**Rezoning Application:** PD 24-1212

**Zoning Hearing Master Date:** January 14, 2025

**BOCC Land Use Meeting Date:** March 11, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: AKP 1715 LLC

FLU Category: R-4

Service Area: Urban

Site Acreage: 7.81 Acres

Community Plan Area: Brandon

Reguest: Rezone to PD



#### **Introduction Summary:**

The applicant is requesting to rezone the property at 1801 Lithia Pinecrest Road from ASC-1 to Planned Development to be integrated into the existing PD 15-0959. PD 15-0959 was approved for a community residential home facility with a bed count of 60 and an administrative building with a dining hall. This application will not increase the previously approved bed count. The proposal includes the construction of a recreational center with an outdoor pool, additional parking, and the extension of Henchee Road on the parcel at 1801 Lithia Pinecrest Road. The recreational center will hold small private events for the facility members.

Zoning:	Existing	Proposed	
District(s)	ASC-1	PD	
Typical General Use(s)	Agricultural, Single-Family Conventional	Community Residential Home with Administrative Building, Dining hall, & Recreation Center	
Acreage	1.77	7.81	
Density/Intensity	1 DU per GA/ FAR: NA	12 DU per GA/ FAR: 0.2	
Mathematical Maximum*	1.77 DU per GA/ FAR: NA	12 DU per GA/ FAR: 0.2	

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	ASC-1	PD	
Lot Size / Lot Width	43,560 Sq. Ft. / 150'	10,000 Sq. Ft. / 75'	
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 8' Sides	
Height	50'	35'	

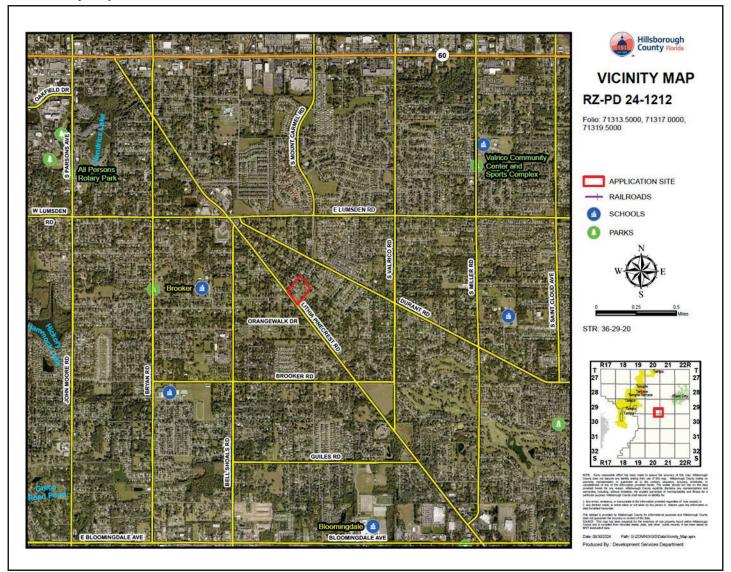
Additional Information:			
PD Variation(s)	None requested as part of this application		
Waiver(s) to the Land Development Code	NA		

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

Case Reviewer: Carolanne Peddle

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

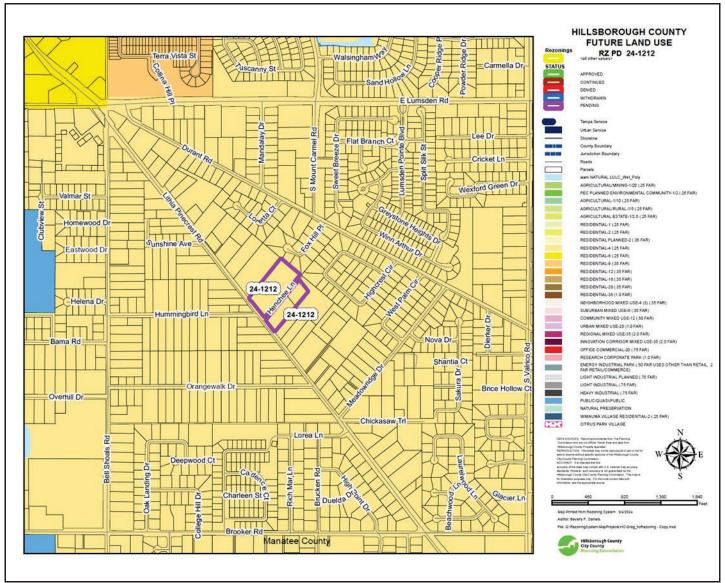


#### **Context of Surrounding Area:**

The properties are located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

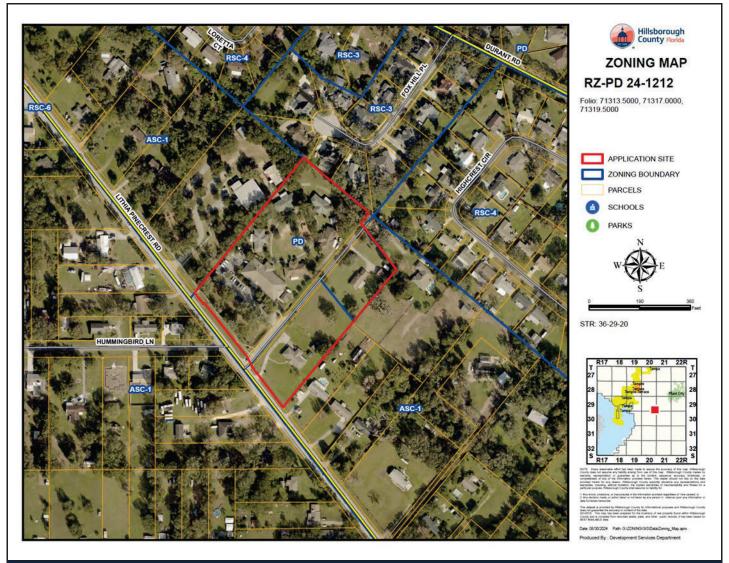


Subject Site Future Land Use Category:	RES-4	
Maximum Density/F.A.R.:	175,000 sq. Ft./ 0.25 FAR	
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi- purpose projects.	

Case Reviewer: Carolanne Peddle

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Location: Zoning:		Allowable Use:	Existing Use:	
North RSC-3 RSC-4		3 DU per GA/ FAR: NA, 4 DU per GA/ FAR: NA	Residential, Single-Family Conventional	SINGLE FAMILY R	
South ASC-1		1 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R	
East ASC-1, RSC-3		1 DU per GA/ FAR: NA, 3 DU per GA/ FAR: NA,	Agricultural, Single-Family Conventional; Residential, Single-Family Conventional	SINGLE FAMILY R	

APPLICATION NUMBER:	PD 24-1212
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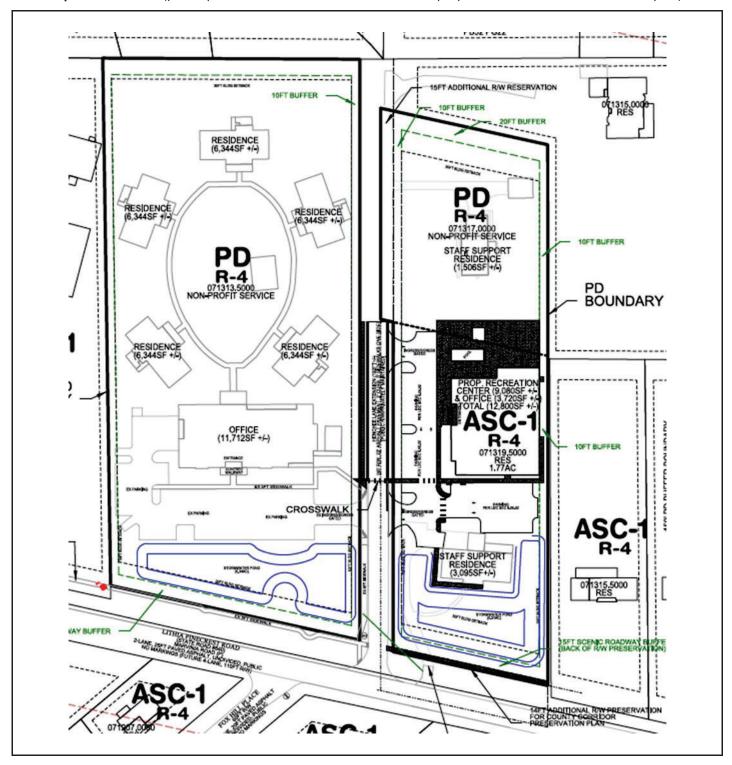
ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

Most	Most ASC 1	1 DU per GA/ FAR:	Agricultural, Single-Family	CHURCHES, SINGLE FAMILY
West	ASC-1	NA	Conventional	R

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 24-1212	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Carolanne Peddle

## 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Lithia Pinecrest Rd	County Arterial - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	<ul> <li>☑ Corridor Preservation Plan</li> <li>☐ Site Access Improvements</li> <li>☐ Substandard Road Improvements</li> <li>☐ Other</li> </ul>		
Henchee Ln.	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other		

Project Trip Generation					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	165	12	15		
Proposed	360	21	36		
Difference (+/-)	+195	+9	+21		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		None	None	Meets LDC	
South		None	None	Meets LDC	
East		None	None	Meets LDC	
West	Х	Vehicular & Pedestrian	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance				
Road Name/Nature of Request	Туре	Finding		
N/A	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: PD 24-1212

ZHM HEARING DATE: January 14, 2025 BOCC LUM MEETING DATE: March 11, 2025

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received  X Yes	☐ Yes	Requested  □ Yes	Information/Comments
<b>Environmental Protection Commission</b>	□ No	□ Yes □ No	□ Yes ⊠ No	
	□ Yes	☐ Yes	☐ Yes	
Natural Resources	⊠ No	□ No	□ No	
Consequetion Q Fusiness Lands Manut	⊠ Yes	⊠ Yes	⊠ Yes	
Conservation & Environ. Lands Mgmt.	□No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
$\square$ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
$\square$ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	⊠ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
$\square$ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	Substandard roadway to
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	be addressed per
☐ Off-site Improvements Provided				condition of approval.
Service Area/ Water & Wastewater	⊠ Yes		□Vos	
⊠Urban □ City of Tampa	□ No	□ Yes ⊠ No	□ Yes ⊠ No	
□Rural □ City of Temple Terrace				
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	⊠ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ No	□No	□ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria	⊠ Yes	☐ Inconsistent	□Yes	
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	□No	
☐ Minimum Density Met ☐ N/A				

Case Reviewer: Carolanne Peddle

APPLICATION NUMBER: PD 24-1212

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025 Case Reviewer: Carolanne Peddle

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

#### 5.1 Compatibility

The Planned Development is located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

The project is limited to a 60-bed community residential home with recreational center with outdoor pool facilities, an administrative building with dining hall, two residential support buildings that will maintain a residential appearance, and additional parking for all facilities. The proposal also includes the extension of Henchee Road to provide better access for the proposed recreational facility. All new constriction proposed will be located on the parcel zoned ASC-1 located at 1801 Lithia Pinecrest Road. The PD will provide buffer and screening along the property lines adjacent to residential uses.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

APPLICATION NUMBER:	PD 24-1212	
ZHM HEARING DATE:	January 14, 2025	
BOCC LUM MEETING DATE:	March 11, 2025	Case Reviewer: Carolanne Peddle

#### Requirements for Certification:

- 1. Revise the PD site plan to show all existing curb cuts on Lithia Pinecrest Rd. within 150-feet from the project frontage.
- 2. Revise the Lithia Pinecrest Rd. roadway information to include "+/-96 Feet of Existing Right-of-Way".

#### **6.0 PROPOSED CONDITIONS**

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2024.

- 1. The project shall consist of a community residential home with a maximum of 60 placed residents within a maximum of five (5) residential structures. An administration building with dining hall, containing a maximum of 12,000 square feet, shall also be permitted. Two additional administration residential support buildings with storage on Lithia Pinecrest Road and Henchee Road with at a maximum of 4,660 square feet is also permitted. The structures shall maintain a residential appearance. The total square footage for administrative uses (including the dining hall) for the entire PD is 16,660 square feet. Additionally, a private recreational center building at a maximum of 12,800 square feet with outdoor pool facilities shall also be permitted.
  - a. The recreational center may hold private events during the regular operating hours of 8:00 a.m. 8:00 p.m., Monday through Sunday held for and by A Kid's Place.
- 2. Minimum building setbacks from project boundaries shall be as follows:

a. Front Yard Setback: 25 feetb. Rear Yard Setback: 25 feetc. Side Yard Setback: 8 feet

- 3. Maximum building height for the project shall be 35 feet and a minimum of 10 feet shall be provided between buildings. Maximum impervious surface for the project shall be 50%.
- 4. The project shall be developed in accordance with the tree preservation requirements of the Land Development Code. Minor adjustments of the location of the proposed buildings shall be permitted to meet tree preservation requirements provided the required setbacks are maintained.
- 5. Buffering and screening for the project shall be as follows:
  - a. A 15-foot buffer yard with plantings consistent with a Suburban Scenic Roadway shall be provided along Lithia Pinecrest Road.
  - b. A 20-foot buffer along the rear property lines with a 6-foot high green coated chain link fence shall be required. In lieu of the 6-foot high green coated chain link fence, required screening consistent with the Land Development Code shall be permitted.
  - c. Along all other project boundaries a 10-foot buffer with a 6-foot high green coated chain link fence shall be required. In lieu of the 6-foot high green coated chain link fence, required screening consistent with the Land Development Code shall be permitted.

APPLICATION NUMBER:	PD 24-1212	
ZHM HEARING DATE:	January 14, 2025	
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6. The site shall be permitted vehicular and pedestrian access to the Henchee Ln.

- 7. As Henchee Lane is a substandard local roadway, and notwithstanding anything shown on the PD site plan, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- 8. Notwithstanding anything shown on the PD site plan, sidewalks shall be provided along the project frontage and internal to the site consistent with the County Land Development Code (LDC), Section 6.03.02.
- 9. As Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lanearterial roadway, the developer shall preserve up to +/-14 feet of right-of-way along its Lithia Pinecrest Rd. frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-of-way preservation area shall be shown on all site plans as "+/-14 FEET OF ROW PRESERVATION TO BE PROVIDEDALONG LITHIA PINECREST RD PER HILLSBOROUGH COUNTY CORRIDOR PRESERVATIONPLAN ". Building setbacks shall be calculated from the future right-of-way line.
- 10. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 11. 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.
- 12. 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.
- 13. 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, recertification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 24-1212	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 14, 2025 March 11, 2025	Case Reviewer: Carolanne Peddle
DOCC LOW MEETING DATE.	11101 011 11, 2023	case neviewer. caroranne i caure

**Zoning Administrator Sign Off:** 

& BUILDING REVIEW AND APPROVAL.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

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.

J. Brian Grady

APPLICATION NUMBER: PD 24-1212

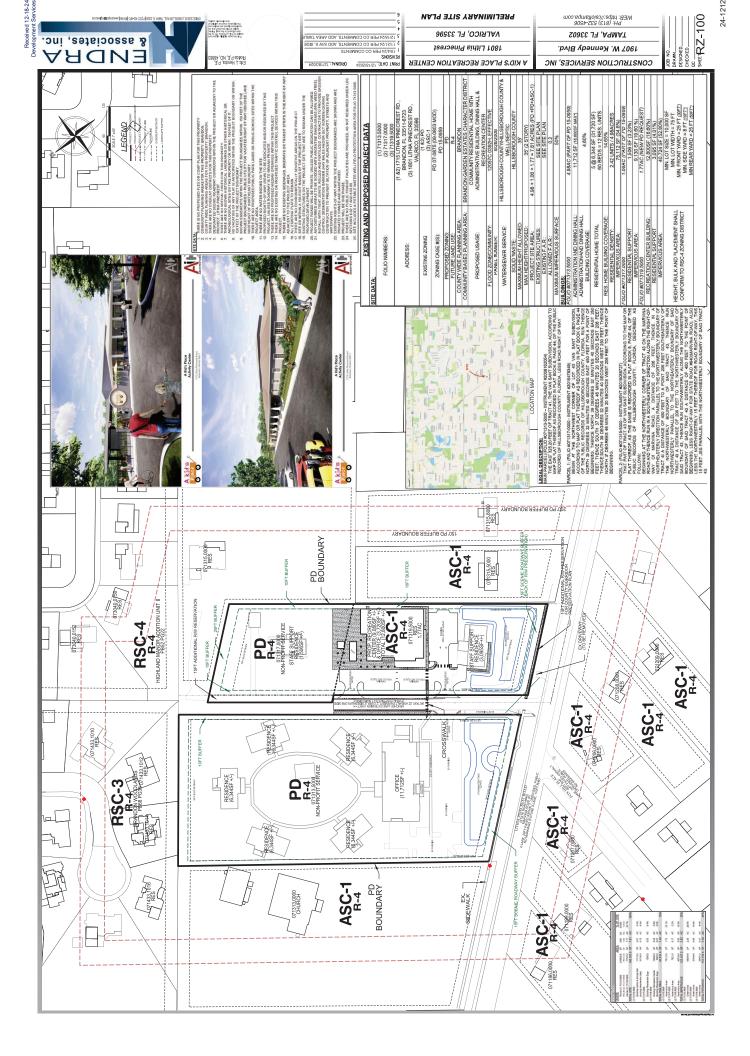
ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Carolanne Peddle

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	PD 24-1212	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	January 14, 2025 March 11, 2025	Case Reviewer: Carolanne Peddle
8.0 PROPOSED SITE PL	AN (FULL)	



APPLICATION NUMBER: PD 24-1212

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Carolanne Peddle

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zo	oning Technician, Development Services Department	<b>DATE:</b> 1/03/2025	
REVIEWER: Richard Perez, AICP		AGENCY/DEPT: Transportation	
PLANN	ING SECTOR/AREA: Central/BR	PETITION NO: PD 24-1212	
	This agency has no comments.		
	This agency has no objection.		
X	This agency has no objection, subject to listed or attached co	onditions.	
	This agency objects, based on the listed or attached conditions.		

#### **CONDITIONS OF APPROVAL**

- The site shall be permitted vehicular and pedestrian access to the Henchee Ln.
- As Henchee Lane is a substandard local roadway, and notwithstanding anything shown on the PD site
  plan, the developer shall be required to improve the roadway to current County standards (between the
  project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B.
  administrative variance or design exception in accordance with the Hillsborough County Transportation
  Technical Manual (TTM) standards.
- Notwithstanding anything shown on the PD site plan, sidewalks shall be provided along the project frontage and internal to the site consistent with the County Land Development Code (LDC), Section 6.03.02.
- As Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway, the developer shall preserve up to +/-14 feet of right-of-way along its Lithia Pinecrest Rd. frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-of-way preservation area shall be shown on all site plans as "+/-14 FEET OF ROW PRESERVATION TO BE PROVIDED ALONG LITHIA PINECREST RD PER HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN ". Building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 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.

#### OTHER CONDITIONS:

- At the time of site plan certification, the applicant shall:
  - a. Revise the PD site plan to show all existing curb cuts on Lithia Pinecrest Rd. within 150-feet from the project frontage.
  - b. Revise the Lithia Pinecrest Rd. roadway information to include "+/-96 Feet of Existing Right-of-Way"

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three (3) parcels totaling 7.81 acres from Planned Development (PD 15-0959) and Agricultural Single-Family Conventional 1 (ASC-1) to a new PD zoning to expand an existing Community Residential Home for children known as "A Kid's Place".

The site is at the northeast and southeast quadrants of Lithia Pinecrest Road and Henchee Ln. The existing PD zoning allows for a 60-bed community residential home for children and accessory office uses. The future land use designation is Residential 4 (R-4).

The proposed PD zoning will add to the existing 60-bed community residential home for children accessory office uses with a new amenities center and staff residences.

#### Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. The applicant's detailed traffic study is based on traffic counts of the existing use and square footage of the use. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

#### Approved PD Zoning:

	24 Hour	AM PK	PM PK
Zoning/Land Use/Size	Two-Way	Hour	Hour
	Volume		
PD 15-0959: Community Residential Home (ITE 254)/ 60 beds	156	11	14
ASC-1: One Single Family Dwelling (ITE 210)	9	1	1
TOTAL	165	12	15

#### **Proposed PD Zoning:**

Zoning/Land Use/Size	24 Hour Two-	AM PK	PM PK
	Way Volume	Hour	Hour
PD: Community Residential Home/60 beds (Based on applicant's study)	360*	21	36

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour	Total Peak	Hour Trips
Zoning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+195	+9	+21

<sup>\*</sup>Staff estimated 24-hour trips based on the highest peak hour of the applicant's analysis.

The proposed rezoning will result in an increase in potential trip generation by 195 average daily trips, 9 AM peak hour and 21 PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>Lithia Pinecrest Road</u> is a 2-lane arterial roadway, characterized by +/-12-foot travel lanes, with pavement in average condition. The existing right-of-way on Lithia Pinecrest Road is approximately 96 feet. There are 4-foot shoulders and 5-foot sidewalks along both sides of the roadway with the exception of a gap along the southern most parcel fronting the roadway.

This section of Lithia Pinecrest Road is shown on the Hillsborough County Corridor Preservation Plan as a future four-lane roadway As such, the total ROW required would be 110 feet. There appears to be +/-96 feet of right-of-way existing, therefore up to +/-14 feet of preservation is required.

Henchee Lane is a substandard 2-lane, local roadway with 22 feet of pavement for a portion of the project frontage, partial curb and gutter, and a +/-5-foot sidewalk on the north side. The eastern portion of the road is unpaved and has no sidewalks. Henchee Ln. is a dead-end road.

#### **SITE ACCESS**

The PD site plan proposes to maintain the existing access on the north side of Henchee Ln and introduce two new accesses on the south side of the roadway. While no direct vehicular access is proposed to Lithia Pinecrest Rd., Henchee Ln is a dead-end roadway. As such all project traffic takes access from Lithia Pinecrest Rd.

Based on the applicant's site access analysis, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Notwithstanding anything shown on the PD site plan to the contrary, the developer shall provide internal sidewalks and ADA accessible routes consistent with the LDC, Sec. 6.03.02.B.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

#### **LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below. Note, Henchee Lane is not regulated.

FDOT Generalized Level of Service					
Roadway	From	То	LOS Standard	Peak Hr Directional LOS	
LITHIA PINECREST RD	LUMSDEN RD	BLOOMINGDALE AVE	D	D	

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **Transportation Comment Sheet**

# 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	
Lithia Pinecrest Rd	County Arterial - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Henchee Ln.	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	165	12	15		
Proposed	360	21	36		
Difference (+/-)	+195	+9	+21		

<sup>\*</sup>Trips reported are based on net new 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		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠ 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	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	□ Yes □N/A ⊠ No	⊠ Yes □ No	Substandard roadway to be addressed per condition of approval.	

#### COUNTY OF HILLSBOROUGH

# RECOMMENDATION OF THE LAND USE HEARING OFFICER

**APPLICATION NUMBER:** RZ PD 24-1212

**DATE OF HEARING:** January 14, 2025

APPLICANT: Brad Gregory

**PETITION REQUEST:** A request to rezone property from PD

15-0959 and ASC-1 to PD to integrate

the already approved 60-bed

Community Residential Home and construct a recreational center with an outdoor pool, provide additional parking

and extend Henchee Road

**LOCATION:** East of the intersection of Hummingbird

Lane and Lithia Pinecrest Road

**SIZE OF PROPERTY:** 7.81 acres, m.o.l.

**EXISTING ZONING DISTRICT:** ASC-1 and PD 15-0959

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Brandon

#### **DEVELOPMENT REVIEW STAFF REPORT**

\*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

#### 1.0 APPLICATION SUMMARY

#### **Development Services Department**



Applicant: AKP 1715 LLC

FLU Category: R-4 Service Area: Urban Site Acreage: 7.81 Acres

Community Plan Area: Brandon

Request: Rezone to PD

#### Introduction Summary:

The applicant is requesting to rezone the property at 1801 Lithia Pinecrest Road from ASC-1 to Planned Development to be integrated into the existing PD 15-0959. PD 15-0959 was approved for a community residential home facility with a bed count of 60 and an administrative building with a dining hall. This application will not increase the previously approved bed count. The proposal includes the construction of a recreational center with an outdoor pool, additional parking, and the extension of Henchee Road on the parcel at 1801 Lithia Pinecrest Road. The recreational center will hold small private events for the facility members.

#### Additional Information:

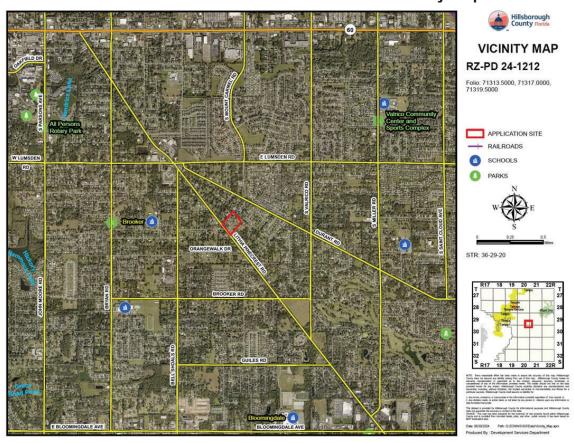
PD Variation(s): None requested as part of this application

Waiver(s) to the Land Development Code: NA

Planning Commission Recommendation: Consistent

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

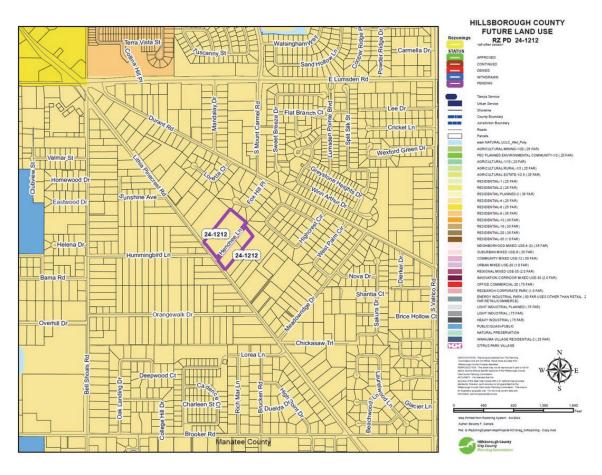
#### 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



#### **Context of Surrounding Area:**

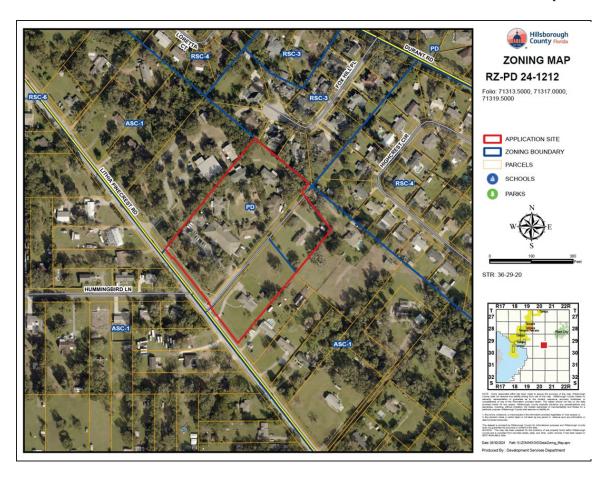
The properties are located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



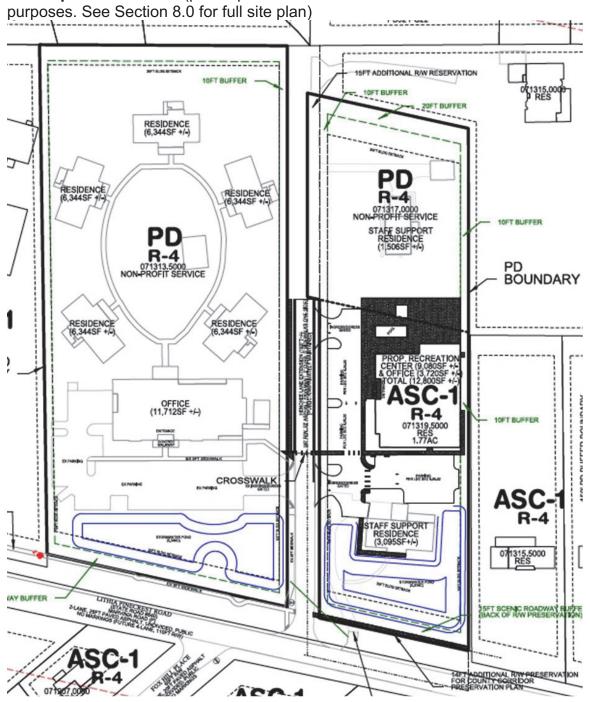
Typical Agricultural, residential, neighborhood commercial, office uses and Uses: multi- purpose projects.

# 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



#### 2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation



# **Classification Current Conditions Select Future Improvements**

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT) Adjoining Roadways (check if applicable)

Lithia Pinecrest Rd	County Arterial Rural	- ⊠S	anes ubstandard F ufficient ROV	Road V Width	☐ Corridor Preservation Plan ☐ Site Access mprovements ☐ Substandard Road mprovements ☐ Other
Henchee Ln.	County - Urban	Local ⊠S	anes ubstandard f ufficient ROV	Road V Width	☐ Corridor Preservation Plan ☐ Site Access mprovements ☐ Substandard Road mprovements ☐ Other
Check if Appl			4		
☐ Wetlands/0	Jiner Si	urtace vva	iters		
☐ Use of Env	vironme	ntally Sen	sitive Land C	redit	
☐ Wellhead F	Protection	on Area			
☐ Surface W			otection Area	1	
_ Gariage W	ator rto	oodioo i i	01001101171100	•	
☐ Potable Wa	ater We	Ilfield Pro	tection Area	□ Significan	t Wildlife Habitat
<ul> <li>□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat</li> <li>□ Coastal High Hazard Area</li> </ul>					
□ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property					
□ Other					
Public Facili	TIACI	omments eceived	INIACTIONS	Conditions	Additional Information/Comments
Transparteti		eceiveu		Requested	iniormation/Comments
Transportati	OII				
□ Design	N	Yes			Substandard roadway to
Exc./Adm.		No	□ Yes ⊠No	⊠ Yes □No	be addressed per
Variance		140			condition of approval.
Requested  site	Off-				

Improvements Provided				
Service Area/ Water & Wastewater  □Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	
Hillsborough County School Board  Adequate □ K-5 □6-8 □9-12 図N/A Inadequate □ K-5 □6-8 □9- 12 図N/A	□ Yes □No	□ Yes □No	⊠ Yes □No	
Impact/Mobility F	ees		•	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission  ☐ Meets Locational Criteria ☑N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □No	□ Inconsistent ⊠ Consistent	□ Yes □No	

#### **5.0 IMPLEMENTATION RECOMMENDATIONS**

## **5.1 Compatibility**

The Planned Development is located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest

Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

The project is limited to a 60-bed community residential home with recreational center with outdoor pool facilities, an administrative building with dining hall, two residential support buildings that will maintain a residential appearance, and additional parking for all facilities. The proposal also includes the extension of Henchee Road to provide better access for the proposed recreational facility. All new constriction proposed will be located on the parcel zoned ASC-1 located at 1801 Lithia Pinecrest Road. The PD will provide buffer and screening along the property lines adjacent to residential uses.

#### 5.2 Recommendation

Approvable, subject to proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

#### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on January 14, 2025. Ms. Colleen Marshall of the Hillsborough County Development Services Department introduced the petition.

Mr. Brad Gregory 1715 Lithia Pine Crest Road testified and stated that he authorized Mr. Eric Hendra to present the application.

Mr. Eric Hendra 5028 West Longfellow Road testified regarding the requested rezoning. He stated that the existing facility is a foster home for displaced kids. He added that the children currently reside on the PD portion of the site. The applicant has acquired additional property zoned ASC-1 to expand the mental health and well-being with the use of a recreational facility to be built on-site.

Hearing Master Finch if it was correct that no additional beds are requested for the Community Residential Home. Mr. Hendra replied that was correct.

Ms. Caroline Peddle Development Services Department testified regarding the County's staff report. She detailed the request to rezone from ASC-1 to Planned Development. She stated that the existing PD was approved for a 60-bed Community Residential Home with an administrative office and dining hall and that the number of beds is not requested to be increased. Ms. Peddle detailed the surrounding land uses and stated that the new structures for residential support uses and storage will be residential in appearance. She concluded her

presentation by stating that all new construction will be on the ASC-1 parcel and that the required buffering and screening will be provided. She stated that staff finds the rezoning approvable.

Ms. Alexis Myers of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Brandon Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Mr. Hendra did not have additional comments.

The hearing was then closed.

#### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

#### PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

#### **FINDINGS OF FACT**

- The subject site is 7.81 acres in size and is zoned Agricultural Single-Family-Conventional-1 (ASC-1) and Planned Development (PD 15-0959). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Brandon Community Plan and the Urban Service Area.
- 2. The request to rezone from ASC-1 and PD to PD is to permit recognition of the already approved 60-bed Community Residential Home and to add property to construct a recreational center with an outdoor pool, provide additional parking and construct an extension of Henchee Road. No additional beds are requested as a part of the rezoning application.
- 3. No Planned Development variations or waivers are requested.

- 4. The Planning Commission staff supports the rezoning request. Staff found the rezoning consistent with the Future of Hillsborough Comprehensive Plan.
- 5. The surrounding parcels are zoned ASC-1, RSC-3 and RSC-4 and developed with single-family residential and a church.
- 6. The rezoning to PD for the recognition of the 60-bed Community Residential Home and to add property for the development of a recreational center with an outdoor pool, provide additional parking and construct an extension of Henchee Road. is consistent with the development pattern as well as the Land Development Code and the Comprehensive Plan.

# FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

The rezoning request is in compliance with and does further the intent of the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

#### **CONCLUSIONS OF LAW**

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

#### SUMMARY

The request is to rezone 7.81 acres from ASC-1 and PD to PD to permit the recognition of the already approved 60-bed Community Residential Home and to add property to construct a recreational center with an outdoor pool, provide additional parking and construct an extension of Henchee Road. No additional beds are requested as a part of the rezoning application.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with and the Comprehensive Plan.

The rezoning to PD is consistent with the existing residential development pattern and the Land Development Code and the Comprehensive Plan.

#### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

February 5, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: January 14, 2025	Case Number: PD 24-1212		
Report Prepared: January 3, 2025	Folio(s): 71313.5000, 71317.0000, 71319.5000		
	General Location: East side of Lithia Pinecrest at Hummingbird Lane		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Brandon		
Rezoning Request	Planned Development for a 60 bed Community Residential Home with an administrative building, staff residences and a recreation center		
Parcel Size	+/- 7.81 acres		
Street Functional Classification	Lithia Pinecrest – County Arterial Hummingbird Lane – Local Road Henchee Lane – Local Road		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-4	PD 15-0959 and ASC-1	Multi-Family Residential		
North	Residential-4	RSC-3	Single Family Residential		
South	Residential-4	ASC-1	Single Family Residential		
East	Residential-4	ASC-1	Single Family Residential		
West	Residential-4	ASC-1	Public/Quasi- Public/Institutional		

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

The subject site is located on the east side of Lithia Pinecrest Road near Hummingbird Lane. The site is in the Urban Service Area and is located within the limits of the Brandon Community Plan. The applicant is requesting to retain the existing Community Residential Home with 60 beds and the existing administrative offices onsite while adding a 12,800 square foot recreational center and office building.

The site is located within the Residential-4 (RES-4) Future Land Use category. The intent of the RES-4 category is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 category include residential, suburban scale neighborhood commercial, office uses and multipurpose projects. Non-residential uses are required to meet Commercial Locational Criteria or seek a waiver. The proposed residential support use is consistent with the uses expected in the RES-4 Future Land Use category.

The RES-4 Future Land Use category allows consideration of up to 4 dwelling units per gross acre (du/ga) for residential development or up to a 0.25 Floor Area Ratio (FAR) for non-residential development. Community Residential Homes utilize density calculations while the administrative offices and recreational center buildings utilize FAR calculations. With 7.81 acres, 3 of those acres have been utilized to calculate the bed count for the Community Residential Home (3 acres x 4 du/ga = 12 dwelling units x 5 bed per dwelling unit conversion rate = 60 beds). The remaining acreage (4.81 acres) allows for more than enough land to accommodate the requested building square footage (4.81 x 0.25 FAR = 209,523 square feet x 0.25 FAR = 52,380 square foot maximum allowed). With an 11,712 square foot administration building, a 1,506 square foot staff residence, a 3,095 square foot staff residence and a 12,800 recreation

center, the requested building square footage of 29,113 is well below the maximum that may be considered (52,380 square feet) in the RES-4 Future Land Use category and is therefore consistent with the intensity expected in the RES-4 Future Land Use category (FLUE Objective 8 and Policy 8.1)

The subject site is 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 proposed Community Residential Home, staff residences, administration building and recreational center are compatible uses with the surrounding development pattern, which includes mainly residential uses.

According to FLUE Objective 17, residential support uses are allowed within residential neighborhoods to directly serve the population. These uses must be located and designed in a manner to be compatible to the surrounding residential development pattern. Furthermore, FLUE Policy 17.1 outlines that residential support uses such as child care centers, adult care centers and churches are an allowable land use in any of the residential, commercial and industrial Future Land Use categories so long as the facility is of a design, intensity and scale to serve the surrounding neighborhood in which it occurs. In this case, the applicant is proposing a Planned Development with a 60-bed maximum Community Residential Home, an administrative office building, two staff residences and a recreation center for the onsite residents. The proposed density and intensity are well below the maximum that may be considered in the RES-4 category and are therefore in scale with the surrounding neighborhood. The applicant is also orienting the recreation center internal to the site, consistent with policy direction in FLUE Objective 17 and Policy 17.1.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element, including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). FLUE Policy 16.2 calls for gradual transitions between different land uses as well as the use of professional site planning, buffering and screening techniques. The applicant is providing a 10-foot buffer on the east side of the site adjacent to the existing residential, consistent with this policy direction. The orientation of the recreation center is internal to the site with the pool area located on the northwest area of the building, which is positioned away from the residences to the east, also consistent with this policy direction. The applicant has also indicated that the recreation center will be utilized by residents and staff and will not be open to the public. This operating characteristic is important to note as keeping the usage to residents and staff will keep the use in scale with the residential development pattern in the area. FLUE Policy 16.3 requires development and redevelopment be integrated with adjacent land uses through the creation of like or complementary uses. The proposed residential support use is consistent with this policy direction, as a Community Residential Home, administrative offices and a recreation center will provide a complementary use to the residential uses that exist along this portion of Lithia Pinecrest Road.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments and the Development Services Department staff report were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The subject site is located within the limits of the Brandon Community Plan, particularly in the Garden Estates Character District. This district is typically adjacent to Suburban Character Districts or agriculturally zoned properties. This district is mainly comprised of single-family residential homes with

lot sizes of at least a half-acre. Because the proposed use is a residential support use and may be considered in any residential, commercial or industrial Future Land Use category, this location is appropriate for consideration of a residential support use and is consistent with the Brandon Community Plan vision.

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 Brandon Community 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.

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

#### **FUTURE LAND USE ELEMENT**

#### Urban Service Area

**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.

#### **Land Use Categories**

**Objective 8:** The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

**Policy 8.1:** 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.

#### 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.

#### **Neighborhood/Community Development**

**Objective 16: Neighborhood Protection** – The neighborhood is the 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 16.2:** 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

**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.

#### Community Design Component (CDC)

#### 5.0 Neighborhood Level Design

#### 5.1 Compatibility

**OBJECTIVE 12-1:** New developments should recognize the existing community and be designed in a way that is compatible 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.

#### LIVABLE COMMUNITIES ELEMENT: Brandon Community Plan

Goal 6: Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.

- 5. General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.
  - e. Garden Estates Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

PD 24-1212

# HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ PD 24-1212 call other values>

DENIED

WITHDRAWN PENDING

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC\_Wet\_Poly

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



Fle: G:/RezoningSystem\MapP

# GENERAL SITE PLAN FOR CERTIFICATION



#### **DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

#### HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

#### **GENERAL SITE PLAN REVIEW/CERTIFICATION**

#### BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

**COUNTY ADMINISTRATOR** 

Bonnie M. Wise

**COUNTY ATTORNEY** 

Christine M. Beck

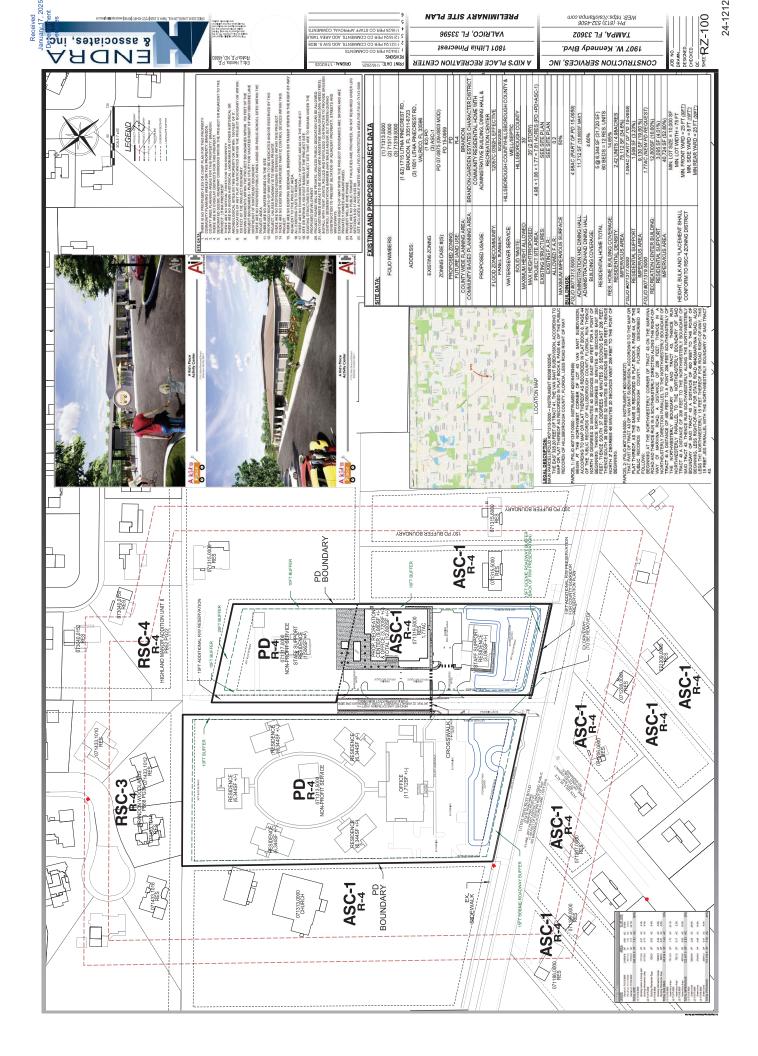
**COUNTY INTERNAL AUDITOR** 

Melinda Jenzarli

**DEPUTY COUNTY ADMINISTRATOR** 

Gregory S. Horwedel

Project Name: A Kid's Place - A	ctivity Center
Zoning File: RZ -PD ( 24-1212) Mo	odification: None
	bmitted: 01/17/25
To Planner for Review: 01/17/25 Da	te Due: ASAP
Contact Person: Fred Lay Ph	one:613) 833-3768/FredLay@csioftampa.com
Right-Of-Way or Land Required for Ded	lication: Yes No
( X ) The Development Services Departmen	nt HAS NO OBJECTION to this General Site Plan.
( ) The Development Services Department Site Plan for the following reasons:	RECOMMENDS DISAPPROVAL of this General
Reviewed by: Carolanne Peddle	e <sub>Date:</sub> 01/22/2025
Date Agent/Owner notified of Disapprov	al:



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zo	oning Technician, Development Services Department	<b>DATE:</b> 1/03/2025		
REVIE	EWER: Richard Perez, AICP	AGENCY/DEPT: Transportation		
PLANN	ING SECTOR/AREA: Central/BR	PETITION NO: PD 24-1212		
	This agency has no comments.			
	This agency has no objection.			
X	This agency has no objection, subject to listed or attached conditions.			
	This agency objects, based on the listed or attached conditions.			

#### **CONDITIONS OF APPROVAL**

- The site shall be permitted vehicular and pedestrian access to the Henchee Ln.
- As Henchee Lane is a substandard local roadway, and notwithstanding anything shown on the PD site
  plan, the developer shall be required to improve the roadway to current County standards (between the
  project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B.
  administrative variance or design exception in accordance with the Hillsborough County Transportation
  Technical Manual (TTM) standards.
- Notwithstanding anything shown on the PD site plan, sidewalks shall be provided along the project frontage and internal to the site consistent with the County Land Development Code (LDC), Section 6.03.02.
- As Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway, the developer shall preserve up to +/-14 feet of right-of-way along its Lithia Pinecrest Rd. frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right- of- way. The right-of-way preservation area shall be shown on all site plans as "+/-14 FEET OF ROW PRESERVATION TO BE PROVIDED ALONG LITHIA PINECREST RD PER HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN ". Building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 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.

#### OTHER CONDITIONS:

- At the time of site plan certification, the applicant shall:
  - a. Revise the PD site plan to show all existing curb cuts on Lithia Pinecrest Rd. within 150-feet from the project frontage.
  - b. Revise the Lithia Pinecrest Rd. roadway information to include "+/-96 Feet of Existing Right-of-Way"

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three (3) parcels totaling 7.81 acres from Planned Development (PD 15-0959) and Agricultural Single-Family Conventional 1 (ASC-1) to a new PD zoning to expand an existing Community Residential Home for children known as "A Kid's Place".

The site is at the northeast and southeast quadrants of Lithia Pinecrest Road and Henchee Ln. The existing PD zoning allows for a 60-bed community residential home for children and accessory office uses. The future land use designation is Residential 4 (R-4).

The proposed PD zoning will add to the existing 60-bed community residential home for children accessory office uses with a new amenities center and staff residences.

#### Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. The applicant's detailed traffic study is based on traffic counts of the existing use and square footage of the use. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

#### Approved PD Zoning:

	24 Hour	AM PK	PM PK
Zoning/Land Use/Size	Two-Way	Hour	Hour
	Volume		
PD 15-0959: Community Residential Home (ITE 254)/ 60 beds	156	11	14
ASC-1: One Single Family Dwelling (ITE 210)	9	1	1
TOTAL	165	12	15

#### **Proposed PD Zoning:**

Zoning/Land Use/Size	24 Hour Two-	AM PK	PM PK
	Way Volume	Hour	Hour
PD: Community Residential Home/60 beds (Based on applicant's study)	360*	21	36

#### **Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour	Total Peak Hour Trips	
Zoning, Lane Ose/Size	Two-Way Volume	AM	PM
Difference (+/-)	+195	+9	+21

<sup>\*</sup>Staff estimated 24-hour trips based on the highest peak hour of the applicant's analysis.

The proposed rezoning will result in an increase in potential trip generation by 195 average daily trips, 9 AM peak hour and 21 PM peak hour trips.

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

<u>Lithia Pinecrest Road</u> is a 2-lane arterial roadway, characterized by +/-12-foot travel lanes, with pavement in average condition. The existing right-of-way on Lithia Pinecrest Road is approximately 96 feet. There are 4-foot shoulders and 5-foot sidewalks along both sides of the roadway with the exception of a gap along the southern most parcel fronting the roadway.

This section of Lithia Pinecrest Road is shown on the Hillsborough County Corridor Preservation Plan as a future four-lane roadway As such, the total ROW required would be 110 feet. There appears to be +/-96 feet of right-of-way existing, therefore up to +/-14 feet of preservation is required.

Henchee Lane is a substandard 2-lane, local roadway with 22 feet of pavement for a portion of the project frontage, partial curb and gutter, and a +/-5-foot sidewalk on the north side. The eastern portion of the road is unpaved and has no sidewalks. Henchee Ln. is a dead-end road.

#### SITE ACCESS

The PD site plan proposes to maintain the existing access on the north side of Henchee Ln and introduce two new accesses on the south side of the roadway. While no direct vehicular access is proposed to Lithia Pinecrest Rd., Henchee Ln is a dead-end roadway. As such all project traffic takes access from Lithia Pinecrest Rd.

Based on the applicant's site access analysis, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection.

Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary consistent with the LDC.

Notwithstanding anything shown on the PD site plan to the contrary, the developer shall provide internal sidewalks and ADA accessible routes consistent with the LDC, Sec. 6.03.02.B.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

#### **LEVEL OF SERVICE (LOS)**

Level of Service (LOS) information is reported below. Note, Henchee Lane is not regulated.

FDOT Generalized Level of Service				
Roadway From To LOS Standard Direc				Peak Hr Directional LOS
LITHIA PINECREST RD	LUMSDEN RD	BLOOMINGDALE AVE	D	D

Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **Transportation Comment Sheet**

#### 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	
Lithia Pinecrest Rd	County Arterial - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	<ul><li>☑ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	
Henchee Ln.	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul><li>☐ Corridor Preservation Plan</li><li>☐ Site Access Improvements</li><li>☐ Substandard Road Improvements</li><li>☐ Other</li></ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	165	12	15		
Proposed	360	21	36		
Difference (+/-)	+195	+9	+21		

<sup>\*</sup>Trips reported are based on net new 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		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠ 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
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	□ Yes □N/A ⊠ No	⊠ Yes □ No	Substandard roadway to be addressed per condition of approval.

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

#### **AGENCY COMMENT SHEET**

REZON	NING
HEARING DATE: 11/12/2024	COMMENT DATE: 9/4/2024
PETITION NO.: 24-1212	<b>PROPERTY ADDRESS:</b> 1339 Henchee Lane, and 1801, 1715 Lithia Pinecrest Rd, Brandon, Valrico,
EPC REVIEWER: Melissa Yanez	FL 33511
CONTACT INFORMATION: (813) 627-2600 X 1360	<b>FOLIO #:</b> 0713135000, 0713170000, and 0713195000
EMAIL: yanezm@epchc.org	
	STR: 36-29-20
REQUESTED ZONING: PD	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop review - aerial review, soil survey and
SOILS SURVEY, EPC FILES)	EPC file search

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

#### **INFORMATIONAL COMMENTS:**

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

My/cb

ec: smellen@akidsplacetb.org / hendraassoc@gmail.com

#### **ENVIRONMENTAL SERVICES DIVISION**

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 8/30/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/10/2024

PROPERTY OWNER: AKP 1715 LLC, AKP 1339 LLC, A PID: 24-1212

Kid's Place Of Tampa Bay, Inc.

**APPLICANT:** Eric Hendra

**LOCATION:** 1715 Lithia Pinecrest Rd. Valrico, FL 33511-6723, 1339 Henchee Ln.

Valrico, FL 33511, 1801 Lithia Pinecrest Rd. Valrico, FL 33511

**FOLIO NO.:** 71315.5000, 71317.0000, 71319.5000

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

#### WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-PD 24-1212 REVIEWED BY: Clay Walker, E.I. DATE: 8/30/2024	
FOLI	O NO.:71315.50000, 71317.0000, 71319.5000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A <u>6</u> inch water main exists (approximately <u>360</u> feet from the site), (adjacent to the site), <u>and is located northwest of the subject property within the east Right-of-Way of Lithia Pinecrest Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A <u>4</u> inch wastewater forcemain exists $\boxtimes$ (approximately <u>310</u> feet from the project site), $\square$ (adjacent to the site) <u>and is located northwest of the subject property within the east Right-of-Way of Lithia Pinecrest Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

#### AGENCY REVIEW COMMENT SHEET

10:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 30 Aug. 2024
REV	TEWER: Bernard W. Kaiser, Conservation and	<b>Environmental Lands</b>	Management
APP	LICANT: Eric Hendra	PETITION NO: RZ	Z-PD 24-1212
LOC	CATION: 1715 Lithia Pinecrest Rd., Brandon, FL 3	3511	
FOL	<b>IO NO:</b> <u>71313.5000, 71317.0000, &amp; 71319.5000</u>	<b>SEC:</b> <u>36</u> <b>TWN:</b> <u>29</u>	RNG: <u>20</u>
:			
$\boxtimes$	This agency has no comments.		
П	This agency has no objection.		
_			
	This agency has no objection, subject to listed	or attached condition	S.
	This agency objects, based on the listed or atta	ached conditions	
	This agono, objects, based on the noted of att	ioned conditions.	
COMMENTS:			



#### **AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 01/06/2025

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Eric Hendra PETITION NO: 24-1212

LOCATION: 1715 & 1801 Lithia Pinecrest Rd, 1339 Henchee Ln

**FOLIO NO:** 71313.5000 71317.0000 71319.5000

#### **Estimated Fees:**

See below

#### **Project Summary/Description:**

Urban Mobility, Central Fire - accessory use recreation structure to already existing facility - no additional impact

## VERBATIM TRANSCRIPT

	January 11, 2023
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
	X
IN RE:	) )
ZONE HEARING MASTER ) HEARINGS )	
	, ) X
	22
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Tuesday, January 14, 2025
TIME:	Commencing at 6:00 p.m. Concluding at 9:09 p.m.
LOCATION	: Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by:	2 1660
Crystal Reyes, AAERT No DIGITAL REPORTER	J. 100U

```
1
             MS. MARSHALL: Next case is Item D.4, Rezoning
             The applicant is Brad Gregory. The request is a
 2
    24-1212.
    rezone to the planned development. Staff findings will be
    presented by Carolanne Peddle after presentation by the
    applicant.
 6
              HEARING MASTER: All right. Is the applicant here?
   Good evening.
              MR. GREGORY: Good evening. Brad Gregory, 1715 Lithia
 8
    Pine Crest Road and I am authorizing Mr. Eric Hendra to present
 9
    this application.
10
11
             HEARING MASTER: Thank you so much. Sir, if you could
   please sign in.
12
13
              Good evening.
14
              MR. HENDRA: Good evening. Eric Hendra with Hendra
15
    and Associates, 5028 West Longfellow Avenue, Tampa, Florida
16
    33629.
17
              This request is to expand on the existing kids place
18
    facility, which is a foster home for displaced kids. Currently,
    they reside in the existing PD zoned property. They have
19
20
    acquired additional property to expand the mental health and
21
    wellbeing by using this expansion of a recreational facility to
    be added onto the property. As such, that property was a
22
23
    residential and remained ASC-1. Now, we're just trying to
    include all those conditions that was previously approved onto
24
    this property.
25
```

```
1
             HEARING MASTER: And am I correct that there's no
    increase to the number of beds for that community --
 2
              MR. HENDRA: That's correct.
 3
              HEARING MASTER: -- residential home? Okay.
                                                            Thank
    you.
         Did you have anything else you wanted to add?
 6
              MR. HENDRA: I don't, no.
              HEARING MASTER: All right. No questions -- no
    further questions. Thank you so much. If you could please sign
 8
 9
    in.
             All right. Development Services.
10
11
              In a minute. Ms. Peddle, it's okay. Good evening.
              MS. PEDDLE: Good evening. Okay. Again, this is PD
12
13
             The applicant is requesting to rezone the property at
    1801 Lithia Pinecrest Road from AS-1 planned development to be
14
15
    integrated into the existing PD 15-0959.
16
              PD 15-0959 was approved for a community residential
17
    home facility with a bed count of 60 and an administrative
18
    building with a dining hall. The application will not increase
19
    the approved bed count.
20
              The planned development is located on the eastern side
21
    of Lithia Pinecrest Road, south of Lumsden Road. The area is
22
    comprised mostly of single-family residential uses at various
23
    lot sizes to the north, south, east and west. Zoned ASC-1,
    RSC-3 and RSC-4.
2.4
25
              There's a church adjacent to the PD on the western
```

property line. To the north is subject property line Lithia 1 Pinecrest Road near Lumsden Road, the area property zoned for commercial and office uses, as well as to the south that are PD zonings approved for office and commercial uses as well. The subject property has future land use designation RSC-4, as well as all surrounding property. The project style consists of a community residential home with a maximum bed count of 60 residents with a maximum of five residential 8 structures. An administrative building with a dining hall 10 contain -- or containing a maximum of 12,000 square feet shall 11 12 be permitted. Two additional administrative residential support 13 buildings will be -- will be -- with storage, excuse me. On 14 Lithia Pinecrest Road and Henchee Road with a maximum of 4,660 15 square feet is permitted. 16 These structures shall maintain a residential appearance. The total square footage for administrative uses, 17 18 including the dining hall for the entire PD is 16,660 square feet. Additionally, a private recreational center building and 19 a maximum of a 12,800 square feet with outdoor pool facilities 20 21 shall be permitted. The recreational center may hold private 22 events during the regular operating hour -- operating hours of 23 8:00 a.m. to 8:00 p.m. Monday through Friday or excuse me, Monday through Sunday held for and by a kids place. 24 25 The applicant. All new construction proposed will be

located on the parcel zoned ASC-1 located 1801 Lithia Pinecrest 1 The PD will provide buffering and screening along the property lines adjacent to residential uses. 3 4 Based on the future land use classifications, surrounding zoning and development patterns in the proposed use, staff finds the request approvable subject -- subject to proposed conditions. This concludes my re -- or presentation, 8 excuse me. HEARING MASTER: Thank you so much. I appreciate it. Development Ser -- oh, Planning Commission. 10 MS. MYERS: Yes. Alexis Myers, Planning -- Alexis 11 Myers, Planning Commission. 12 The subject property is in the residential four Future 13 14 Land Use Category. The site is located in the urban service 15 area and within the limits of the Brandon Community Plan, particularly the Garden Estates character district. 16 The proposed community residential homes, staff, 17 residents, administrative building and recreational center are 18 compatible uses with the surrounding development pattern, which 19 include mainly residential uses. The proposal also meets 20 21 Objective 17 of the Future Land Use Element as residential 22 support uses are allowed within residential neighborhoods that 23 directly serve the population must be located and designed in a 24 manner to be compatible to the surrounding residential 25 development pattern.

```
Based upon those considerations, Planning Commission
 1
    Staff finds the proposed planned development consistent with the
 2
    Unincorporated Hillsborough County Comprehensive Plan subject to
 3
    the proposed conditions by the Development Services Department.
 5
              HEARING MASTER: Thank you so much. I appreciate it.
              All right. Is there anyone in the room or online that
 6
    would like to speak in support? Anyone in favor. I'm seeing no
 8
    one.
              Anyone in opposition to this request? All right, no
 9
10
    one.
11
              Ms. Marshall, anything else?
12
              MS. MARSHALL: Nothing else, thank you.
13
              HEARING MASTER: Sir, you have the last word if you'd
14
    like it.
15
              MR. HENDRA:
                           I don't.
16
              HEARING MASTER: All right. Then with that, we'll
17
    close Rezoning PD 24-1212.
              We have two cases left. Normally we take a break at
18
    eight, but let's go ahead and take a five-minute break right
19
    now. And we'll come back and finish the last two case.
20
21
              The clock in the back of the wall is not working, so
22
    there's a digital clock over Lauren's head. So let's just say
    7:50 we'll be back. Thank you so much.
23
              (Off the record at 7:44 p.m.)
2.4
25
              (On the record at 7:51 p.m.)
```

#### Zoning Hearing Master Hearing CORRECTED December 16, 2024

	0011201 107 1011
	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE:	X ) ) ) )
ZONE HEARING MASTER HEARINGS	) ) X
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, December 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660

#### Zoning Hearing Master Hearing CORRECTED December 16, 2024

application is out of order to be heard and is being continued 1 to the January 14, 2025 ZHM Hearing. Item A.26, PD Rezoning 24-1212. This application is 3 out of order to be heard and is being continued to the January 14, 2025 ZHM Hearing. Item A.27, PD 24-1240. This application is out of 6 order to be heard and is being continued to the January 14, 2025 8 ZHM Hearing. Item A.28, PD 24-1257. This application is out of 9 order to be heard and is being continued to the January 14, 2025 10 11 ZHM Hearing. Item A.29, PD 24-1261. This application is out of 12 13 order to be heard and is being continued to the January 14, 2025 14 ZHM Hearing. 15 Item A.30, PD 24-1262. This application is out of order to be heard and is being continued to the January 14, 2025 16 17 ZHM Hearing. 18 Item A.31, PD 24-1263. This application is out of 19 order to be heard and is being continued to the January 14, 2025 ZHM Hearing. 20 21 Item A.32, PD 24-1264. This application is out of 22 order to be heard and is being continued to the January 14, 2025 23 ZHM Hearing. Item A.33, Standard Rezoning 24-1289. 24 application is out of order to be heard and is being continued 25

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

NOVEILDEL 12, 2024	
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )
	G HEARING MASTER HEARING OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Tuesday, November 12, 2024
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida	

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

1	Page 12 being continued by the applicant to the December 16th, 2024 ZHM
2	hearing.
3	Item A.18. Standard Rezoning 24-1203. This
4	application is out of order to be heard and is being continued
5	to the December 16th, 2024 ZHM hearing.
6	Item A.19. Standard Rezoning 24-1210. This
7	application is being continued by the applicant to the December
8	16th, 2024 ZHM hearing.
9	Item A.20. PD <mark>24-1212</mark> . This application is out of
10	order to be heard and is being continued to the December 16th,
11	2024 ZHM hearing.
12	Standard Rezoning 24-1289, which is Item A.21. This
13	application is out of order to be heard and is being continued
14	to the December 16th, 2024 ZHM hearing.
15	And, lastly, Item A.22. Standard Rezoning 24-1297.
16	This application is being continued by the applicant to the
17	December 16th, 2024 hearing.
18	And that concludes our with withdrawals and
19	continuances.
20	HEARING MASTER: Thank you so much. I appreciate it.
21	Let me start by going over our procedures for
22	tonight's hearing. Our hearing today consists of agenda items
23	that require a public hearing by a zoning hearing master. I'll
24	conduct a hearing on each agenda item, and we'll file a
25	recommendation within 15 business days following tonight's

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

	Page 118
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS
2	X
3	) IN RE:
4	)
5	ZONE HEARING MASTER ) HEARINGS )
6	)  X
7	TRANSCRIBER'S CERTIFICATE ON CORRECTIONS
8	TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON November 12, 2024
9	Under penalties of perjury, I declare that I, Austin Goodrich, have reviewed the transcript audio and found the following
10	errors:
11	Page 7, Line 12, "26" and "24-2924" should be "D.6." and "24-0924".
12	Page 32, Line 22, "24-0360" should be "24-0368".
13	Page 104, Line 7, "24-0983" should be "24-0933".
14	Per additional correction:
15	Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".
16	DATED this 21st day of November 2024.
17	
18	austin Dood ack
19	Austin Goodrich, TRANSCRIPTIONIST
20	
21	
22	
23	
24	
25	

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

## **NONE**

# PARTY OF RECORD

## **NONE**