

**Rezoning Application:** PD 25-0383  
**Zoning Hearing Master Date:** November 17, 2025  
**BOCC Land Use Meeting Date:** January 13, 2026

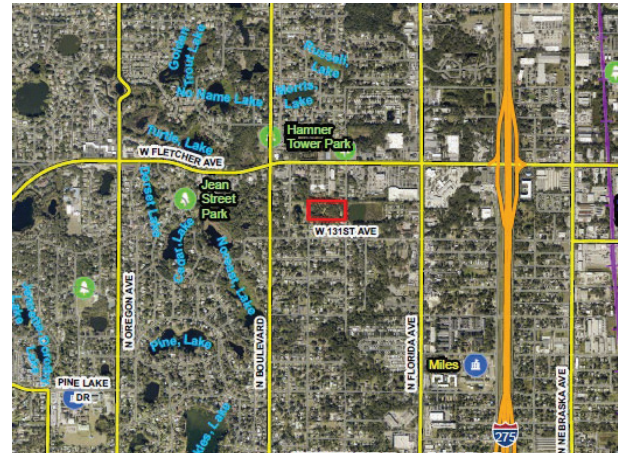


**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

**Applicant:** Bassam Dammak  
**FLU Category:** RES-4  
**Service Area:** Urban  
**Site Acreage:** 4.9 +/-  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None



### Introduction Summary:

The applicant requests to rezone property zoned RSC-6 (Residential, Single-Family) to PD (Planned Development) to allow 10 single-family attached (townhome) lots.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 25-0383
Typical General Use(s)	Single-Family Residential	Single-Family Residential
Acreage	4.9	4.9
Density/Intensity	4 units per acre (2.65 under Environmental Density Credit)	2 units per acre (3 under Environmental Density Credit)
Mathematical Maximum*	19 units (13 units under Environmental Density Credit)	10 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 25-0383
Lot Size / Lot Width	7,000 sf / 70' ft	2,565 sf / 27 ft
Setbacks/Buffering and Screening	Front: 25 ft Side: 7.5 ft Rear: 25 ft	Front: 24 ft Side: 0 ft Rear: 17 ft
Height	35'	28' / 2-stories

### Additional Information:

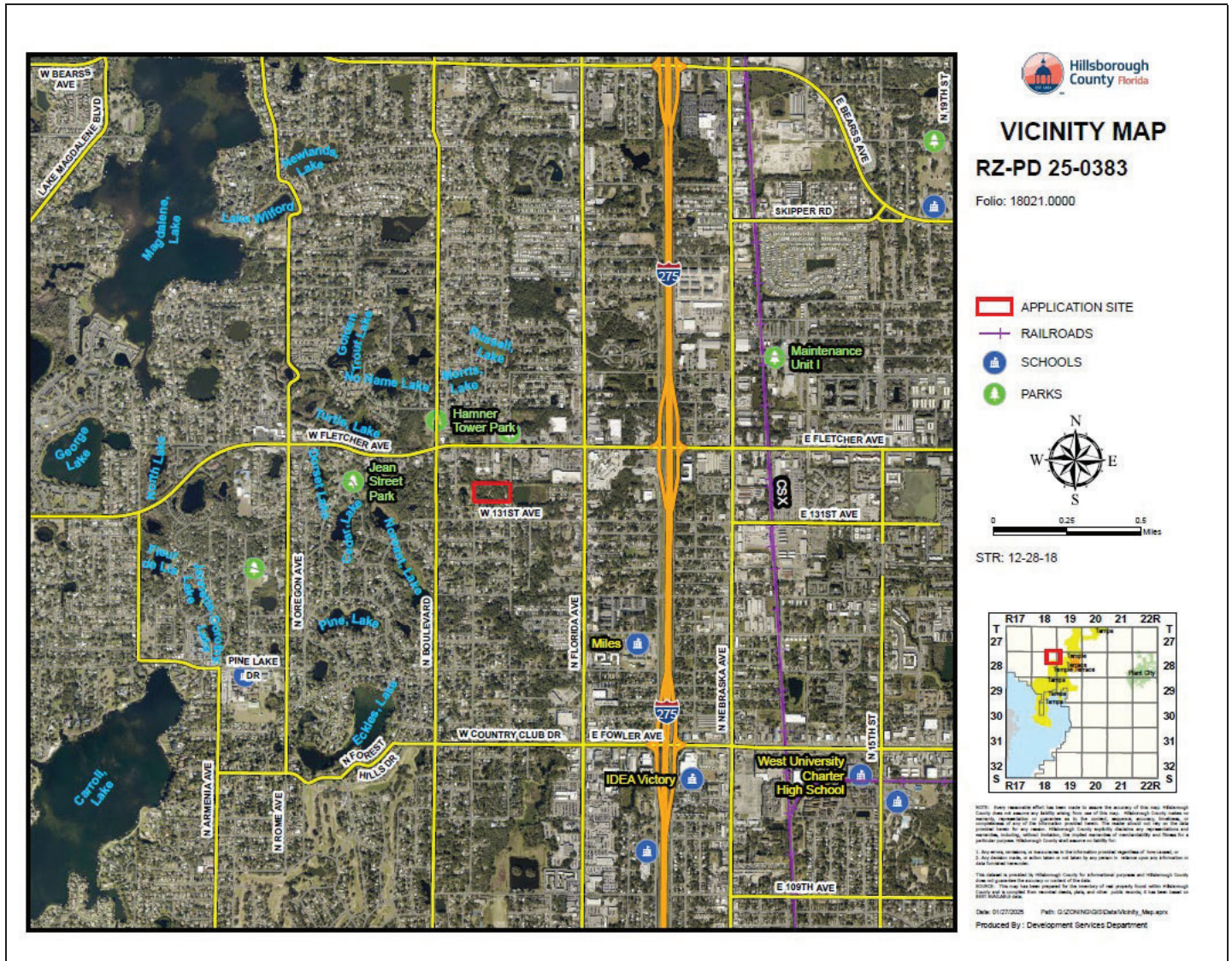
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

**Planning Commission Recommendation:**  
Consistent

**Development Services Recommendation:**  
Approvable, subject to proposed conditions

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.1 Vicinity Map



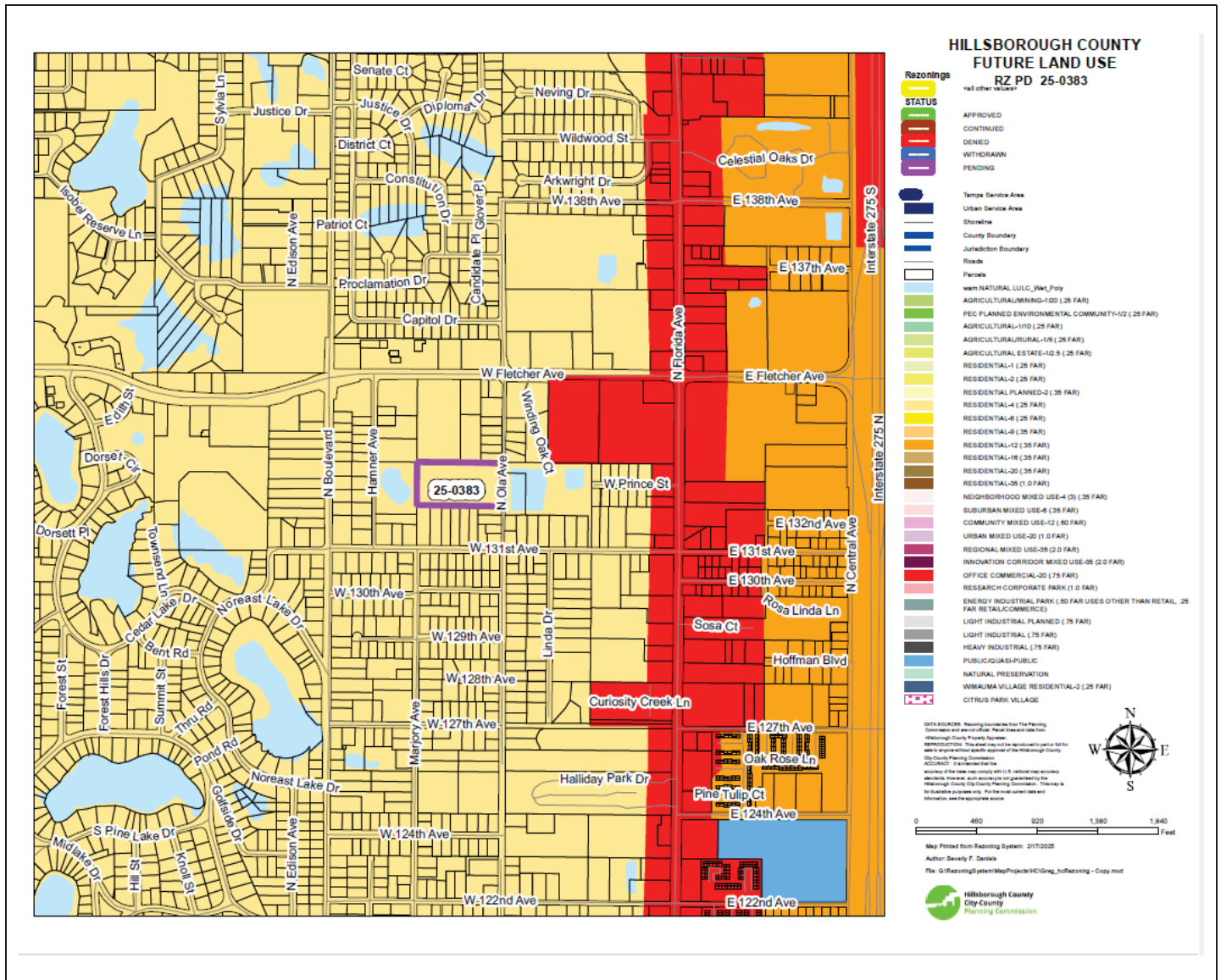
**Context of Surrounding Area:**

The site is located on the west side of Ola Avenue, south of Fletcher Avenue in the Carrollwood/Northdale community. The area consists of residential and commercial uses. Major roadways in the area include Fletcher Avenue to the north, Fowler Avenue/Country Club Drive to the south, North Boulevard to the west and I-275 to the east.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.2 Future Land Use Map



Subject Site Future Land Use Category: RES-4

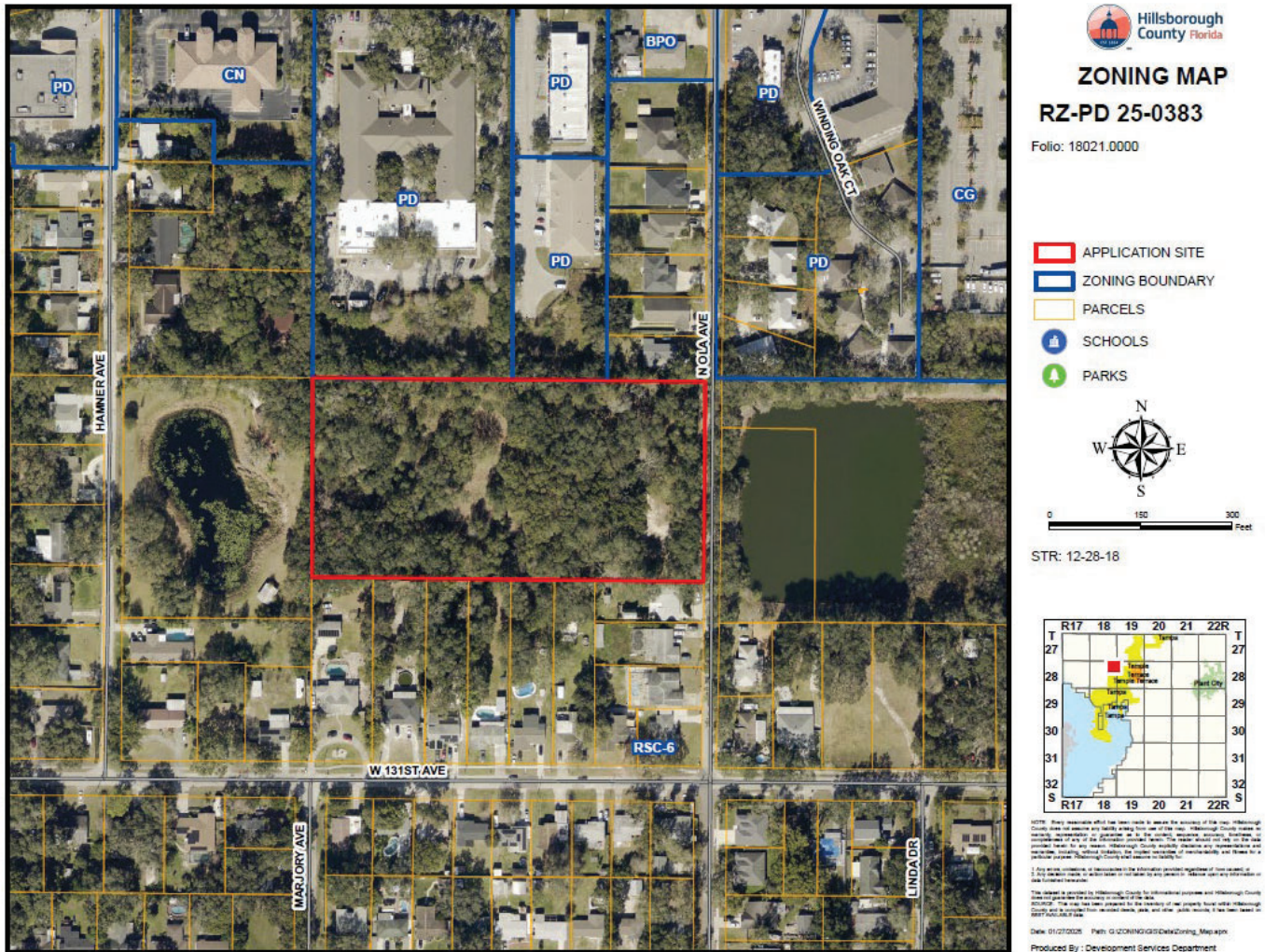
Maximum Density/F.A.R.: 4 units per acre

Typical Uses:

Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

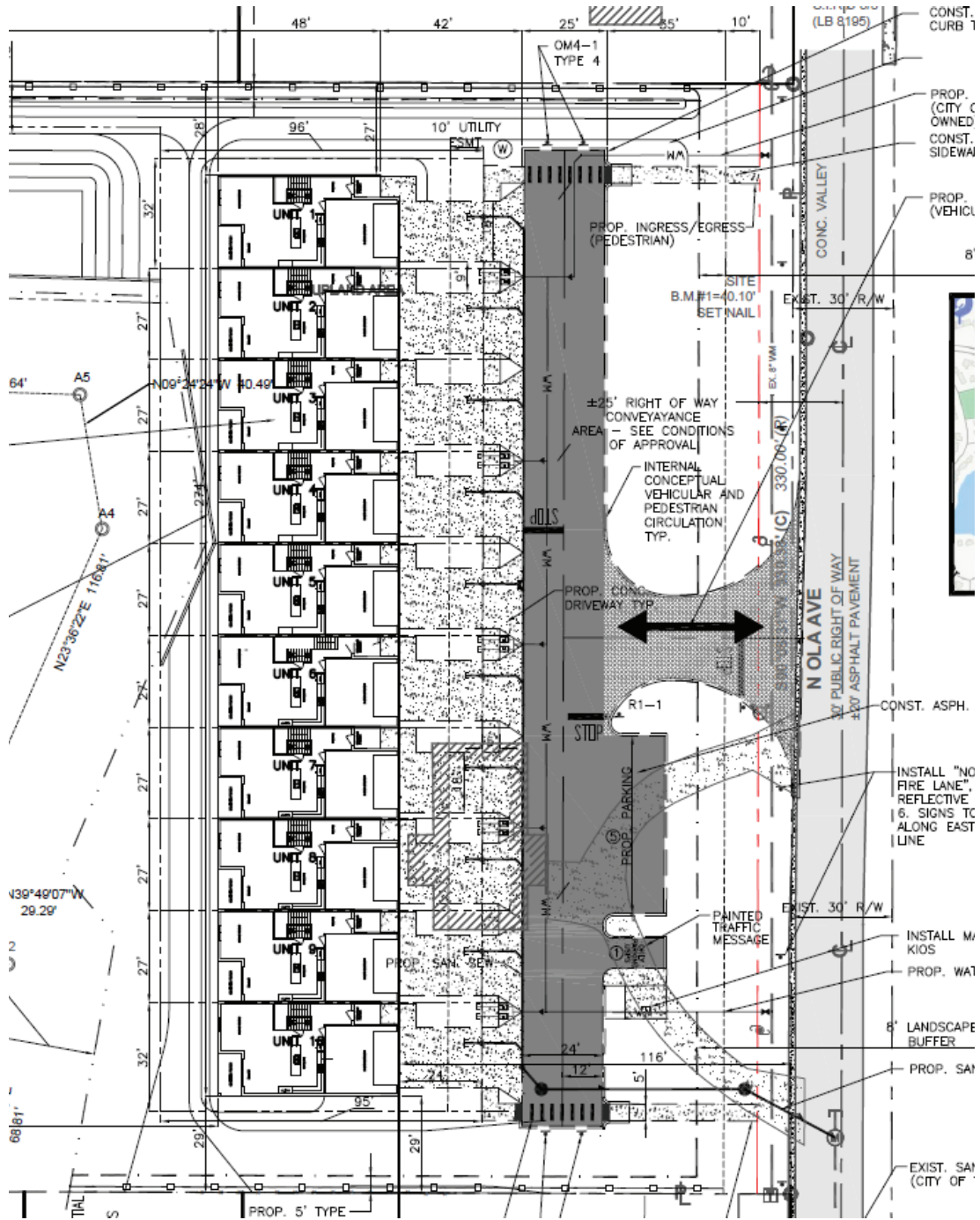


## Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 06-0451 PD 89-0073 RSC-6	PD 06-0451: 0.17 FAR PD 89-0073: 0.29 FAR RSC-6: 4 u/a	PD 06-0451: Office and Personal Services PD 89-0073: PD-O RSC-6: Single-Family Residential	PD 06-0451: Commercial PD 89-0073: Nursing Home RSC-6: Single-Family Residential
South	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential
East	RSC-6	4 u/a	Single-Family Residential	Stormwater/Wetlands
West	RSC-6	4 u/a	Single-Family Residential	Single-Family Residential



## 2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
N Ola Ave	County Local - 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 Improvement Determination Deferred <input checked="" type="checkbox"/> Substandard Road Improvements Not Required <input type="checkbox"/> Other

**Project Trip Generation** ☐ Not applicable for this request

	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	219	16	21
Proposed	72	5	6
Difference (+/-)	(-)147	(-)11	(-)15

\*Trips reported are based on gross external trips unless otherwise noted.

**Connectivity and Cross Access** ☐ Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance** ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
N/A	Choose an item.	Choose an item.
Notes:		

**4.0 Additional Site Information & Agency Comments Summary**

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Off-Site Improvement Determination Deferred Fully <input type="checkbox"/> Partially <input type="checkbox"/> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Applicant is proffering right of way dedication and conveyance to accommodate sidewalk along project frontage.

## 4.0 ADDITIONAL SITE INFORMATION &amp; 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" 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
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input checked="" 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	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review fees have been paid. School Board declined to comment.
<b>Impact/Mobility Fees</b> Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 * 10 = \$66,610 Parks: \$1,957 * 10 = \$19,570 School: \$7,027 * 10 = \$70,270 Fire: \$249 * 10 = \$2,490				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input 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 type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The subject site is located on the west side of Ola Avenue, south of Fletcher Avenue. The site abuts commercial and residential uses to the north. Wetlands within the western portion provide significant separation from existing residential to the west and southwest. No development exists to the east (across from the site) due to a stormwater pond. As required by the Land Development Code, a 5-foot wide buffer with Type A screening will be provided along the northern and southern PD boundaries. The proposed density is less than the maximum permitted. Lastly, proposed building height is less than the maximum building height permitted in adjacent residential districts.

Given the above, staff finds the project compatible with the surrounding area.

### **5.2 Recommendation**

Approvable, subject to conditions.



6.0 PROPOSED CONDITIONS

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 7, 2025.

1.

The project shall be limited to a maximum of 10 single-family attached (townhome) units.
2.

Single-Family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:2,565 sf

Minimum lot width:27 feet

Minimum front yard setback:24 feet

Minimum side yard setback:22 feet (north PD boundary)\*  
24 feet (south PD boundary)\*  
0 feet between units

Minimum rear yard setback:17 feet

Maximum building height:28 feet / 2-stories

\*not including 5-foot wide buffer
3.

A 5-foot wide buffer with Type A screening shall be provided along the northern and southern PD boundaries, This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner’s Association or similar entity.
4.

Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
5.

The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
6.

Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
7.

Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
8.

Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

9. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
11. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
12. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
14. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
15. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
16. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:****SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

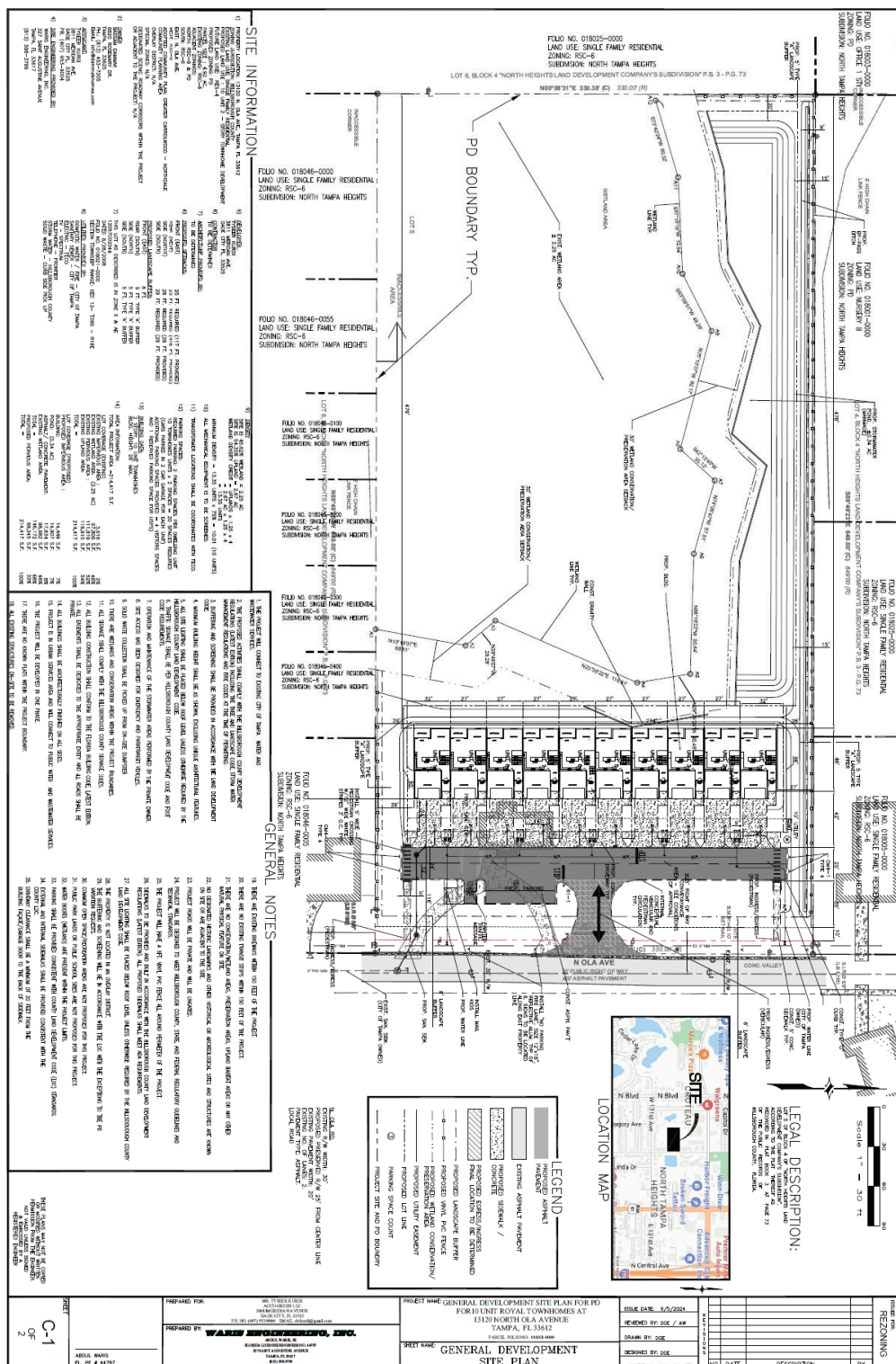
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

None



## 8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/13/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: Greater Carrollwood Northdale (GCN)

PETITION NO: PD 25-0383

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to the listed or attached conditions.

☐

This agency objects for the reasons set forth below.

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything shown on the PD site plan, the developer shall construct a sidewalk along the project frontage consistent with the County Transportation Technical Manual standards unless otherwise approved by the County Land Development Code.
2. As proffered by the applicant, the developer shall dedicate and convey right of way along the project frontage measured up to 25 feet from the N. Ola Ave. centerline.
3. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
4. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/- 4.92-acre parcel from Residential, Single-family Conventional (RSC-6) to a Planned Development (PD). The site is located on the west side of N Ola Avenue approximately 625 feet south of the intersection of N Ola Avenue and W Fletcher Avenue. The Future Land Use designation of the site is Residential 4 (R-4).

The proposed PD is requesting entitlements to permit the development of 10 single-family attached dwelling units (townhomes).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), the applicant provided a trip generation analysis. 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 Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6*, 19 Single-family detached units (ITE LUC 210)	219	16	21

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 10 Single-family attached units (ITE LUC 215)	72	5	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	- 147	- 11	- 15

\*Maximum density is limited to 4 units per acre due to the site's Future Land Use designation of R-4.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The project has frontage along N. Ola Ave, a 2-lane, undivided, substandard, urban roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes, and intermittent sidewalks on the east side of the roadway within the vicinity of the northern boundary of the proposed project, and within +/- 30 feet of right of way.

By policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area). While the project does not meet this threshold, sidewalk will be required along the project frontage consistent with County Land Development Code (LDC), Section 6.03.02. Due to the narrow right of way, the applicant has proffered to dedicate right of way along the project frontage necessary to accommodate the required minimum 5-foot sidewalk.

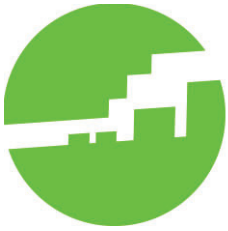
**SITE ACCESS**

The PD proposes one (1) access connection to N Ola Ave.

Pursuant to LDC, Sec. 6.03.02. sidewalks are required along the project frontage and internal to the site. If the right of way is determined to be insufficient to accommodate a minimum 5-foot-wide sidewalk along the project frontage consistent with the County Transportation Technical Manual standards, then the developer shall construct the sidewalk on-site within an easement dedicated to the County or otherwise dedicate the right of way as proffered.

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

N Ola Ave is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
<b>Hearing Date:</b> November 17, 2025 <b>Report Prepared:</b> November 6, 2025	<b>Case Number:</b> PD 25-0383 <b>Folio(s):</b> 18021.0000 <b>General Location:</b> North of West 131 <sup>st</sup> Avenue, west of North Ola Avenue, and south of West Fletcher Avenue
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Carrollwood Northdale
<b>Rezoning Request</b>	Residential, Single-family Conventional (RSC-6) to Planned Development (PD) to develop a 10-unit 2 story townhome development
<b>Parcel Size</b>	+/- 4.92 acres
<b>Street Functional Classification</b>	West Fletcher Avenue – <b>County Arterial</b> Ola Avenue North – <b>Local</b> 131 <sup>st</sup> Avenue West – <b>Local</b>
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-6	Single-Family Residential
North	Residential-4	RSC-6 + PD + CN + BPO	Single-Family Residential + Group Homes + Light Commercial
South	Residential-4	RSC-6	Single-Family Residential
East	Residential-4 + Office Commercial-20	RSC-6 + CG + CN + RMC-6	Single-Family Residential + Public/Quasi-Public + Two-family + Multi-family
West	Residential-4	RSC-6 + PD	Single-Family Residential

#### **Staff Analysis of Goals, Objectives and Policies:**

The ± 4.92-acre subject site is located north of West 131<sup>st</sup> Avenue, west of North Ola Avenue, and south of West Fletcher Avenue. The site is in the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan. The subject site has a Future Land Use designation of Residential-4 (RES-4), which is intended for low density residential development. The applicant is requesting to rezone from Residential, Single-family Conventional (RSC-6) to Planned Development (PD) to develop a 10-unit 2-story townhome development.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 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 site currently consists of single-family residential uses with additional single-family residential to the north, west, and south of the site. There is a public/quasi-public use to the east that exists as a retention pond owned by the Department of Transportation. Additionally, there are group homes and light commercial uses to the north of the site. The proposal for a 10-unit 2-story townhome development meets the intent of FLUS Objective 1.1.

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character



and intent permitted in each of the Future Land use categories. The site is in the Residential-4 (RES-4) Future Land Use category, which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, and multi-purpose projects and mixed-use developments. As the language states above, residential uses are allowed and therefore, the proposal meets Objective 2.2 and the associated policies. The RES-4 category allows for the consideration of up to 4 dwelling units per gross acre or a maximum Floor Area Ratio (FAR) of 0.25. The site contains approximately 2.67 acres of uplands, out of the total 4.92 acres. As more than 25% of the site contains wetlands, the Environmentally Sensitive Land Density Calculation would apply. According to FLUS Policy 2.3.9, density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category. With the ± 4.92-acre site and 2.25 acres of the site consisting of wetlands, the maximum dwelling units that may be considered for this site would be 13 units ( $2.67 \text{ ac} \times 1.25 = 3.34 \text{ ac} \times 4 \text{ du/ga} = 13.35$  or 13 units). According to the most updated narrative and site plan uploaded into Optix on October 9, 2025, the proposal meets the allowable permitted dwelling units for the site in the RES-4 category and therefore meets the intent of FLUS Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). Hillsborough County Transportation did not object to the proposed request; therefore, the subject site meets the intent of FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of single-family residential with a group home and light commercial uses to the north. The proposed request of townhome units will complement the already residential area and surrounding neighborhoods to north, west, and south and is therefore consistent with this policy direction.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to Objective 6.2 of the Future Land Use Section, “New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.” EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUS Objective 6.2.

The subject site is within the limits of the Greater Carrollwood Northdale Community Plan. Goal 2 of this plan emphasizes community design and culture, with a key strategy encouraging new development and redevelopment to incorporate compatibility design techniques. These techniques aim to ensure that the appearance, massing, and scale of development is integrated with the existing suburban nature of each neighborhood. The proposed site plan reflects this strategy by incorporating appropriate buffers and setbacks, facilitating a smooth transition between adjacent land uses. Additionally, the existing residential density in the surrounding area supports the suitability of this location for the proposed development. The proposed rezoning from RSC-6 to PD to develop a 10-unit 2 story townhome development aligns well with the Greater Carrollwood Northdale Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Greater Carrollwood Northdale Community Plan. The proposed Planned Development (PD) would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section and the Livable Communities Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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## **Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:**

### **FUTURE LAND USE SECTION**

#### ***Urban Service Area***

***Objective 1.1:*** Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

#### ***Relationship to the Future Land Use Map***

***Goal 2:*** Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

***Objective 2.1:*** The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

***Policy 2.1.1:*** The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

#### ***Future Land Use Categories***

***Objective 2.2:*** The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

***Policy 2.2.1:*** The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that

land use category.

## **Density and Intensity Bonuses**

### **Environmentally Sensitive Land Density Calculation**

**Policy 2.3.9:** Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity.

- Wetlands shall:
  - Exclude land below the mean high water line
  - Include conservation and preservation areas
  - Include wetlands associated with man-made water bodies as defined (including borrow pits).

Density and floor area ratio calculations for properties with 25% or greater wetlands and/or man-made water bodies (including borrow pits) shall be subject to an environmentally sensitive land calculation. Upland acreage of the site multiplied by 1.25 yields the base acreage for the density calculation. That acreage is then multiplied by the maximum intensity/density of the Future Land Use Category.

### **Compatibility**

**Policy 3.1.2:** Gradual transitions of intensities and densities 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. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.

**Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. 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

### **Development**

**Policy 4.1.1:** 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 4.1.2:** 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.

**4.1.6:** 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 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.*

### **Neighborhood/Community Development**

**Objective 4.4:** *Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

**Policy 4.4.1:** *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:*

- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

### **Environmental Considerations**

**Objective 6.2:** *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental and Sustainability Section and the Coastal Management Section of the Comprehensive Plan.*

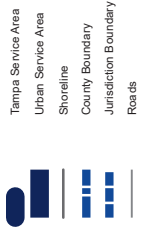
### **LIVABLE COMMUNITIES ELEMENT: GREATER CARROLLWOOD-NORTHDALE**

**Goal 2:** *Reinforce community identity through maintenance and enhancement of the communities' unique characteristics, assets and physical appearances.*

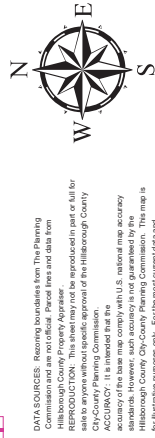
**Strategy:** *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

## RZ PD 25-0383

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING



WATER NATURAL/LULUC_Wet_Poly	
AGRICULTURAL/MINING-120 (25 FAR)	
PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (25 FAR)	
AGRICULTURAL-1/10 (25 FAR)	
AGRICULTURAL/RURAL-1/15 (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 (75 FAR)	
RESEARCH CORPORATE PARK (1.0 FAR)	
ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RURAL RE/AL/COMMERCE)	
LIGHT INDUSTRIAL PLANNED (75 FAR)	
LIGHT INDUSTRIAL (75 FAR)	
HEAVY INDUSTRIAL (75 FAR)	
PUBLIC/QUASI-PUBLIC	
NATURAL PRESERVATION	
WITAMU VILLAGE RESIDENTIAL-2 (25 FAR)	
CITIZENS PARK VILLAGE	



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