

Rezoning Application: PD 24-1311

Zoning Hearing Master Date: April 15, 2025

BOCC Land Use Meeting Date: June 10, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Dilip Agarwal

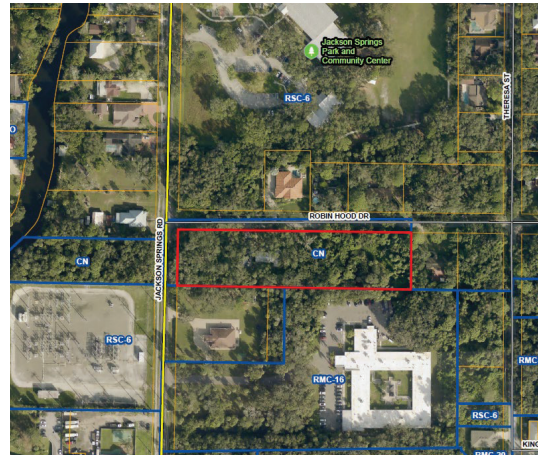
FLU Category: RES-20

Service Area: Urban

Site Acreage: 2.15 AC

**Community
Plan Area:** Town N' Country

Overlay: None



Introduction Summary:

The existing zoning is CN (Commercial Neighborhood) which permits Neighborhood Commercial, Office and Personal Services uses pursuant to the development standards in the table below.

The proposed zoning is for Planned Development (site plan controlled district) to allow 37 townhome units; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	CN	PD
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	37 townhome units
Acreage	2.11 AC	2.11 AC
Density/Intensity	0.20 FAR	17.5 DU/AC
Mathematical Maximum*	18,382.32 sf	37 units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	PD
Lot Size / Lot Width	7,000 sf / 70'	1033 sf / 21'
Setbacks/Buffering and Screening	30' Front Yard Setback: North and West 20' Buffer/B Screening: South and East	Lot Development standards: 10' Front, 10' Rear, 0'- 5' Sides. 20' Buffering/B Screening: South and East
Height	35'	35'

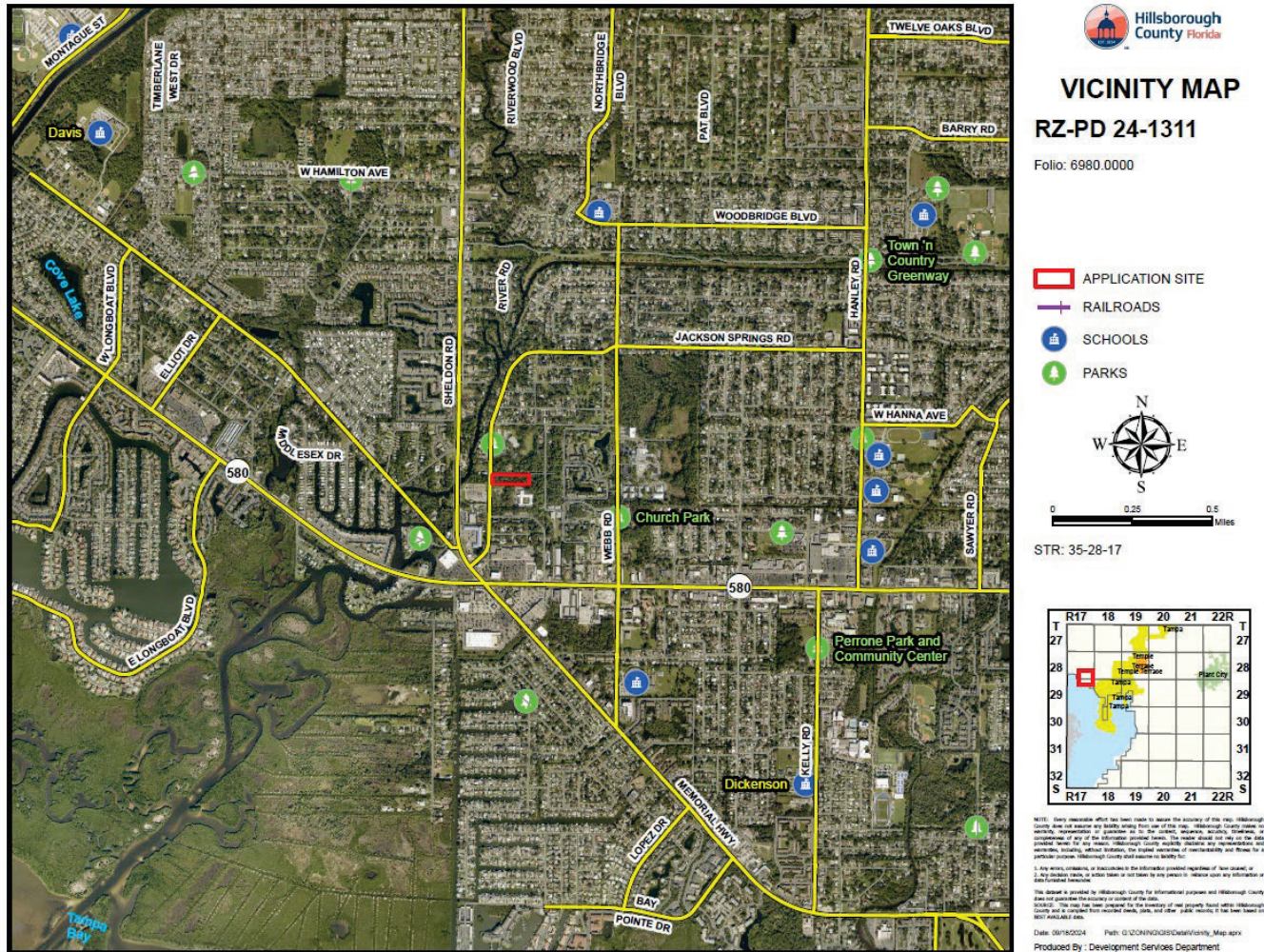
Additional Information:

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
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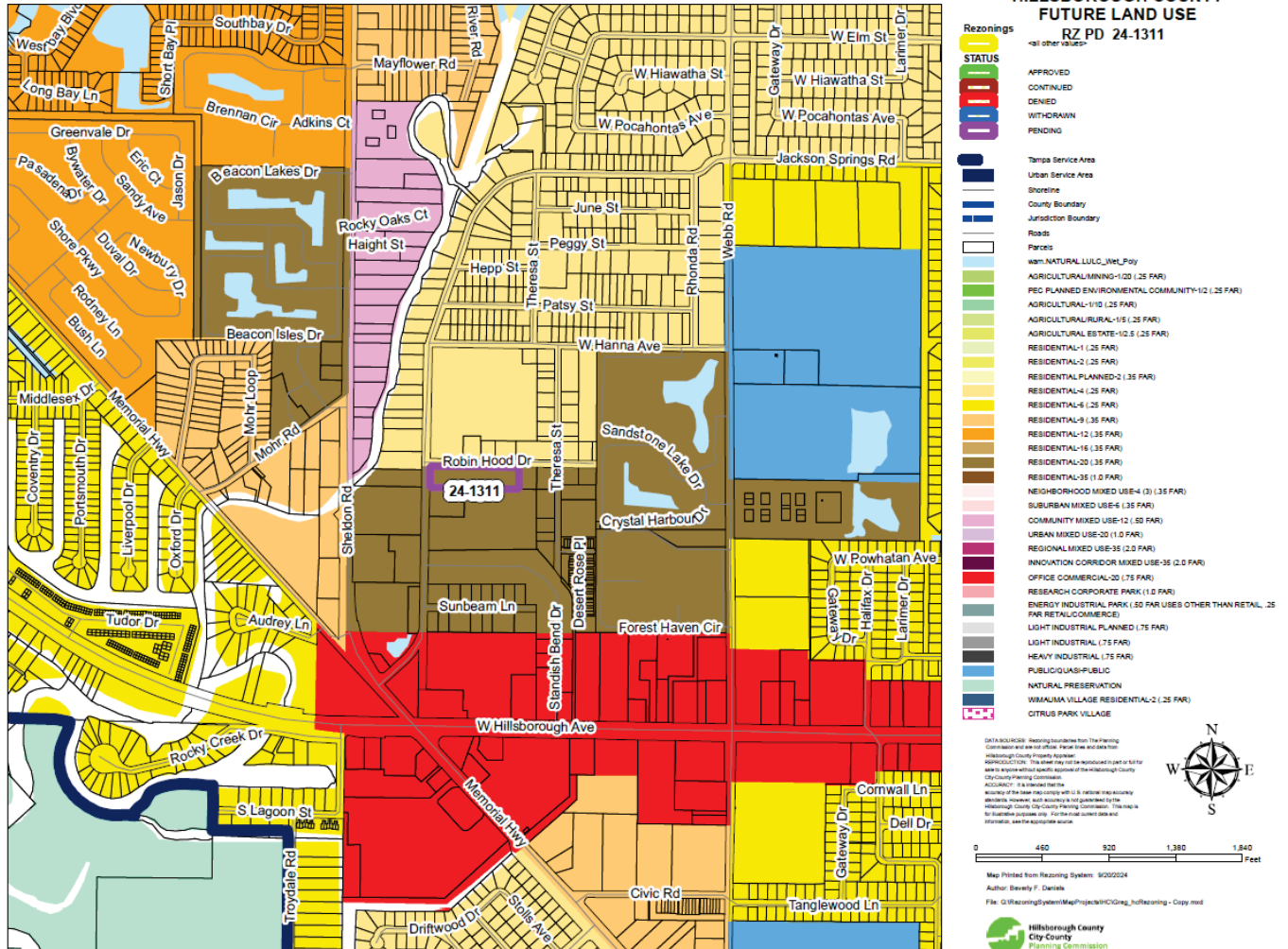
2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

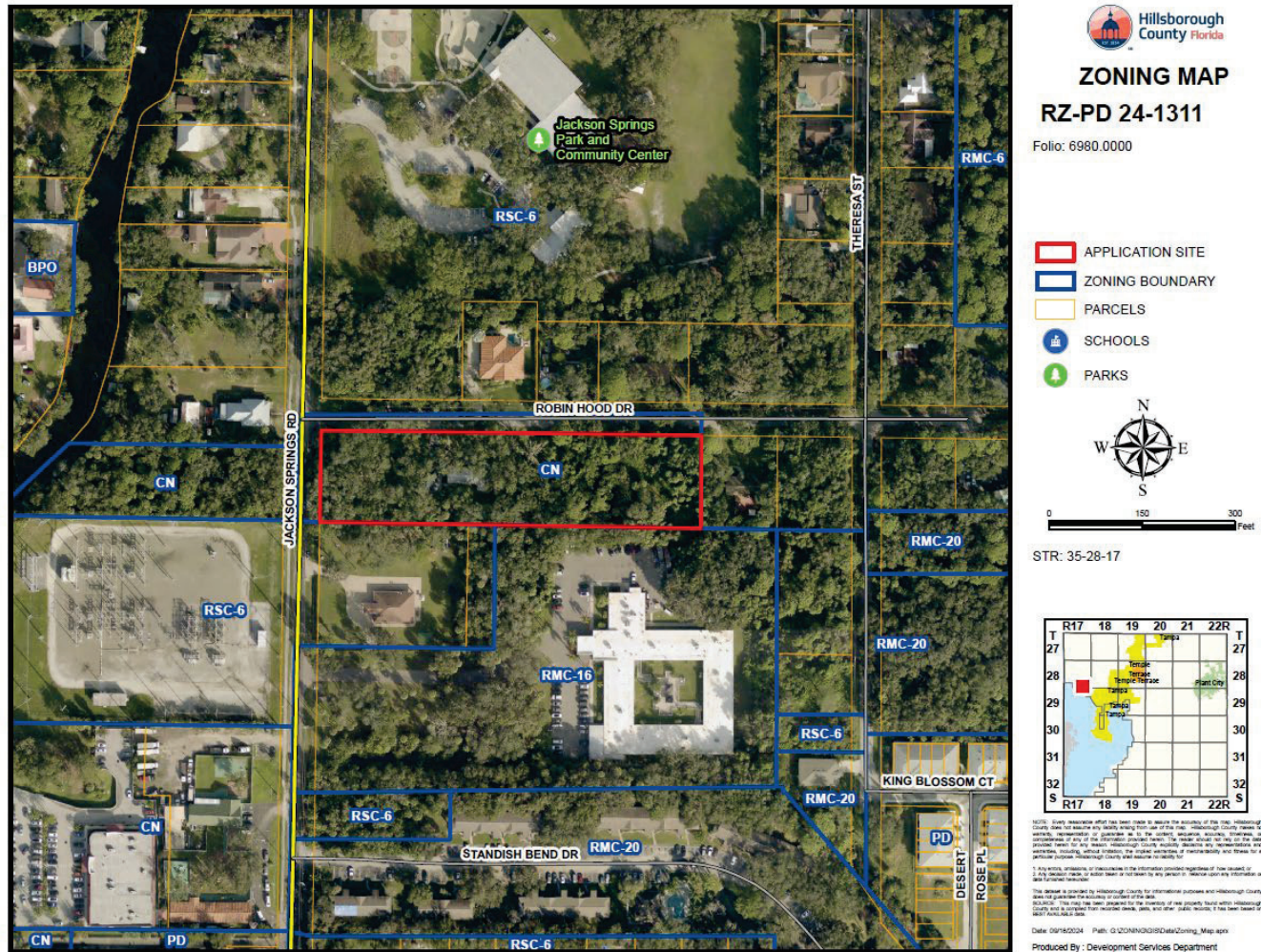
The parcel is located along Jackson Spring, a 2 Lane roadway, and Robin Hood, a local road. The area surrounding the property to the north, east and south contains single family and multifamily residential uses. Across Jackson Springs Rd. to the west, is vacant property zoned CN.



Subject Site Future Land Use Category:	RES-20 (Residential – 20)
Maximum Density/F.A.R.:	20 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential and Park/Community Center
South	RSC-6 RMC-16	6 DU/AC 16 DU/AC	Single-Family Residential (Conventional Only) Multi-Family Residential	Single-Family Residential Multi-Family Residential
East	RSC-6	6 DU/AC	Single-Family Residential (Conventional Only)	Single-Family Residential
West	CN	0.2 FAR	Neighborhood Commercial, Office and Personal Services	Vacant

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 9.0 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Robin Hood	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Jackson Springs Rd.	County Local - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,562	820	607
Proposed	266	18	21
Difference (+/-)	-8,326	-802	-586

*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	X	Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Pedestrian	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance --Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" 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 _ Airport Height Restriction: 130' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total per Townhouse: \$15,894				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A <input type="checkbox"/> Density Bonus Requested	<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 proposed uses are comparable with the adjacent multifamily residential development. Furthermore, the proposed 17.5 DU/AC density is under the 20 DU/AC Maximum density allowable in the RES-20 Comprehensive Plan category.

Code required buffering and screening (20-foot wide buffer with Type B screening) between the subject site and single family residential to the south and east area will be provided. The maximum building height of 35 feet results in a 50 foot building setback along the east and south (single-family residential). A minimum 10-foot rear yard setback and 20-foot buffer will provide a minimum separation of 30 feet. The single-family home located to the east is located approximately 40 feet from the common property boundary and separated by significant vegetation. The home is oriented towards Robin Hood Drive. The single-family home located to the south is approximately 110 feet from the common boundary and oriented towards Jackson Springs Road. The proposed uses are less intense than the approved uses of Commercial, Neighborhood.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

1. The applicant shall revise the PD site plan site note #7 as follows to replace the reference to roadways with drive aisles: "Internal project drive aisles will be private and will not be gated."
2. The site plan shall remove "100% Building Coverage."
3. Site plan to provide minimum lot size.
4. Site plan to remove Setbacks: North: 20', East: 20', South: 10' and 20' (adjacent to folio 6985.0000), West: 20'.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 29, 2025.

1. The project shall allow 37 townhome units.
2. Lot Development standards shall be as follows:

Minimum Lot Size:	1,033 square feet
Minimum Lot Width:	21 feet
Maximum Impervious Coverage:	75%
Minimum Front Setback:	10 feet
Minimum Rear Setback:	10 feet
Minimum Side Setback:	0 feet (a minimum of 10 feet between buildings)
Maximum Building Height:	35 feet (The 2:1 building height shall not apply)
3. Project buffering and screening standards shall be as follows:
 - a. 20-foot wide buffer with Type B screening along the eastern PD boundary.
 - b. 20-foot wide buffer with Type B screening along the southern PD boundary where adjacent to folio 6985.0000.
 - c. 8-foot wide landscape buffer along the northern PD boundary.
 - d. These buffers shall be not included in any lot's minimum lot size, minimum front yard, minimum rear yard or minimum side yard.
4. The project shall be permitted one full access vehicular connection on Robin Hood Dr., as shown on the PD site plan.
5. As Robin Hood Rd. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM
6. Driveway clearance shall be minimum 20 ft from building facade/garage door to back of sidewalk or edge of pavement, where applicable, to safely accommodate parked cars.
7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

8. Construction access shall be limited to those locations approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.
9. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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.
10. 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.

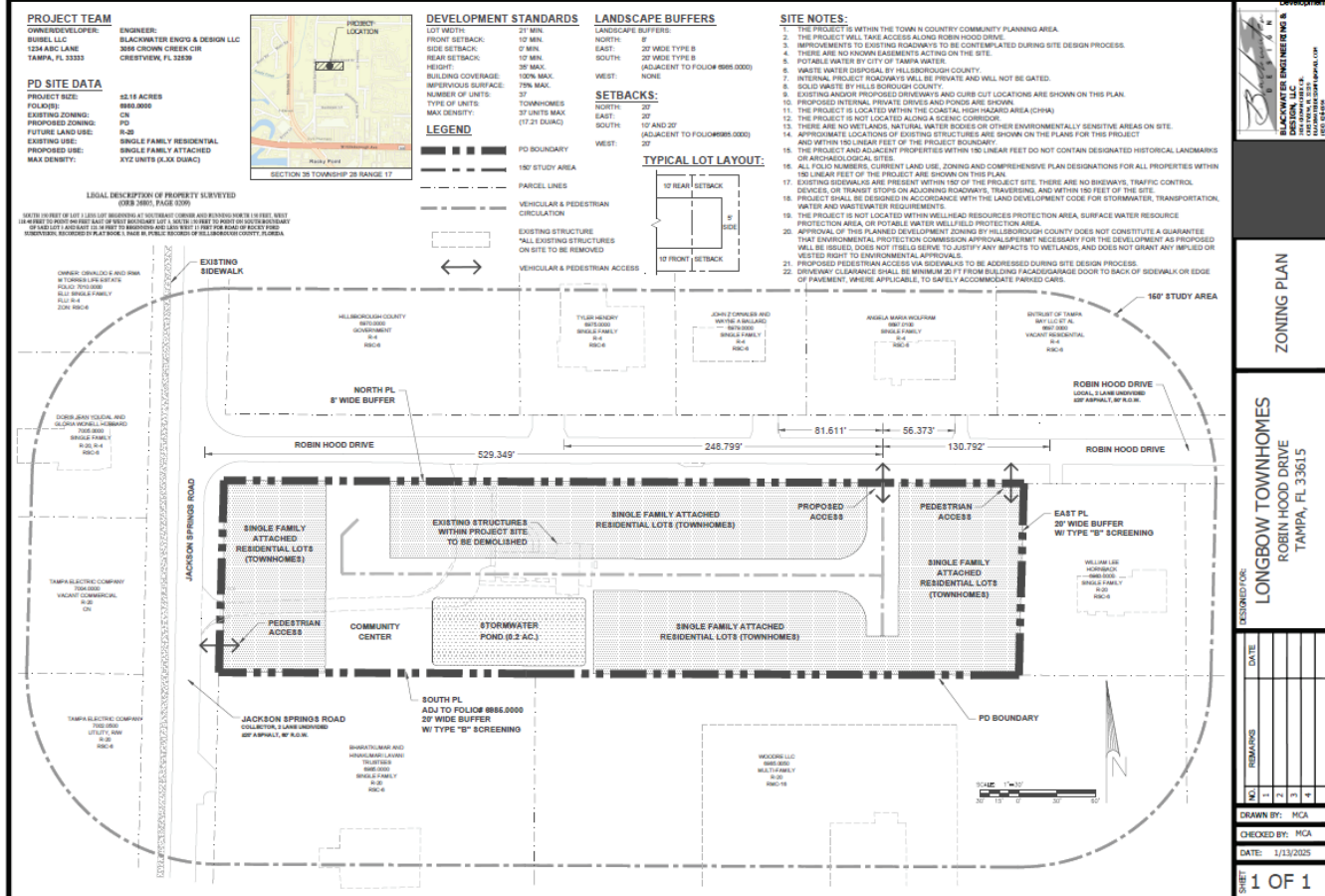
Zoning Administrator Sign Off:	
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 24-1311

ZHM HEARING DATE: APRIL 15, 2025

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/01/2025

REVIEWER: Richard Perez, AICP, Executive Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TNC/Northwest

PETITION NO: PD 24-1311

☐

This agency has no comments.

☐

This agency has no objection.

☒

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 project shall be permitted one full access vehicular connection on Robin Hood Dr., as shown on the PD site plan.
- As Robin Hood Rd. is a substandard local roadway, the developer will be required to improve the public roadway network, between the project access and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of the Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM
- Driveway clearance shall be minimum 20 ft from building facade/garage door to back of sidewalk or edge of pavement, where applicable, to safely accommodate parked cars.
- 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 approved at the time of site/subdivision construction plan review. The developer shall include a note in each site/construction plan submittal which indicates same.

Other:

- Prior to certification, the applicant shall revise the PD site plan site note #7 as follows to replace the reference to roadways with drive aisles: "Internal project drive aisles will be private and will not be gated."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.11-acre parcel, from Commercial Neighborhood (CN) to Planned Development to construct up to 37 townhome units. The site is located at the southeast corner of Robin Hood Dr. and Jackson Springs Rd. The Future Land Use designation is Residential 20 (R-20).

The property is currently occupied with one single family detach unit.

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). 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.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CN: 18,382sf -Fast Food Restaurant w/ Drive Thru (ITE Code 934)	8,592	820	607

Proposed PD Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 37 Townhome Units (ITE 215)	266	18	21

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-8,326	-802	-586

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Robin Hood Dr. is a 2-lane, substandard local roadway. The roadway is characterized by +/-20-foot-wide pavement, lying within +/-50 feet of right-of-way. There are no sidewalks, no paved shoulders or curb and gutter within the vicinity of the project.

Jackson Springs Rd. is a 2-lane, substandard, collector roadway. The roadway is characterized by +/-19-feet of pavement, lying within +/-60 of right of way. There are no sidewalks along the project frontage and no paved shoulders or curb and gutter in the vicinity of the project.

The applicant has opted to address substandard roadway conditions at the time of site/subdivision construction review.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular connection on Robin Hood Dr. and identifies pedestrian access on Robin Hood Dr. and Jackson Springs Rd.

Internal circulation is proposed to be served by private drive aisles and to not be gated. Staff is proposing a prior to certification condition of approval to clarify that the project will have internal drive aisles and not roadways because the site does not appear to able to accommodate them.

Staff notes that the typical lot details do not address minimum driveway clearance to ensure that parked vehicles do not obstruct the path of pedestrians utilizing the sidewalks or project out into drive aisles. As such, staff recommends a condition of approval to require a minimum driveway clearance of 20 feet.

External and internal sidewalks shall be required consistent with County LDC, Sec. 6.03.02.

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.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Robin Hood Dr. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Jackson Springs Rd.	Memorial Hwy	Webb Rd	D	C

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
Robin Hood Dr	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Jackson Springs Rd	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	8,592	820	607
Proposed	266	18	21
Difference (+/-)	-8,326	-802	-586

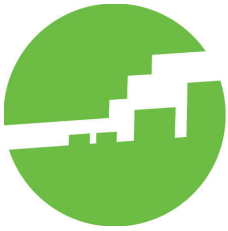
*Trips reported are based on gross external trips unless otherwise noted.

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	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"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report.



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 15, 2025 Report Prepared: April 4, 2025	Case Number: PD 24-1311 Folio(s): 6980.0000 General Location: East of Jackson Springs Road, south of Robin Hood Drive
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	Town 'N Country
Rezoning Request	Planned Development to develop 37 townhomes
Parcel Size	+/- 2.11 acres
Street Functional Classification	Robin Hood Drive – Local Roadway Jackson Springs Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	CN	Single Family/Mobile Home
North	Residential-4	RSC-6	Single Family/Mobile Home + Public/Quasi-Public/Institutional
South	Residential-20	RSC-6, RMC-16 + RMC-20	Single Family/Mobile Home + Group Homes
East	Residential-20	RSC-6	Single Family/Mobile Home + Vacant
West	Residential-20	CN + RSC-6	Vacant + Public Communications/Utilities

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Robin Hood Drive and east of Jackson Springs Road. The site is in the Urban Service Area and is located within the limits of the Town 'N Country Community Plan. The applicant is requesting a rezoning from Commercial Neighborhood (CN) to Planned Development (PD) to develop the site with 37 townhomes.

The site is located within the Residential-20 (RES-20) Future Land Use category. The intent of the RES-20 category is to designate areas for high density residential development. Typical uses in the RES-20 category include residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments. Non-residential uses must meet established locational criteria for specific land uses or seek a waiver. The proposed townhome use is consistent with the uses expected in the RES-20 Future Land Use category.

Per Future Land Use Element (FLUE) Objective 8 and Policy 8.1, RES-20 allows for the consideration of up to 20 dwelling units per gross acre. With 2.11 acres, the site may be considered for up to 42 dwelling units. With 37 proposed dwelling units, the density would be 17.5 dwelling units per gross ac (du/ga). This density is well within the range that may be considered for this site and is therefore consistent with development expected in the RES-20 Future Land Use category.

The subject site is in the Urban Service Area, where according to FLUE Objective 1, 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

37-unit townhome development is compatible with the surrounding development pattern, which includes residential, public utility and group home uses, as well as vacant land.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element. Policy 16.3 requires development and redevelopment be integrated with adjacent land uses through the creation of like or complementary uses. The provision of townhomes within this area of Town 'N Country is consistent with this policy direction, as housing will provide a complementary use to the surrounding land use pattern. Policy 16.7 emphasizes an efficient system of internal circulation. The site plan shows a vehicular and pedestrian access onto Robin Hood Drive as well as a pedestrian access along Jackson Springs Road, which is consistent with this policy direction. Policy 16.8 requires that the overall density and lot sizes of new residential projects reflect the character of the surrounding area. Policy 16.10 emphasizes the importance of density increases being compatible with the existing, proposed and planned surrounding development pattern. The proposed townhomes will be a maximum of 35 feet in height and the density will be less than the maximum allowed, which is in keeping with the surrounding residential development near the subject site and consistent with this policy direction.

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). At the time of uploading this report, the Hillsborough County Development Services Department staff report was not yet available in Optix and thus were not taken into consideration for analysis of this request. However, the following Hillsborough County agencies had no objection to the proposed Planned Development: Transportation Review Section, Conservation and Environmental Lands Management and the Environmental Services Division. Therefore, the request is consistent with Objective 9, Policy 9.1 and Policy 9.2.

The subject site is located within the limits of the Town 'N Country Community Plan. The Community Plan vision includes emphasis on the creation of housing opportunities. Specifically, the Community Plan prefers residential developments that provide an opportunity for home ownership as well as affordable housing opportunities that support a diverse population and income levels. While it is unknown whether the proposed project will be a for sale or a rental product, the provision of new housing supports the broad Community Plan goal of creating housing options within the Town 'N Country limits.

Overall, staff finds that the proposed use is an allowable use in the RES-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Town 'N Country 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 16.3: Development and redevelopment shall be integrated with the adjacent land uses through:

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

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

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan, and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

Policy 16.10: 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.

LIVABLE COMMUNITIES ELEMENT: Town ‘N Country Community Plan

Housing – Create housing opportunities.

- *New residential developments that provide home ownership are preferred.*
- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*

RZ PD 24-1311



Urban Service Area

County Boundary

Journal of Management Inquiry

Parcels

AGRICULTURAL/MIN

AGRICULTURAL-1/1

AGRICULTURAL/RU

RESIDENTIAL-1 (.25)

RESIDENTIAL PLAN

RESIDENTIAL-4 (.23)

RESIDENTIAL-9 (.35)

RESIDENTIAL-16 (.3

RESIDENTIAL 25 (1)

NEIGHBORHOOD M

COMMUNITY MIXED

REGIONAL MIXED U

SEEKING COLLEGE

RESEARCH CORPO

FARRETAIL.COM

LIGHT INDUSTRIAL

PUBLIC/QUASI-PUB

10/10/10 11:10 AM

CITRUS PARK VILLAS

S: Rezoning boundaries from The

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poses only. For the most current information, see www.fda.gov.

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erty F. Daniels

City-County



Author: Beverly F. Daniels

1. *Conducting a literature search*



Hillsborough County
City-County
Planning Commission

