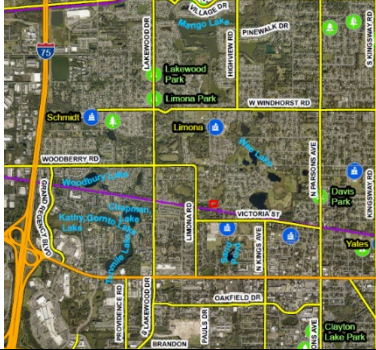




Rezoning Application: RZ-STD 24-0042
Zoning Hearing Master Date: December 18, 2023
BOCC Land Use Meeting Date: February 13, 2024

| 1.0 APPLICATION SUMMARY | |
|-------------------------|--|
| Applicant: | Jahna Elizabeth Allen |
| FLU Category: | R-6 |
| Service Area: | Urban |
| Site Acreage: | Parcel A: 0.85 +/-, Parcel B: 0.86 +/- |
| Community Plan Area: | Brandon |
| Overlay: | None |



Introduction Summary:
 The applicant is proposing to rezone the two subject parcels from ASC-1 to RSC-6 in order to reconfigure the lot lines to remedy the two nonconforming lots. Through the lot line reconfiguration, the applicant would be able to ensure that the metal storage structure that is located over the shared property line would be located on a single lot.

| Zoning: | Existing | Proposed |
|------------------------|--|---|
| District(s) | ASC-1 | RSC-6 |
| Typical General Use(s) | Agriculture/Single-Family Conventional | Residential, Single-Family Conventional |
| Acreage | Parcel A: 0.85 +/-, Parcel B: 0.86 +/- | 1.72 acres |
| Density/Intensity | 1 DU per GA/ FAR: NA | 6 DU per GA/ FAR: NA |
| Mathematical Maximum* | 0 units / FAR: NA | 10 unit / FAR: NA |

*number represents a pre-development approximation

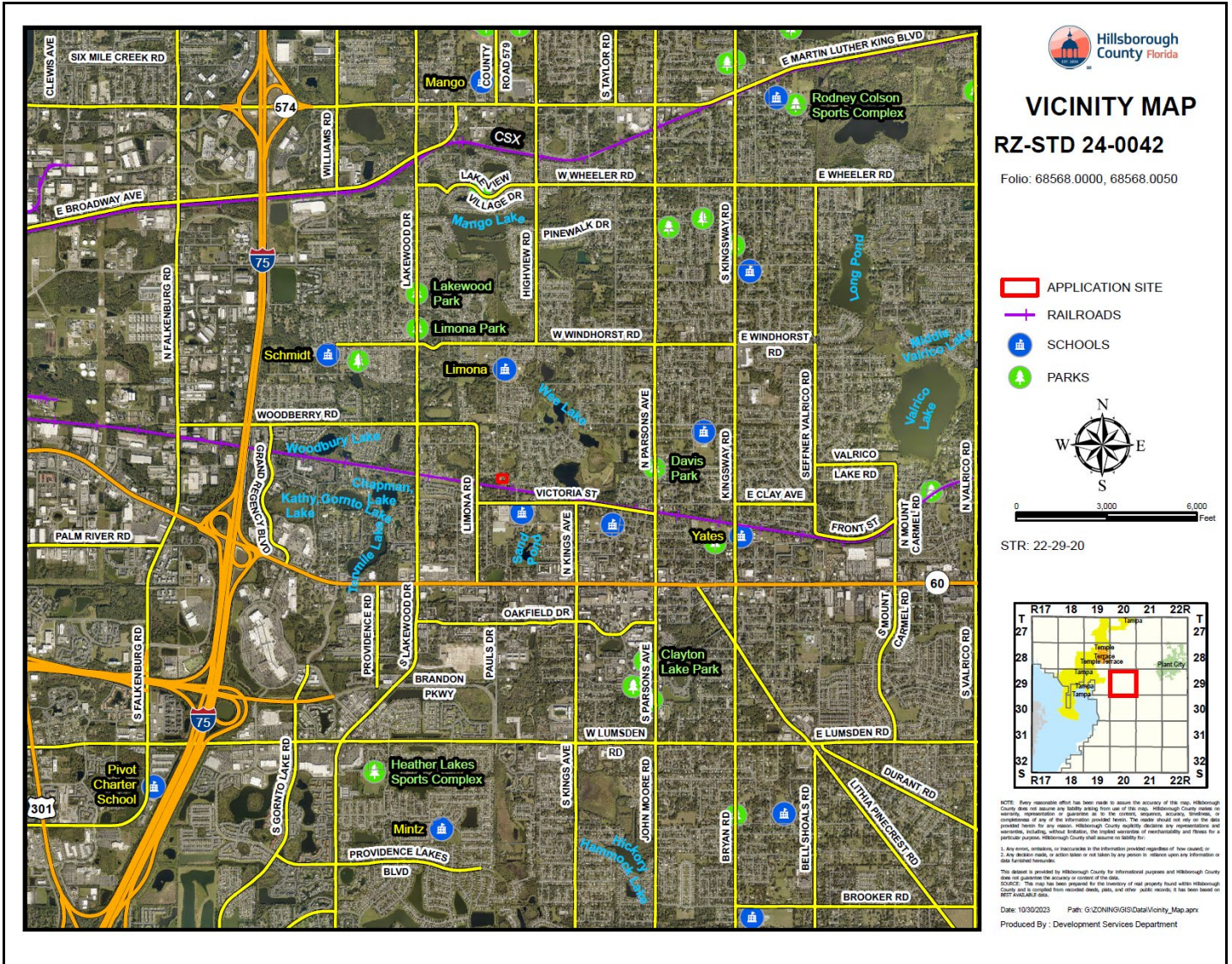
| Development Standards: | Existing | Proposed |
|----------------------------------|---|--|
| District(s) | ASC-1 | RSC-6 |
| Lot Size / Lot Width | 43,560 Sq. Ft. / 150' | 7,000sq.F. / 70' |
| Setbacks/Buffering and Screening | Front: 50' Side: 15' Rear: 50' Buffering/Screening: None | Front: 25' Side: 7.5' Rear: 25' Buffering/Screening: None |
| 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: Consistent | Development Services Recommendation: Approvable |
|--|---|

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

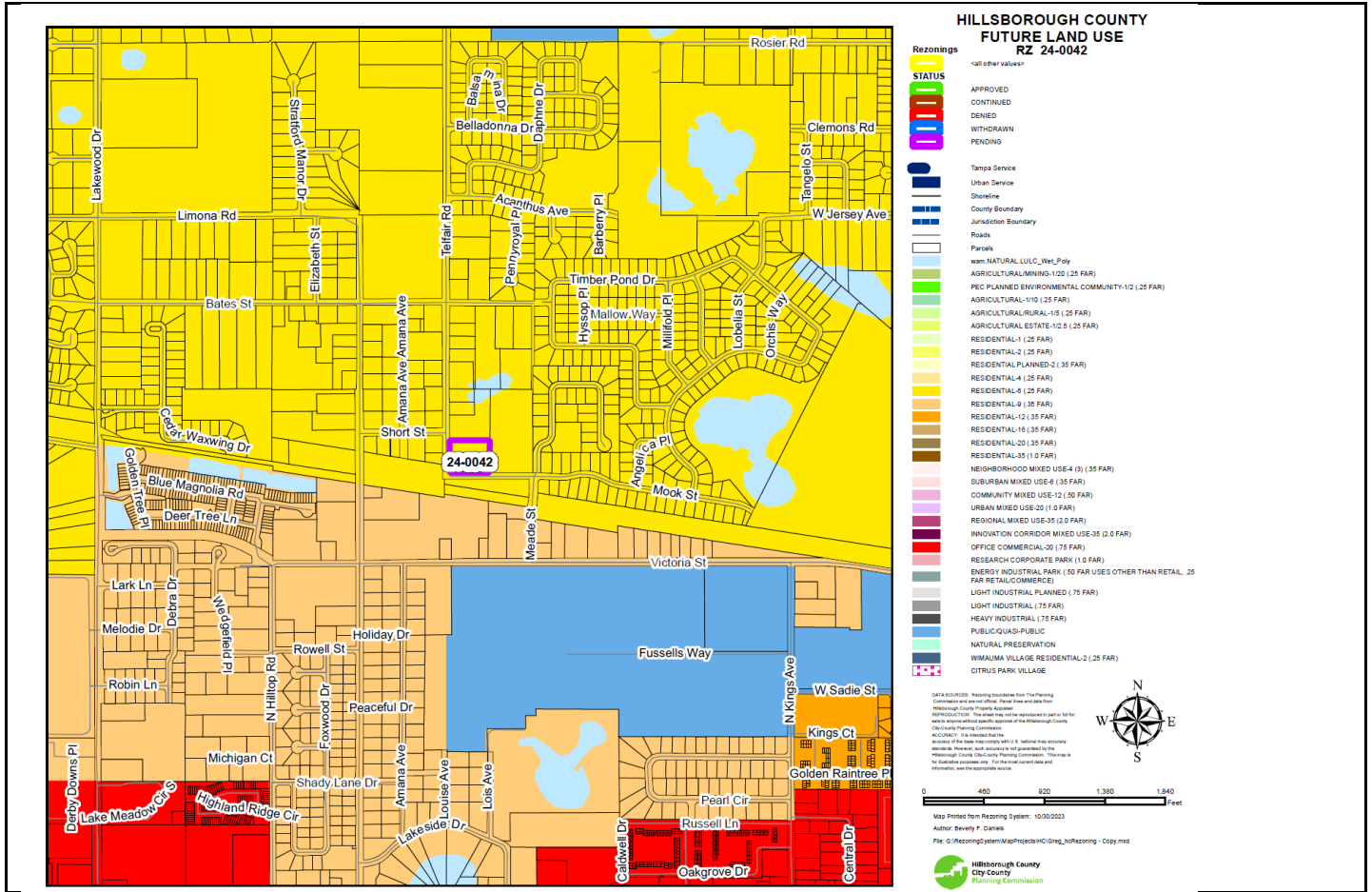


Context of Surrounding Area:

The subject parcels are located in an area which is comprised of single-family residential uses with ASC-1 and RSC-6 zoning districts.

2.0 LAND USE MAP SET AND SUMMARY DATA

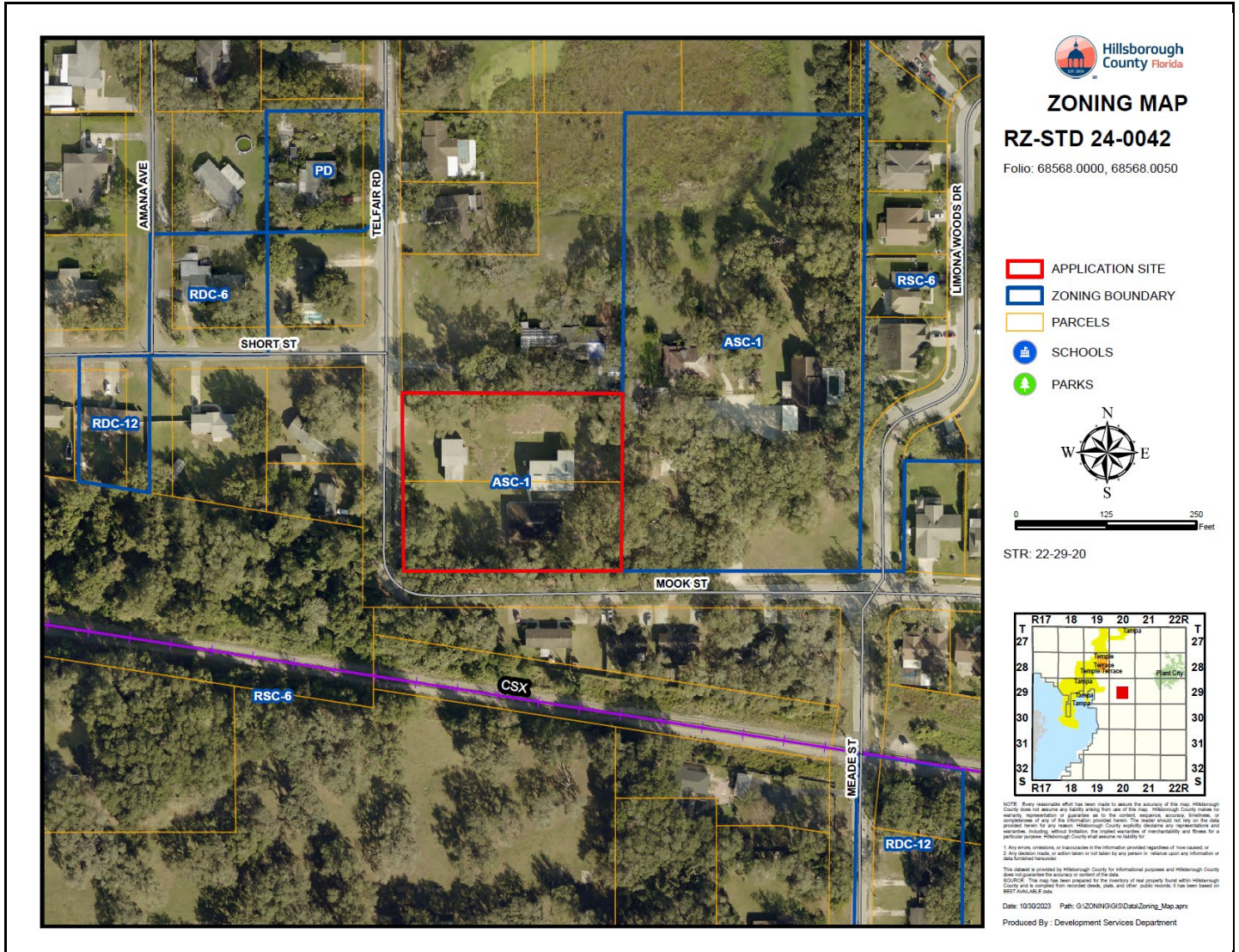
2.2 Future Land Use Map



| | |
|--|---|
| Subject Site Future Land Use Category: | R-6 |
| Maximum Density/F.A.R.: | 6 DU per GA/ FAR: 0.25 |
| Typical Uses: | <p>Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p> |

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 per GA, FAR:NA | Residential | SINGLE FAMILY R |
| South | RSC-6 | 6 DU per GA, FAR:NA | Residential | MULTI-FAMILY R CLASS E |
| East | ASC-1 | 1 DU per GA, FAR:NA | Agriculture, Residential | SINGLE FAMILY R |
| West | RSC-6 | 6 DU per GA, FAR:NA | Residential | SINGLE FAMILY 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)

N/A

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 |
|--------------|----------------------|--|--|
| Telfair Road | County Local - Urban | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other |

Project Trip Generation Not applicable for this request

| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing | 19 | 2 | 3 |
| Proposed | 121 | 7 | 9 |
| Difference (+/-) | +102 | +5 | +6 |

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

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The immediate adjacent properties are zoned ASC-1 and RSC-6. The site is surrounded by a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-6.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 6 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

| | |
|--|--|
| <p>Zoning Administrator Sign Off:</p> |  <p>J. Brian Grady Mon Dec 11 2023 08:18:29</p> |
|--|--|

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 a 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

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER: RZ-STD 24-0042

ZHM HEARING DATE: December 18, 2023

BOCC LUM MEETING DATE: February 13, 2024

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 12/06/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0042

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 1.71 acres from Agricultural Single Family – 1 (AS-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located on the east side of Telfair Road, +/- 50 feet south of the intersection of Telfair Road and Short Street. The Future Land Use designation of the site is Residential – 6 (RES-6).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

Trip Generation Analysis

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

Approved Zoning:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|----|
| | | AM | PM |
| AS-1, 2 Single Family Dwelling Units (ITE Code 210) | 19 | 2 | 3 |

Proposed Zoning:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|----|
| | | AM | PM |
| RSC-6, 10 Single Family Dwelling Units (ITE Code 210) | 121 | 7 | 9 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-----------------------|------------------------|-----------------------|-----------|
| | | AM | PM |
| Difference | +102 | +5 | +6 |

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Telfair Road. Telfair Road is a 2-lane, undivided, Hillsborough County maintained, substandard, local roadway. Telfair Road lies within +/- 50 feet of Right of Way in the vicinity of the project. Telfair Road has a sidewalk on the east side of the roadway within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Telfair Road is not a regulated roadway and as such was not included in the 2020 Hillsborough County Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

| Unincorporated Hillsborough County Rezoning | |
|--|--|
| Hearing Date: December 18, 2023 | Petition: RZ 24-0042 |
| Report Prepared: December 6, 2023 | 501 Telfair Road & 511 Telfair Road <i>East of Telfair Road and north of Mook Street</i> |
| Summary Data: | |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Residential-6 (6 du/ac ; 0.25 FAR) |
| Service Area | Urban |
| Community Plan | Brandon |
| Requested Zoning | Rezoning from Agricultural Single Family Conventional (ASC-1) to Residential Single Family Conventional (RSC-6). |
| Parcel Size | 1.72 ± acres (74,923.20 sq. ft.) |
| Street Functional Classification | Telfair Road – County Collector Limona Road – County Collector Short Street – Local |
| Locational Criteria | N/A |
| Evacuation Zone | N/A |



Context

- The 1.72 ± acre subject site is located east of Telfair Road and north of Mook Street.
- The site is located in the Urban Service Area (USA). It is within the limits of the Brandon Community Plan, specifically the Suburban district on the Brandon Character Districts Map.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category. The RES-6 Future Land Use category can be considered for a maximum of up to 6 dwelling units per gross acre and a maximum of up to 0.25 FAR. The RES-6 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses in the RES-6 category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.
- RES-6 surrounds the subject site on all sides. Further south are the Residential-9 (RES-9) and Public/Quasi-Public (P/Q-P) Future Land Use Categories.
- The subject site currently contains two existing single-family residences. To the north and east are single-family uses. To the south, across Mook Street, are multi-family uses. To the west, there are single-family residences and a CSX Transportation right-of-way.
- The site is currently zoned as Agricultural Single Family Conventional (ASC-1). The property to the east is also zoned ASC-1. The Residential Single Family Conventional (RSC-6) zoning district extends to the north, south, west, and further east.
- The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to the Residential Single Family Conventional (RSC-6).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

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

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

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

Policy 16.10: *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.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 1: *Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.*

5. *As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.*

a. *New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.*

b. *Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character.*

i. *The community recognizes the need for a system of bike lanes and trails.*

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.

d. Suburban- Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhomes. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

Staff Analysis of Goals, Objectives and Policies:

The 1.72 ± acre subject site is located to the east of Telfair Road and north of Mook Street. The subject site is in the Urban Service Area and is within the limits of the Brandon Community Plan. The subject site's Future Land Use classification is Residential-6 (RES-6). The applicant is requesting a rezoning from ASC-1 to the RSC-6 zoning district.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element (FLUE) by providing residential use within the Urban Service Area, where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4, as the character of the area contains a similar range of residential uses. Single-family residential surrounds the site to the north, east and west. To the south, across Mook Street, are multi-family residences and a CSX Transportation right-of-way. The area further south of the site contains a mix of single-family properties, agricultural uses, a vacant lot, public institutional uses and a high school.

The subject site is approximately 1.72 acres in size and currently contains two existing single-family residences on both 501 and 511 Telfair Road. 511 Telfair Road also contains a metal storage structure. The applicant is seeking a rezoning from ASC-1 to RSC-6 to resolve two homes placed on two non-conforming lots. The applicant, per their narrative letter uploaded into Optix on October 10, 2023, has stated that the proposed district will provide development standards which will accommodate compliance for the existing development approved in the previous building permits. The proposal is consistent with the allowable maximum density and allowable uses under its Future Land Use category of RES-6. It is also consistent with Objective 8 and Policy 8.1 of the FLUE.

This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family and the proposed residential use will complement the surrounding area.

The subject site is in the Suburban Character District of the Brandon Community Plan. The proposed use meets the intent of the Community Plan which includes primarily residential designed for single-family detached, single-family attached and townhomes. There is an existing sidewalk on Mook Street and Telfair Road. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

Recommendation

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

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