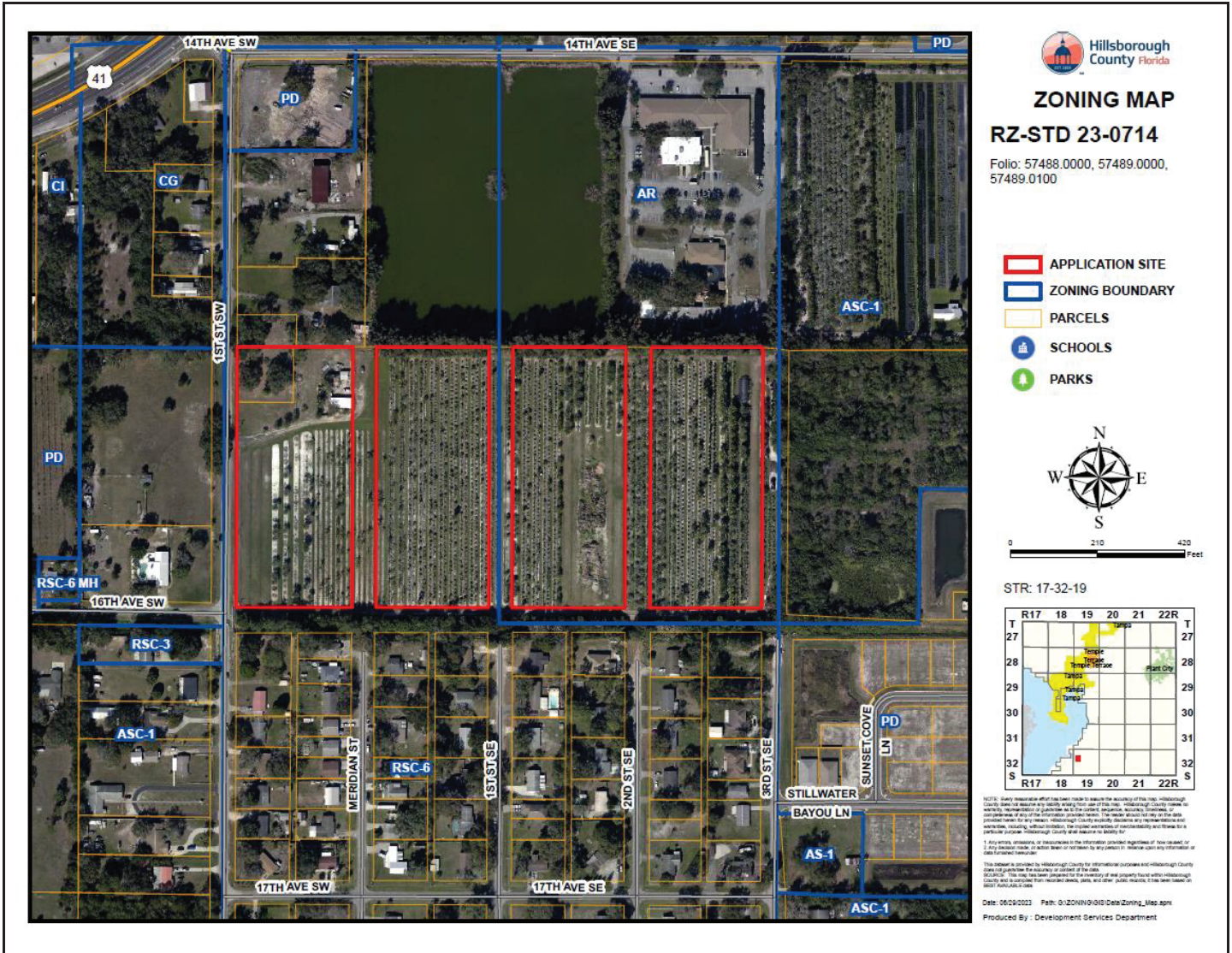
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential- 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units per gross acre/175,000 sq feet or .25 FAR (non-residential)
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6 & AR	1 du per 7,000 sf (RSC-6) 1 du per 5 gross acres (AR)	Residential Single-Family / Agriculture	Mobile Homes, government services
South	RSC-6	1 du per 7,000 sf	Residential Single-Family	Residential Single-Family
East	ASC-1	1 du per gross acre	Residential Single-Family / Agriculture	Undeveloped
West	ASC-1	1 du per gross acre	Residential Single-Family / Agriculture	Residential Single-Family, undeveloped

APPLICATION NUMBER: RZ 23-0714

ZHM HEARING DATE: December 18, 2023

BOCC LUM MEETING DATE: February 13, 2024

Case Reviewer: Jared Follin

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 7.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
1 st Street SW	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	24	18	21
Proposed	660	49	65
Difference (+/1)	+446	+31	+44

*Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North				
South				
East				
West				
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcels, generally located at 1506 SW 1st Street, are currently zoned RSC-6 and AR. The applicant is requesting to rezone the parcels to RSC-9 Restricted in order to develop single-family homes on lots with a minimum size of 6,000 square feet. The total acreage of the property is approximately 15.85 acres

The property is located along a Local Road and is surrounded mostly by residential uses at various densities. To the west across 1st Street, is a large ASC-1 property that has a single-family home. To the south lies an RSC-6 single family neighborhood comprised of smaller lots. To the east, lies a vacant, ASC-1 zoned property. To the north lies properties zoned RSC-6 and AR, one currently developed with residential uses and the other containing a large stormwater detention basin as well as a head start school and office owned by Hillsborough County.

The property is located within the Ruskin Community Plan Area 3 – South Ruskin. The plan provides character strategies for residential developments to encourage a diversity of home styles and types and to protect the small-town character of the Ruskin Area. These strategies include the size and dimensions of lots and the design of the neighborhoods layout to resemble a traditional grid pattern. The Land Development Code Part 3.22.00 – Ruskin Community Character Guidelines further provides codified guidelines that are required to be met. For Area 3, projects that are less than 50 acres, lots must be at least 6,000 square feet, with 20% of them being 60 feet in width, and the remaining being at least 55 feet.

To ensure the strategies and guidelines are met at the time of development, the applicant has proposed restrictions to the standard rezoning request. The restrictions are designed to restrict the lot size requirements to coincide with the guidelines in LDC Part 3.22.00 and to require the neighborhood development to adhere to a traditional grid system pattern to satisfy the Ruskin Community Plan. To ensure the grid system pattern will be followed, the restriction requires street connections to the east and west boundaries of the property and a street connection to 1st Street SE to the south. Another restriction was added to prohibit internal cul-de-sacs and gates.

The subject site is a suitable location for residential uses and the added restrictions will ensure that the development will adhere to the Land Development Code Community Character guidelines for the Ruskin Community Area. In addition, the Future Land Use designation for the property is Residential- 4, and despite the proposed lot sizes, the requirement of 4.0 dwelling units per acre will be met. Further, the uses and zoning districts around the property are consistent with the proposed RSC-9 Restricted zoning district, and thus, would be compatible with the existing development and zoning trends in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-9 zoning district approvable, with the following restrictions:

1. Development shall occur in accordance with Land Development Code Part 3.22.00 Ruskin Community Character Guidelines.
2. The project shall be limited to 4.0 dwelling units per acre (properties within the RES-4 FLU category).
3. The minimum lot size for all lots shall be 6,000 square feet.
4. The lot width for 20% of all lots must be 60 feet wide and the remaining lots shall be a minimum of 55 feet wide.
5. To replicate the traditional grid system, connectivity shall be required at the existing rights of way to the east and to the west. In addition to designing the eastern and western connections, the development shall be

required to make a connection from the project boundary across 16th Avenue SW at 1st Street SE to connect to the existing 1st Street SE roadway.

- 6. Internal cul-de-sacs and gates shall not be permitted.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Dec 11 2023 16:01:50

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

6.0 ADDITIONAL INFORMATION AND/OR GRAPHIC

N/A

7.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Ruskin/South

DATE: 12/11/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0714

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 15.84 acres from Residential Single Family Conventional – 6 (RSC-6) and Agricultural Rural (AR) to Residential Single Family Conventional – 9 – Restricted (RSC-9-R). The proposed restrictions include: 1. Development shall occur in accordance with Land Development Code Part 3.22.00 Ruskin Community character guidelines. 2. The minimum lot size for all lots shall be 6,000 square feet. 3. The lot width for 20% of all lots must be 60 feet wide and the remaining lots shall be a minimum of 55 feet wide. 4. The development shall be required to replicate the traditional grid street pattern to the greatest extent practicable by providing connectivity to the existing rights of way to the east and to the west. In addition to designing the eastern and western connections, the development shall be required to make a connection from the project boundary across 16th Ave SW at 1st Street SE to connect to the existing 1st Street SE roadway. 5. Internal cul-de-sacs and gates shall not be permitted. The site is located on the east side of 1st Street SW, +/- 0.15 miles south of the intersection of 14th avenue SE and US Hwy 41. The Future Land Use designation of the site is Residential – 4 (R-4).

SITE ACCESS

For projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review.

Transportation Review Section staff did review the proposed rezoning and restrictions to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements

The proposed rezoning is located in Ruskin and as such subject to the Ruskin Community Plan Area. Goal 2 of the Ruskin Community Plan Area Livable Communities Element states “Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.” In order to comply with this requirement, the applicant provided restrictions that provide connections to the east and west as well as providing a connection south to 1st street SE. The Ruskin Community Plan also states “Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.” The applicant provided restrictions that cul-de-sacs and gates will not be allowed. The applicants’ restrictions including access connections to the east, west and south, and prohibiting cul-de-sacs and gates are consistent with

preventing isolated, segregated development and integrating into the Ruskin community and as such transportation review staff does not object to the proposed rezoning.

In addition to the proposed rezoning, the applicant has submitted a Right-of-Way vacation application for the unimproved right-of-way lying adjacent between the blocks that comprise the Site, pursuant to application V23-0010, which is currently under review.

Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single Family Dwelling Units (ITE Code 210)	28	3	3
RSC-6, 16 Single Family Units	186	15	18
Total	214	18	21

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6-R, 63 Single Family Dwelling Units (ITE Code 210)	660	49	65

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+446	+31	+44

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 1st Street SW. 1st Street SW is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway. 1st Street SW does not have any bike lanes or sidewalks on either side of the roadway within the vicinity of the project. 1st Street SW lies within +/- 62 feet of Right of Way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

1st Street SW is not a regulated Roadway and as such was not included in the 2020 Hillsborough County Level of Service Report.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 18, 2023 Report Prepared: December 6, 2023	Petition: RZ 23-0714 Folios 57489.0000, 57489.0100 & 57488.0000 <i>Northeast of 1st Street Southwest and 16th Avenue Southwest</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Ruskin and SouthShore Areawide Systems
Request	Rezoning from Residential - Single-Family Conventional (RSC-6) and Agricultural Rural (AR) to Residential - Single-Family Conventional (RSC-9) Restricted
Parcel Size	± 15.86 acres
Street Functional Classification	16 th Avenue Southwest - Local 1 st Street Southwest - Local U.S. Highway 41 - State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	B



Plan Hillsborough
planhillsborough.org
planner@plancom.org
 813 – 272 – 5940
 601 E Kennedy Blvd
 18th floor
 Tampa, FL, 33602

Context

- The 15.86 ± acre subject property is located Northeast of 1st Street Southwest and 16th Avenue Southwest.
- The property is located within the Urban Service Area (USA) and is located within the limits of the Ruskin Community Plan and the SouthShore Areawide Systems Plan.
- The subject site has a Future Land Use category of Residential-4 (RES-4), which is intended to designate areas that are suitable for low density residential development. Typical uses in the RES-4 Future Land Use category are residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The RES-4 Future land Use category allows for a maximum density of 4 dwelling units an acre and up to 0.25 FAR.
- Surrounding the site is the Residential-4 (RES-4) Future Land Use Category. Further northwest is the Office Commercial-20 (OC-20) and Light Industrial (LI) Future Land Use categories.
- North of the site is vacant, single family residential, multi-family and public institutional (SouthShore Community Resource Center) land. South of the site is vacant, single family residential and multi-family properties. West and east of the site is vacant and single family residential. Further northeast and northwest is agricultural land. Further northwest, along U.S. Highway 41, are vacant, single family residential, light commercial, industrial and public institutional properties.
- The subject site has Residential - Single-Family Conventional (RSC-6) and Agricultural Rural (AR) zoning. To the north is RSC-6 and AR zoning. To the south is RSC-6 zoning. East is Agricultural - Single-Family Conventional (ASC-1) and Planned Development (PD) zoning. West is PD, ASC-1, RSC-6 and Residential - Single-Family Conventional (RSC-3) zoning. Further northwest is Commercial General (CG) and Commercial Intensive (CI) zoning.
- The applicant is requesting to rezone from Residential - Single-Family Conventional (RSC-6) and Agricultural Rural (AR) to Residential - Single-Family Conventional (RSC-9) Restricted.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan.

Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.6: The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

Policy 16.2: Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

Policy 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

- a) the creation of like uses; or
- b) creation of complementary uses; or
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stubouts to connect adjacent neighborhoods together.

Objective 17: Neighborhood and Community Serving Uses: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

MOBILITY SECTION

Goal 4: Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.

Objective 4.1: In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

LIVABLE COMMUNITIES ELEMENT: Ruskin Community Plan

Goal 2. Community and Neighborhood Character – Provide for a diversity of home styles and types while protecting Ruskin’s small town character.

Strategies:

- Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.
- Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.
- Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.
- Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.
- Support housing to accommodate a diverse population and income levels.
- Subdivisions and other development existing prior to this plan do not set precedents for future development that would be inconsistent with this community plan.

Goal 5: Community and Neighborhood Character – Provide for a diversity of home styles and types while protecting Ruskin’s small town character.

Strategies:

- Eliminate the “flex” provisions within and into the Ruskin Community Plan area.
- Limit the height of new residential development to 50 feet, unless a more restrictive limitation exists.
- Implement the Characteristics of Livable Neighborhood Guidelines for future residential development within Ruskin to ensure an attractive community that balances new development with historic uses.
- Encourage development that is connected with, and integrated into, the Ruskin community. Design features (e.g. walls, gates) that isolate or segregate development from the community is inconsistent with the community’s character and should be discouraged.
- Developments should continue and/or replicate the traditional “grid” street pattern found in Ruskin to the greatest extent practicable.
- Support housing to accommodate a diverse population and income levels.
- Recognize the four distinct neighborhood areas depicted on the Ruskin Neighborhood Area Map.
- Each neighborhood has a unique character and associated development guidelines. The areas are listed below.

- Area 1- Northwest Ruskin
 - Area 2- Northeast Ruskin
 - Area 3- South Ruskin
 - Area 4- Rural Ruskin
- Subdivisions and other development existing prior to this plan do not set precedents for future development that would be inconsistent with this community plan.
 - Initiate and support community clean-up efforts.
 - Promote beautification and landscaping along US 41, College Avenue and Shell Point Road.
 - Prohibit pole signs and limit ground signs to eight (8) feet in height.

LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

4. Maintain housing opportunities for all income groups. a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The community desires to pursue economic development activities in the following areas:

1. Land Use/ Transportation
 - a. *Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)*
 - b. *Recognize preferred development patterns as described in individual community plans, and implement the communities’ desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.*

Staff Analysis of Goals, Objectives and Policies:

The subject property is 15.855 ± acres located northeast of the intersection of 1st Street Southwest and 16th Avenue Southwest. The property is located within the Urban Service Area (USA) and is located within the limits of the Ruskin Community Plan and the South Shore Areawide Systems Plan. The applicant is requesting to rezone from Residential - Single-Family Conventional (RSC-6) and Agricultural Rural (AR) to Residential - Single-Family Conventional (RSC-9) Restricted.

The Future Land Use Category of the subject site is Residential-4 (RES-4). According to Appendix A of the Future Land Use Element of the Comprehensive Plan, the RES-4 category is intended for low density residential development. The RES-4 Future Land Use category allows for a maximum density of 4 dwelling units per gross acre and up to 0.25 FAR. The property would allow for a maximum of 63 dwelling units or 172,660 square feet of non-residential use. The subject site is proposing Residential - Single-Family Conventional (RSC-9) Restricted zoning single-family residential lots at a maximum of 4 units per acre.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that *"Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development."*

The subject site is currently zoned as RSC-6. The subject site is proposing Residential - Single-Family Conventional (RSC-9) Restricted zoning for a single-family residential development with 6,000 square foot lots. The property currently has an existing nursery on site. The proposed change is compatible with the existing character development of the area. There are currently single family residential properties surrounding the site.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. There are a wide range of lot sizes in the immediate area ranging from 4,000 square feet to 13 acres. A rezoning to allow single family residential lots that are 6,000 square feet would be consistent with policy direction

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request. The EPC Wetlands Division has reviewed the proposed site plan and has not found any wetlands or other surface waters on site.

The proposed rezoning meets the intent of some of the Neighborhood Protection Policies of FLUE Objective 16, specifically Policies 16.1, 16.2, 16.3, 16.8, 16.10 and 16.11. The area is residential in character with public institutional uses to the north. There is also vacant land, agricultural and HOA/common property uses interspersed throughout. Further northwest is light commercial. A rezoning to RSC-9 Restricted would reflect a development pattern that is in keeping with the existing development pattern.

The site is in the Ruskin Community Plan. Goal 5 of the Plan states that developments should continue and/or replicate the traditional grid street pattern. Based upon this adopted policy direction, the proposed rezoning has been found inconsistent. For this proposed rezoning, the applicant has stated in their narrative that they will provide connections along the western boundary to 1st Street Southwest and along the eastern boundary to 3rd Street Southeast. Additionally, internal cul-de-sacs and gates will not be permitted. No connections are proposed north or south. Planning Commission staff

recognizes that there is no right-of-way further northwest of the site towards 14th Avenue Southeast. However, there is an opportunity to provide a connection north from 2nd Street Southeast to the SouthShore Community Resource Center located directly north of the subject site. Additionally, there are up to four potential connections to the south. There are opportunities to replicate and provide a grid pattern south of the site by connecting to 16th Avenue Southwest. While it is currently being used as a drainage ditch, Planning Commission staff have not received any documentation from Hillsborough County staff stating that 16th Avenue Southwest cannot be a viable future roadway connection. The proposed rezoning does not provide two connections to 16th Avenue Southwest to provide the necessary grid pattern.

As shown on Figure 1 below, the blue arrows indicate the two proposed connections via the subject property on 1st Street Southwest and 3rd Street Southeast. The red x's show the three additional connections that Planning Commission Staff is requesting to ensure the Ruskin Community Plan language on the traditional grid street pattern is implemented. Two of those connections would be to 16th Avenue Southwest and one connection from 2nd Street Southeast up to the existing SouthShore Community Resource Center.

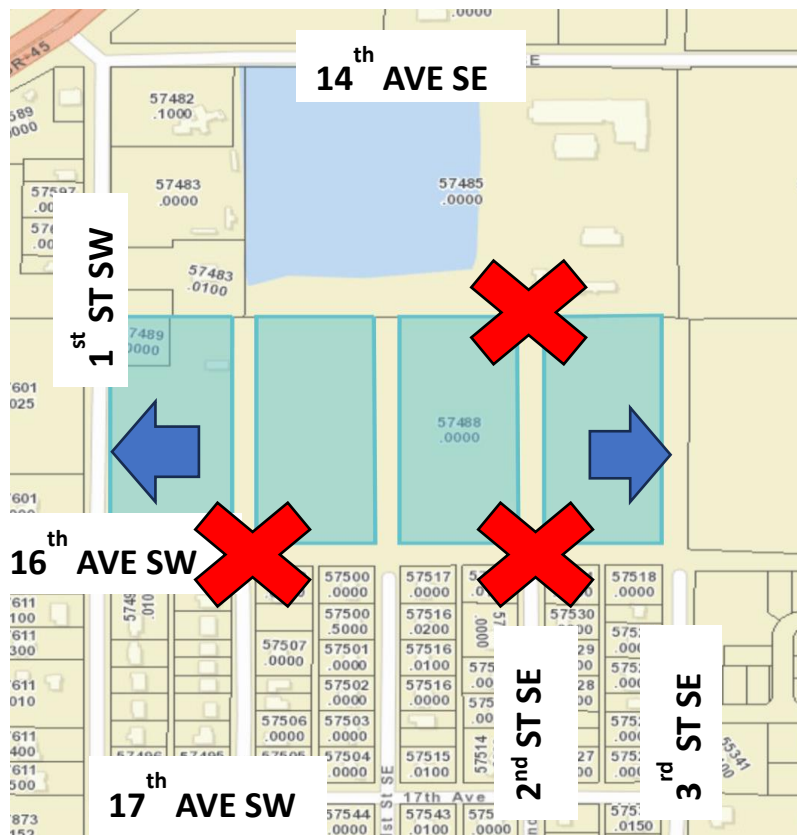


Figure 1

The intent of FLUE Objective 16 and its associated policies seek to preserve, protect and enhance neighborhoods. Maintaining transportation connections and efficient systems of circulation are established measures that help accomplish the goals of this policy direction. Per FLUE Policy 16.7, residential neighborhoods should be designed for internal

circulation and street stub outs to connect adjacent neighborhoods. Without additional roadway connections, there is no guarantee that internal circulation will be preserved for this subject site. In addition, Goal 4 and Objective 4.1 of the Mobility Section seek to provide safe and convenient connections within communities. In suburban contexts, communities shall be designed around a grid network of streets or through a modified grid that will help provide interconnections between neighborhoods and surrounding neighborhood uses. A connection northeast to the SouthShore Community Resource Center would provide accessibility to a community use through the subject site while also enhancing the neighborhood's street grid network. The proposed rezoning would conflict with the continuation of the neighborhood's grid network of streets and would limit the ability to connect neighborhood serving uses. The potential connections to 16th Avenue Southwest and 2nd Street Southeast will establish a grid pattern in the area, which would connect to the existing grid south of the site on 17th Avenue Southeast and 18th Avenue Southeast. Staff recognizes the applicant's willingness to connect east to 3rd Street Southeast. However, since 3rd Street Southeast has not been constructed to the west of the site, a connection on 2nd Street Southeast allows to establish a grid pattern in the area and provides a connection to a community resource north of the site. Additionally, a standard rezoning does not require a site plan or allow for conditions of approval for staff to fully evaluate how the grid pattern will be maintained in Ruskin. The petition is therefore inconsistent with the policy direction established by the Future Land Use Element and Mobility Section and the vision of the Ruskin Community Plan.

There is a vacating application (V23-0010) associated with this rezoning application. Planning Commission staff found that application inconsistent with the adopted *Unincorporated Hillsborough County Comprehensive Plan* due to the vacating of 2nd Street Southeast, which would not allow the continuation of the neighborhood's grid network of streets and would limit the ability to connect neighborhood serving uses. Planning Commission staff maintains this position for this proposed rezoning, RZ 23-0714, and finds the lack of connectivity with this application to be inconsistent with several goals, objectives and policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

The proposed development also does not meet the intent of the Southshore Areawide Systems Plan which recognizes the preferred development pattern for each of the communities and supports housing opportunities. While the rezoning would provide additional housing opportunities, not providing a grid pattern does not recognize the preferred development and connectivity patterns of Ruskin.

Overall, the proposed rezoning would allow for development that is inconsistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and does not meet the intent of FLUE Objective 16, multiple Mobility Section policies, the Ruskin Community Plan nor the Southshore Areawide Systems Plan.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0714

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tempa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (7.5 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (7.5 FAR)

LIGHT INDUSTRIAL (7.5 FAR)

HEAVY INDUSTRIAL (7.5 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map be accurate to within 1/4 inch on a scale of 1 inch = 100 feet. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 7/5/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\GReg_HR\Rezoning - Copy.mxd

