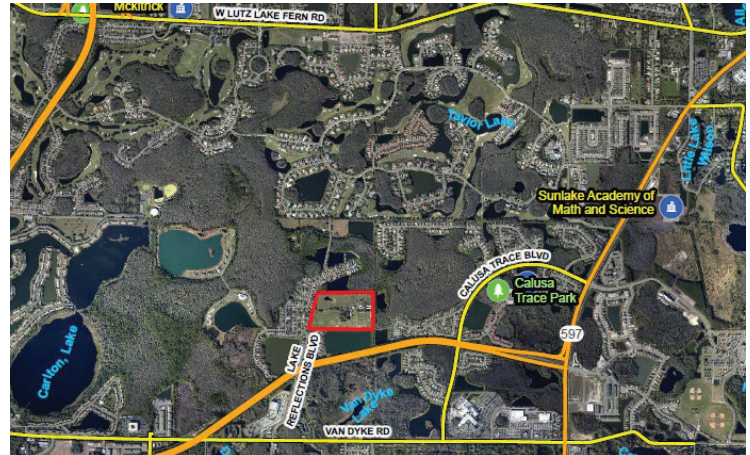


Rezoning Application: PD 22-0696
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023

1.0 APPLICATION SUMMARY

Applicant: Gary Miller, David Weekley Homes
FLU Category: RES-2
Service Area: Urban
Site Acreage: 29.15 +/-
Community Plan Area: Lutz
Overlay: None



Introduction Summary:

The applicant seeks to rezone property zoned AR (Agricultural Rural) to PD (Planned Development) to allow 58 single-family detached units and the interim use of a public stable with one single-family residence.

Zoning:	Existing	Proposed
District(s)	AR	PD 22-0696
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Detached)
Acreage	29.15	29.15
Density/Intensity	1 unit per 5 acres	1.98 units per acre
Mathematical Maximum*	5 residential units	58 residential units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 22-0696
Lot Size / Lot Width	5 acres / 150'	7,200 sf / 60'
Setbacks/Buffering and Screening	50' Front Yard 50' Rear Yard 25' Side Yards No required buffering/screening	10' Front Yard 10' Rear Yard 5' Side Yard No required buffering/screening
Height	50'	35'

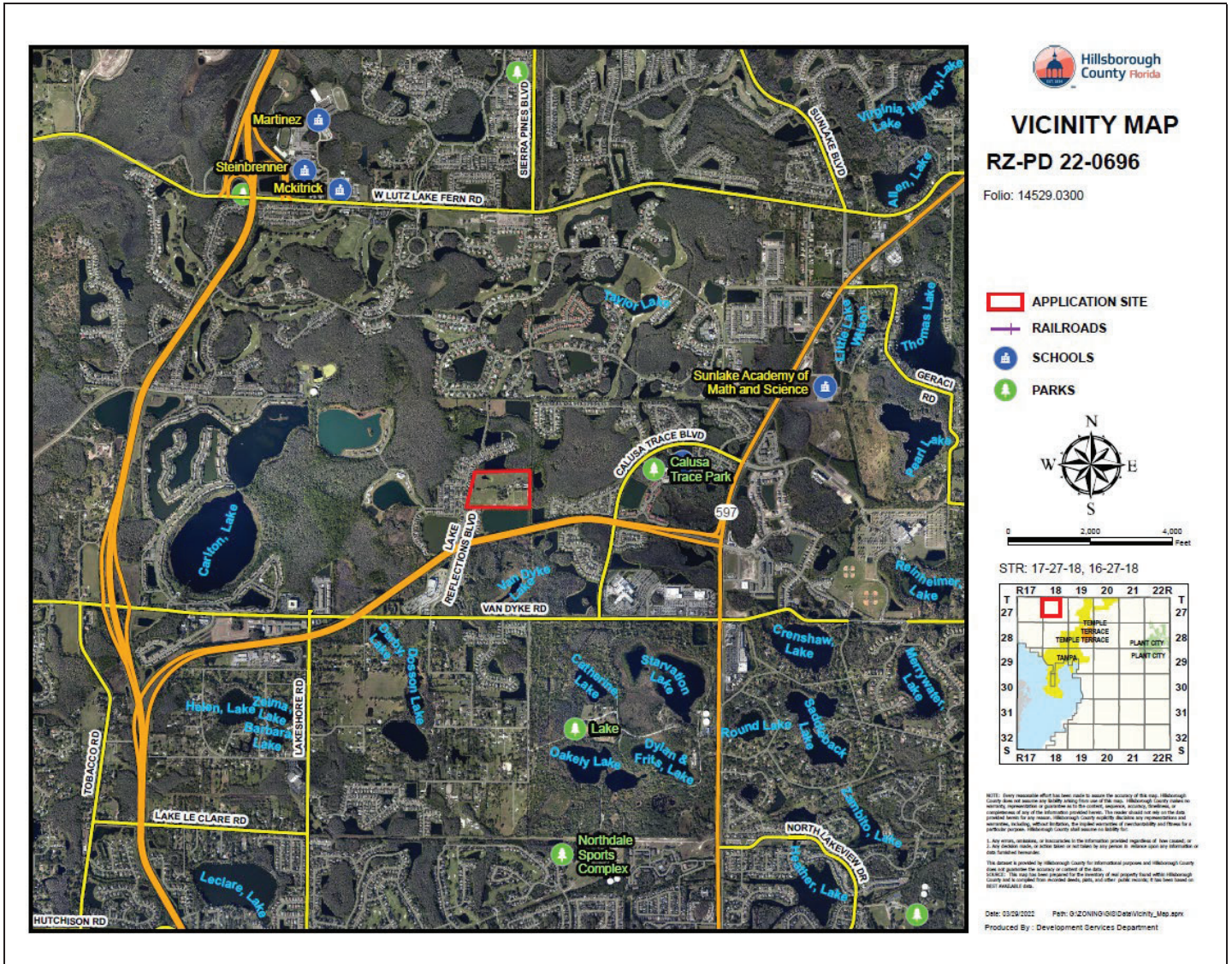
Additional Information:

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: Inconsistent	Development Services Recommendation: Not supported
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

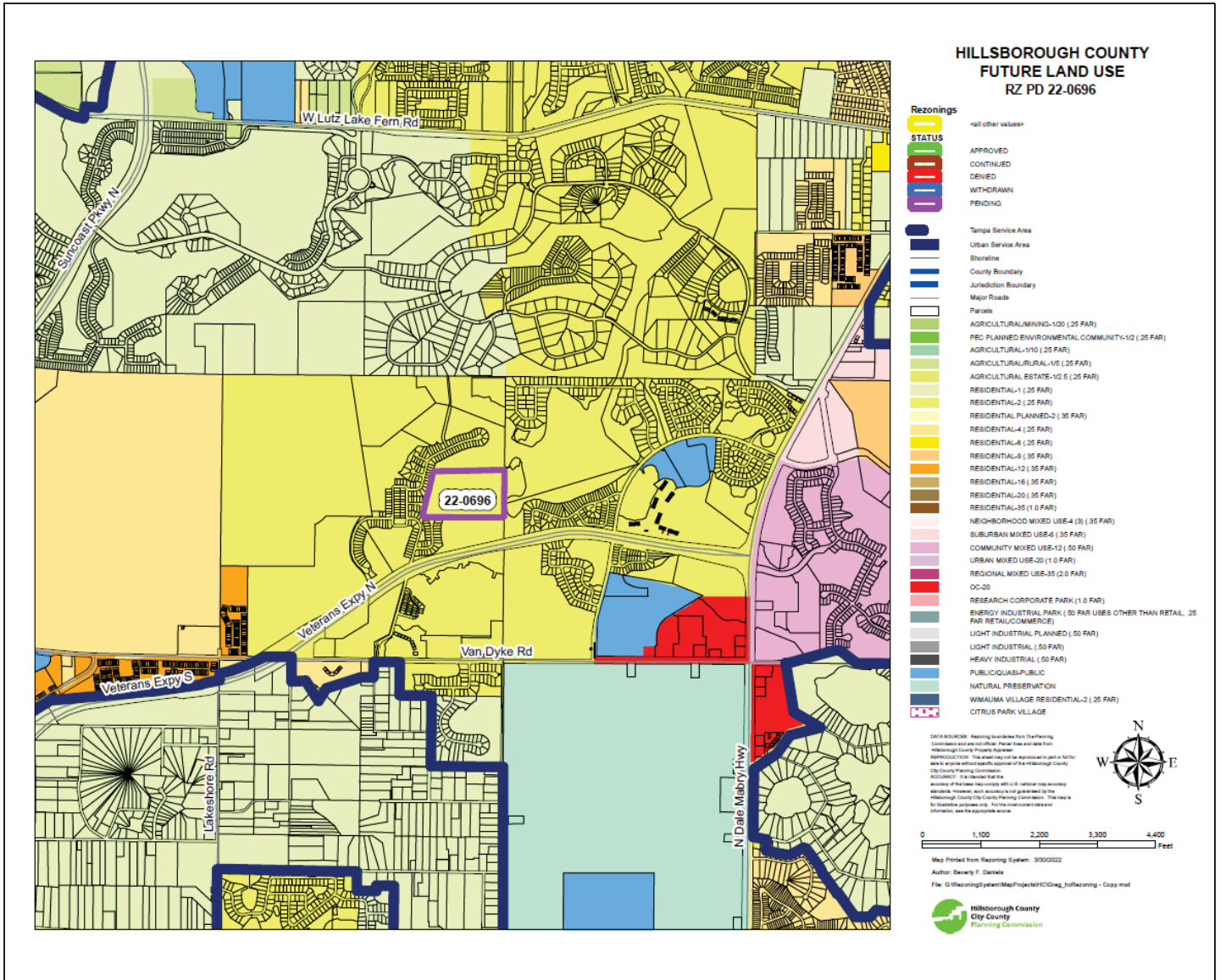


Context of Surrounding Area:

The site is located within the Lutz community between Van Dyke Road and Lutz Lake Fern Road. The general area is development primarily with single-family residential and residential support uses. The northwest corner of Van Dyke Road and Dale Mabry Highway, to the southeast of the site, developed with a hospital and commercial uses to serve the Lutz community.

2.0 LAND USE MAP SET AND SUMMARY DATA

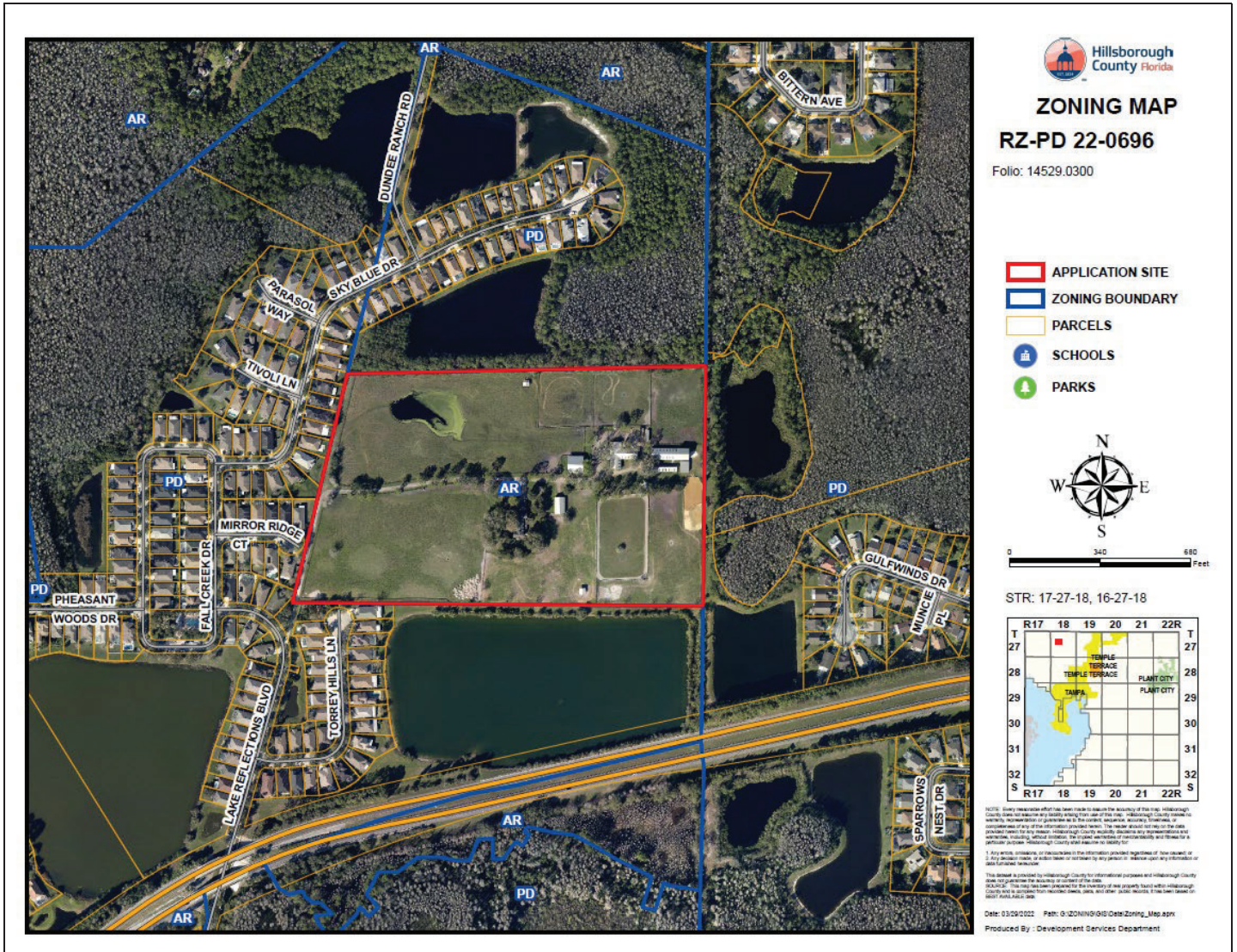
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-2
Maximum Density/F.A.R.:	2 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

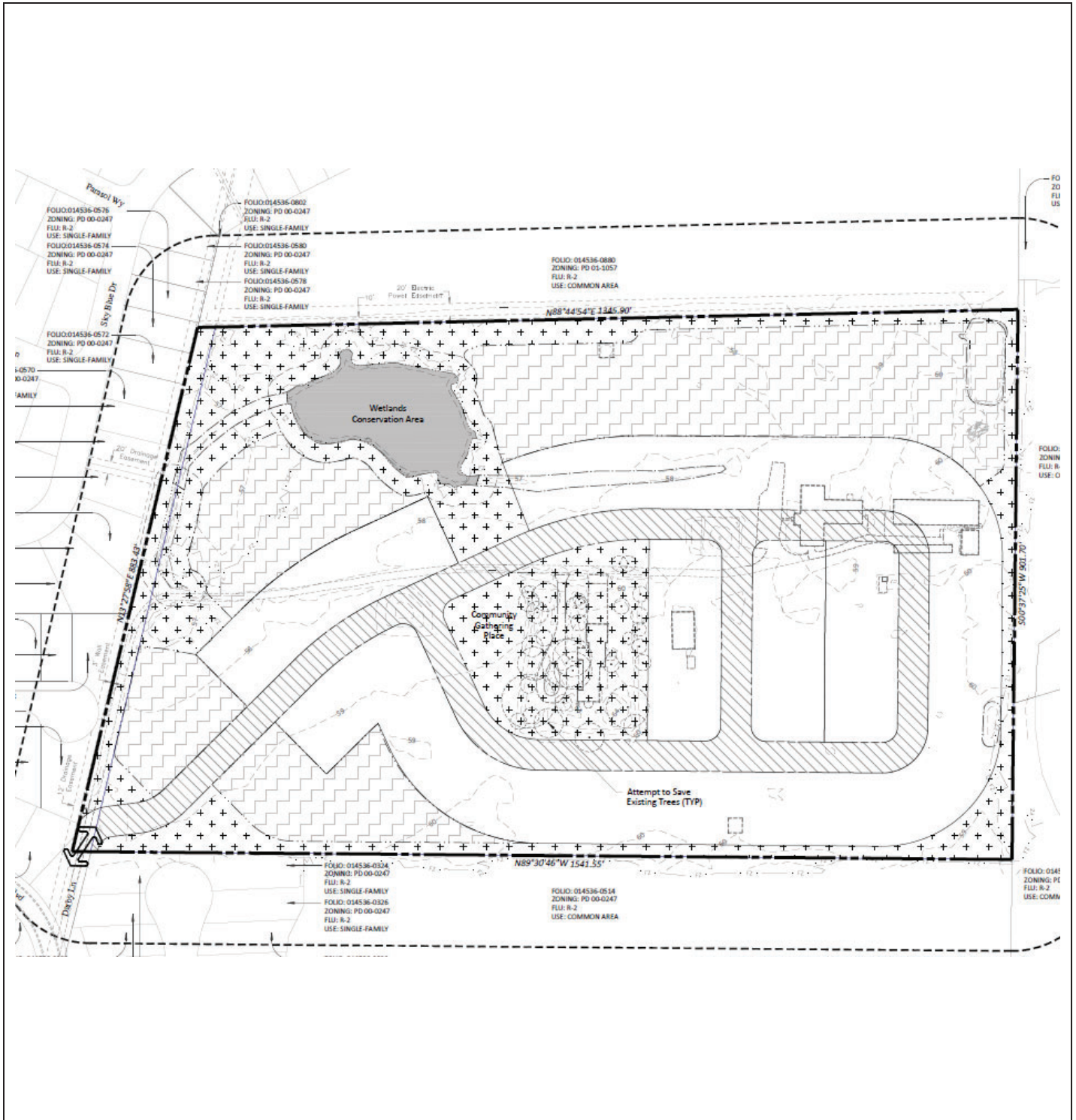


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 01-1057	1.25 u/a	Single-Family Residential	Single-Family Residential and Conservation Area
South	PD 00-0247	1.21 u/a	Single-Family Residential	Single-Family Residential and Stormwater Retention
East	PD 82-0187	Open Space	Open Space	Open Space (ELAPP)
West	PD 00-0247	1.21 u/a	Single-Family Residential	Conservation Area

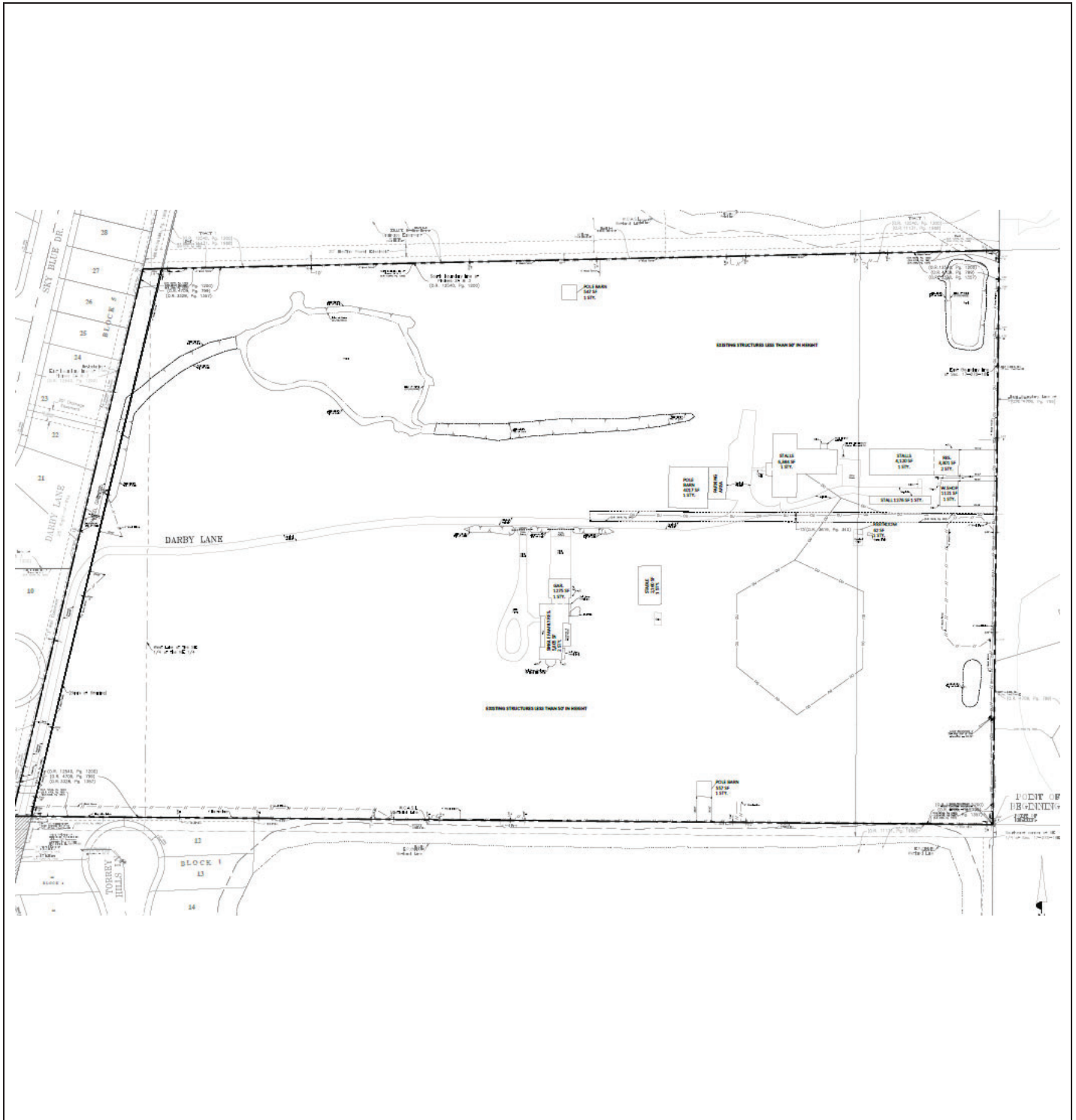
2.0 LAND USE MAP SET AND SUMMARY DATA

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



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)



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
Lake Reflections Blvd.	County Local - Urban	2 Lanes <input 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	47	4	5
Proposed	548	43	57
Difference (+/-)	+501	+39	+52

*Trips reported are based on net new 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		None	None	Meets LDC
South	X	Choose an item.	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

Design Exception/Administrative Variance <input 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.

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 checked="" type="checkbox"/> Yes <input 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 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: <ul style="list-style-type: none"> <input checked="" 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Not available at the time of staff report filing
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached) Mobility: \$9,183 * 58 units = \$532,614 Parks: \$2,145 * 58 units = \$124,410 School: \$8,227 * 58 units = \$477,166 Fire: \$335 * 58 units = \$ 19,430 Total Single Family Detached = \$1,153,620 Urban Mobility, Northwest Park/Fire - 58 Single Family Units				
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 checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located within an area developed with single-family residential uses. The proposed minimum lot size of 7,200 square feet is comparable to the adjacent developments. Lot sizes within the neighborhood to the south and west vary from approximately 5,600 – 7,400 square feet. Development adjacent to the southern boundary of the subject PD is limited, consisting of one single-family lot and a stormwater/retention pond. The subject PD proposes no residential development adjacent to the existing residential lot to the south; rather, residential development will be adjacent to the southern stormwater/retention pond. No vehicular access along the southern boundary is proposed. Development adjacent to the western PD boundary is developed with single-family residential. Residential development within the subject PD will be separated from the adjacent western development by open space and stormwater/retention ponds. No vehicular access along the western PD boundary is proposed. Areas to the north and east of the subject PD consist of conservation areas and stormwater/retention ponds.

The proposed access will occur to the side and to the rear of two existing residential units. The existing easement for one home will be replaced with a private or public two-way roadway for 58 homes. The new right-of-way located along the eastern side yard of 18061 Lake Reflections Drive will be separated by approximately 14-25 feet. The home is located a minimum of 5 feet from the property line. The new right-of-way located along the the western rear yard of 5005 Torrey Hills Lane will be separated by approximately 0-23 feet. The home is located approximately 18 feet from the property line.

The intensification of the current access is a compatibility issue. This access was not platted as a public/private roadway; rather it was platted as an easement to the subject site and to be used for a private park.

5.2 Recommendation

Not supported.

Staff is not supportive of the request based upon the following concerns.

- The proposed front yard setback of 10 feet for the home and 20 feet from the garage is not supported due to safety concerns. Garages accessed from the fronting road will require a backward motion when exiting the garage. The home at a setback of 10 feet will not provide sufficient visibility to observe and react to a possible pedestrian or bike rider traversing in front of a home. Staff is supportable of a 15 foot setback for the home. The most recent site plan maintains the 10 foot setback.
- The property located between the subject property and Lake Reflections Boulevard (folio 14536.0516) is owned by the Reflections HOA. An access to the subject site is permitted in PD 00-0247. Per the site plan, an easement exists (Darby Lane) to provide access to the subject site. This easement is not identified on the plan with a corresponding book/page number, as required by the Development Review Procedures Manual. Staff confirms that a 30-foot wide easement is present per the plat for Reflections Phase 1 (Plat Book/Page 91/90). The crossing of this parcel utilizing an easement for 58 lots exceeds the number of lots than can be accessed using an easement. Therefore, a public or private 2-way road, constructed to County standards, would be necessary. At the time of this application, the applicant has not demonstrated the acquisition of this property and re-platting of the property has occurred.
- Per the applicant's site plan and the plat, a 12 foot wide drainage easement is located within a portion of HOA owned parcel adjacent to the access easement. It has not been demonstrated to staff that the drainage easement has been vacated or is accommodated in the proposed right-of-way.
- The HOA owned parcel to be used for access is developed with a private park. The new roadway appears to impact the park area. The applicant has not provided any documentation from the parcel owner that impact to


the park is supported. Additionally, the applicant has not provided any change in ownership documentation to show the applicant now has control over the private park land and any impacts to the park.

- Transportation staff has reviewed the application and objects to the request. The applicant has not vacated the affected portion of the Lake Reflections plat, which must be done concurrently with the rezoning application. The land to be used for access from Lake Reflections Boulevard is currently owned by the Lake Reflections HOA and the applicant has not provided any documentation showing authorization to use this land. This area of access also includes a 12-foot wide drainage easement, which has not been addressed. The proposed access point does not meet spacing standards relative to existing driveways. An administrative variance to address this issue has not been submitted. Lastly, the proposed subdivision does not provide a required emergency access or an alternative.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



J. Brian Grady
Mon Dec 5 2022 10:43:00

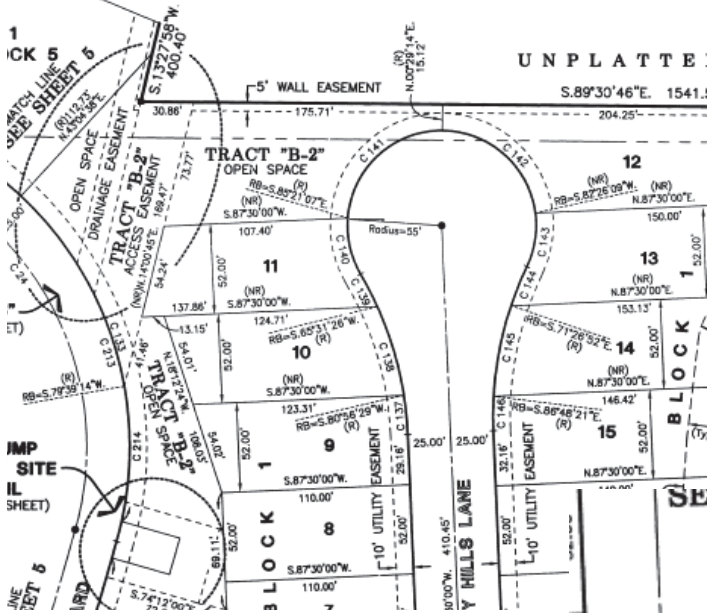
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

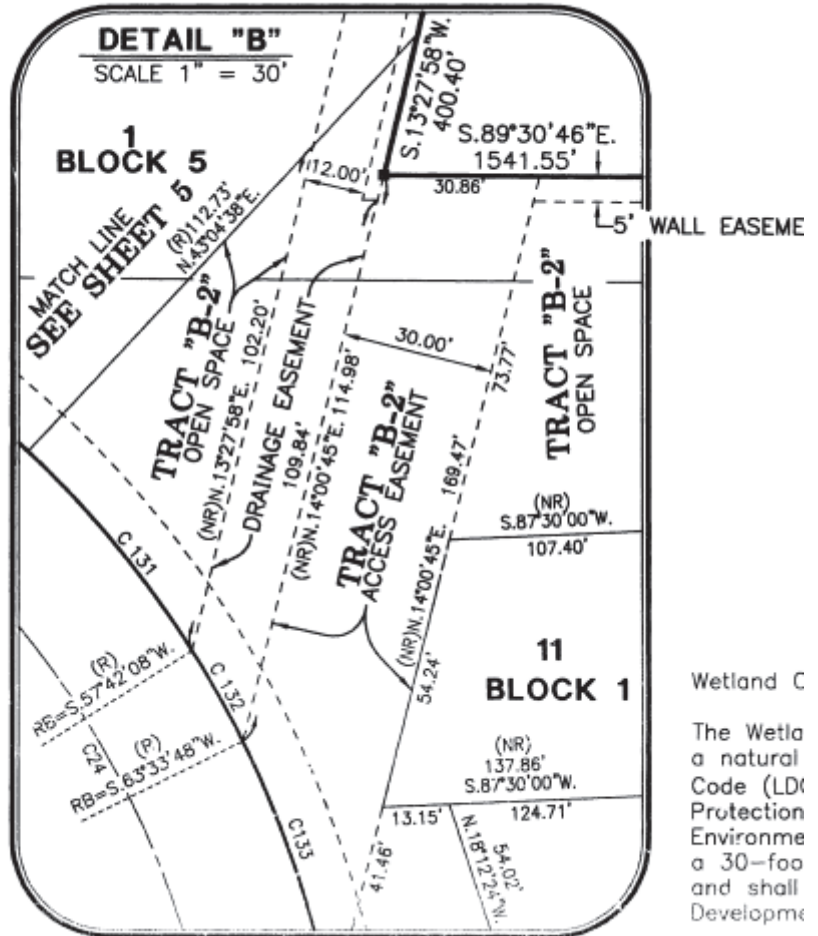
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

REFLECTIONS

SECTION 17, TOWNSHIP 27 SOUTH, RANGE 18 EA

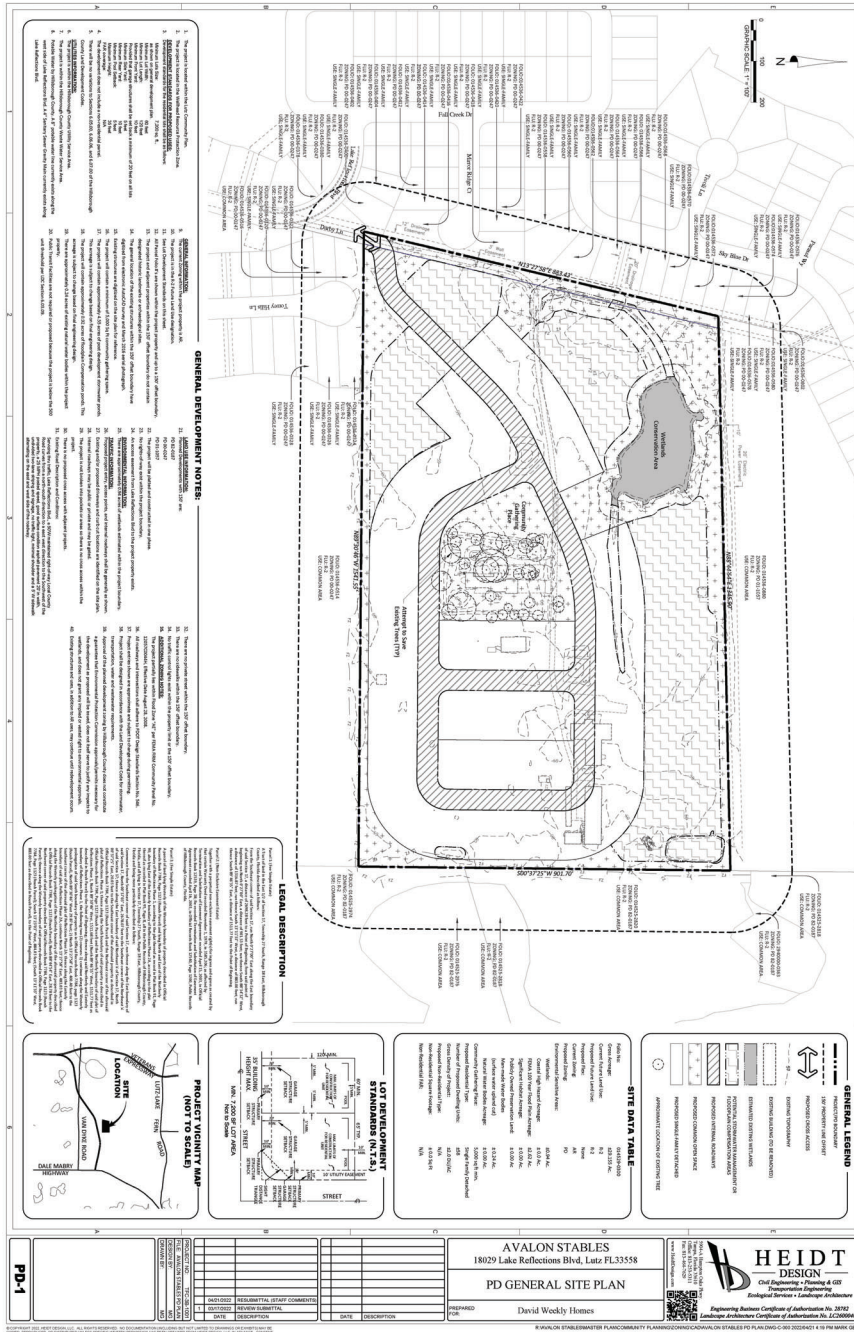


SEE SHEET 1
MATCH LINE



Wetland C
The Wetland Code (LD) Protection Environment a 30-foot and shall Developme

8.0 PROPOSED SITE PLAN (FULL)



GENERAL DEVELOPMENT NOTES:

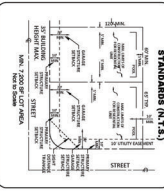
1. The information contained herein is the property of HEIDT DESIGN and is confidential. It is not to be used, copied, or disseminated in any form without the written consent of HEIDT DESIGN.
2. This site plan is prepared for the use of the City of Lutz and is not to be used for any other purpose without the written consent of HEIDT DESIGN.
3. All dimensions are in feet and inches (Ft. - In.).
4. The proposed development is shown as a hatched area on the site plan.
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LEGAL DESCRIPTION:

LOT 10, BLOCK 10, PALMETTO BLVD, LUTZ, FL 33558

LOT 10, BLOCK 10, PALMETTO BLVD, LUTZ, FL 33558

LOT 10, BLOCK 10, PALMETTO BLVD, LUTZ, FL 33558



SITE DATA TABLE

Item	Value
Site Area	1.23 Ac.
Lot Area	1.23 Ac.
Setback	10.00 Ft.
Width	100.00 Ft.
Depth	100.00 Ft.
Front Yard	10.00 Ft.
Side Yard	10.00 Ft.
Rear Yard	10.00 Ft.
Height	10.00 Ft.
Use	Residential Single-Family
Zone	RS-1
Map of State of Florida	10.00 Ft.
County of Hillsborough	10.00 Ft.
City of Lutz	10.00 Ft.
Map of Lutz	10.00 Ft.
Map of Hillsborough County	10.00 Ft.
Map of State of Florida	10.00 Ft.
County of Hillsborough	10.00 Ft.
City of Lutz	10.00 Ft.

GENERAL LEGEND

- 1. PROPOSED DRIVEWAY
- 2. PROPOSED DRIVE
- 3. PROPOSED SIDEWALK
- 4. PROPOSED LANDSCAPING
- 5. PROPOSED PAVEMENT
- 6. PROPOSED CONCRETE
- 7. PROPOSED ASPHALT
- 8. PROPOSED GRASS
- 9. PROPOSED TREES
- 10. PROPOSED SHRUBS
- 11. PROPOSED FLOWERS
- 12. PROPOSED LIGHTS
- 13. PROPOSED SIGNAGE
- 14. PROPOSED FENCE
- 15. PROPOSED WALL
- 16. PROPOSED CURB
- 17. PROPOSED GROUND
- 18. PROPOSED WATER
- 19. PROPOSED SEWER
- 20. PROPOSED GAS
- 21. PROPOSED ELECTRIC
- 22. PROPOSED TELEPHONE
- 23. PROPOSED CABLE
- 24. PROPOSED RAILROAD
- 25. PROPOSED HIGHWAY
- 26. PROPOSED STREET
- 27. PROPOSED ALLEY
- 28. PROPOSED CANAL
- 29. PROPOSED LAKE
- 30. PROPOSED RIVER
- 31. PROPOSED OCEAN
- 32. PROPOSED BEACH
- 33. PROPOSED DUNE
- 34. PROPOSED SAND
- 35. PROPOSED ROCK
- 36. PROPOSED CLAY
- 37. PROPOSED SILT
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- 50. PROPOSED SAND

REVISIONS

NO.	DATE	DESCRIPTION
1	12/12/22	RESUBMITTAL (STAY COMMENT)
2	02/14/23	REVIEW (SUBMITTAL)
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT INFORMATION

NO.	DATE	DESCRIPTION
1	12/12/22	RESUBMITTAL (STAY COMMENT)
2	02/14/23	REVIEW (SUBMITTAL)
3		
4		
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8		
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10		

PROJECT INFORMATION

PROJECT NAME: AVALON STABLES

ADDRESS: 18029 Lake Reflections Blvd, Lutz, FL 33558

PROJECT TYPE: PD GENERAL SITE PLAN

PREPARED BY: David Weekly Homes

HEIDT DESIGN

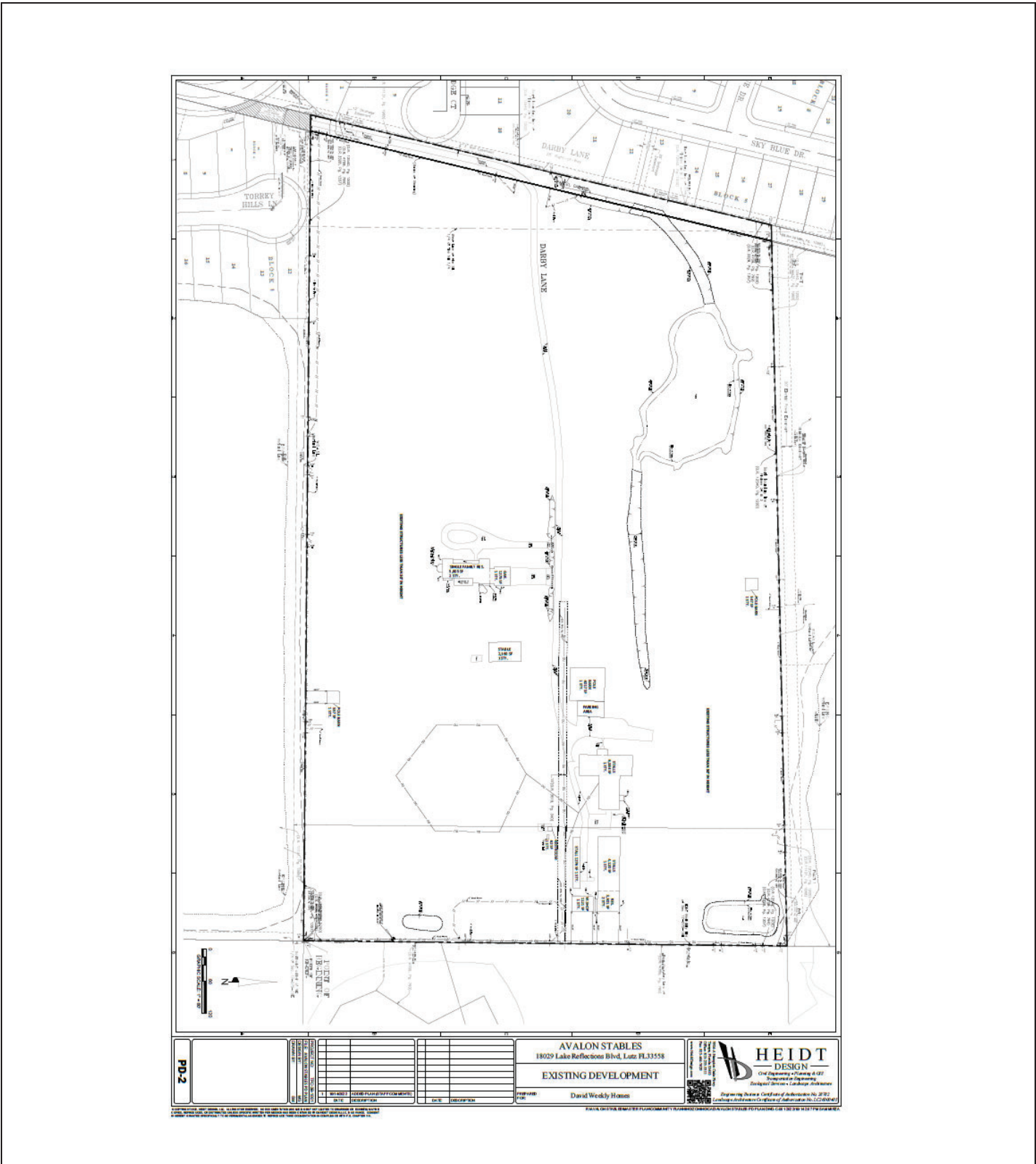
Professional Engineering & GIS

Engineering Services • Landscape Architecture

Professional Engineer License No. 28762

Landscape Architect Certificate of Registration No. LC20000005

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/02/2022

REVIEWER: Alex Steady, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: MM 22-0696

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

RATIONALE FOR OBJECTION

1. Given that the applicant is proposing a new subdivision with public roads, the affected portions of the Lake Reflections Plat (Plat Book 91, Page 90-1) must be vacated concurrent with the zoning. It is county policy that all by public vacations and easement issues must be processed concurrently with the rezoning. No vacation has been processed at this time. The applicant has not coordinated with real estate or the county attorney's office concerning required vacation and has not been executed concurrently with the subject rezoning.
2. The proposed access to Lake Reflections Blvd requires the applicant to acquire additional land owned by the HOA to fit the access to the proposed PD. The applicant has not submitted documentation concerning HOA negotiations about the land needed to access Lake Reflections Blvd. Transportation Staff cannot support a rezoning that proposes additional entitlements to a property without officially acquiring control of land needed to assure approved access can be built. The applicant indicated an HOA meeting was held on Oct 20th to vote on this issue but has not submitted any supporting information that conveyance of the needed land has been agreed upon.
3. The proposed access to Lake Reflections Blvd would impact a 12-foot existing drainage easement that is currently located in the area the roadway is going to be located. The applicant has not submitted documentation that provide information that addresses mitigating impacts from the modification of the drainage easement. The mitigation of the impacts of the change to drainage easement must be resolved prior to finding a proposed rezoning supportable.
4. The proposed access to Lake Reflections Blvd does not meet LDC section 6.04.07 minimum access spacing standards to the existing driveways on Lake Reflection Blvd. The applicant has not submitted an approvable Administrative Variance required to address this issue.
5. The applicant did not comply with Sec. 6.02.01.H., which requires an emergency access to serve the project. The applicant also did not include required authorized alternative measures per LDC section 6.02.01H.6.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone +/- 29.2-acre parcel from Agricultural Rural (AR) to Planned Development (PD). The proposed PD is seeking approval of 58 single family detached dwelling units.

As provided for in the Development Review Procedures Manual (DRPM), the applicant a detailed traffic analysis. Staff has prepared a comparison of the potential trips generated by development permitted, consistent with the analysis provided by the applicant, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 5 Single Family Detached Dwelling Units (ITE Code 210)	47	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 58 Single Family Detached Dwelling Units (ITE Code 210)	548	43	57

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+501)	(+39)	(+52)

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lake Reflections Blvd is a 2-lane, undivided, publicly maintained, local roadway characterized by +/- 10-foot-wide travel lanes. The roadway lies within a +/- 50-foot-wide right-of-way There are no bicycle facilities present along Lake Reflections Blvd in the vicinity of the proposed project. There is +/- 5-foot-wide sidewalk along both sides of Lake Reflections Blvd. in the vicinity of the proposed project.

SITE ACCESS

One (1) project access connection is proposed to Lake Reflections Blvd. As shown on the proposed PD plan, the access connection is in close proximity to existing driveway on Lake Reflections Blvd and does not meet Section 6.04.07 minimum spacing requirements of the LDC. A required Administrative Variance for the spacing was not submitted to address this issue.

ROADWAY LEVEL OF SERVICE

Lake Reflections Blvd is not a regulated roadway and as such was not included in the Level of Service 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
Lake Reflections Blvd.	County Local - Urban	2 Lanes <input 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

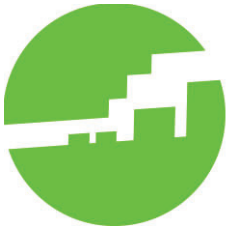
Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	548	43	57
Difference (+/-)	+501	+39	+52

*Trips reported are based on net new 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		None	None	Meets LDC
South	X	Choose an item.	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

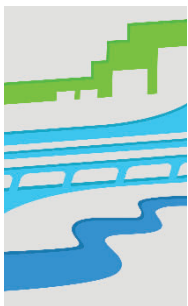
Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Staff Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022	Petition: PD 22-0696
Report Prepared: November 30, 2022	<i>North of Lake Reflections Boulevard and north of the Veterans Expressway</i>
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential-2 (2 du/ga and 0.25 FAR)
Service Area	Urban
Community Plan:	Lutz
Requested Zoning:	Agricultural Rural (AR) to Planned Development (PD) in order to develop 58 single family dwelling units
Parcel Size (Approx.):	29.15 +/- acres
Street Functional Classification:	Lake Reflections Boulevard – Collector Veterans Expressway – Principle Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 29.15 acre site is located north of the Veterans Expressway near Lake Reflections Boulevard. The subject site is located within the Urban Service Area (USA). It falls within the boundary of the Lutz Community Plan.
- The subject site has a Future Land Use designation of Residential-2 (RES-2). Typical allowable uses in RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-2 surrounds the subject site in all directions. Further to the north and south is the Residential-1 (RES-1) Future Land Use category and to the west is Residential-4 (RES-4). Natural Preservation (N) is located to the southeast. Two small pockets of Office-Commercial-20 (OC-20) are located to the east, near the intersection of the Veterans Expressway and North Dale Mabry Highway. On the east side of North Dale Mabry Highway is a large swath of Community Mixed Use-12 (CMU-12).
- The subject site is zoned as Agricultural Rural (AR). Other areas of AR zoning are located to the north and south of the subject site. Several Planned Developments (PDs) approved for residential development are also located in close proximity to the subject property. To the southwest is a small pocket of Residential Multi-Family Conventional-9 (RMC-9).
- The surrounding area consists of a mix of multi-family residential, single-family residential, public institutional uses, and agricultural uses. To the southwest alongside the Veterans Expressway is a large area owned by FDOT and to the southeast of the subject property is St. Joseph's North hospital. Overall, the immediate area surrounding the subject property is interspersed with homes of varying lot sizes and natural areas with development intensifying eastward toward North Dale Mabry Highway.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to allow for 58 single family residential dwelling units.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area

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.

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

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 16.3: 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.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

ENVIRONMENTAL AND SUSTAINABILITY SECTION (E&S)

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy: 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to allow for the development of 58 single family homes. The site is located in the Urban Service Area (USA) and the site is located within the limits of the Lutz Community Plan.

The proposal meets the intent of Objective 1 and Policies 1.2 of the Future Land Use Element of the Comprehensive Plan (FLUE) because it provides growth in the Urban Service Area. The request also meets the intent of the minimum density requirement, as outlined in FLUE Policy 1.2, by requesting 58 dwelling units (29.15 acres x 2 du/ga = 58 dwelling units). The requested density is also consistent with the density expected in the RES-2 Future Land Use category. The applicant is proposing a 7,200 square foot lot size minimum, comparable to the lot sizes in the immediate vicinity in the Reflections subdivision to the south and west of the subject site, which is consistent with policy direction in FLUE Policies 1.4, 16.3 and 16.8.

Though the proposed Planned Development is consistent with the type and scale of development expected in the RES-2 Future Land Use category, there are outstanding environmental and connectivity issues that have yet to be addressed by the applicant.

FLUE Objective 13 mandates that development not negatively impact environmentally sensitive areas. The Environmental Protection Commission (EPC) issued comments on April 12, 2022, that request a redraw of the site plan demonstrating that the proposed development will not impact the established wetland area on the north portion of the site. The subsequent revised site plans that were submitted do not appear to have addressed this issue, which is inconsistent with FLUE Objective 13 and policy direction in the Environmental and Sustainability Section (ESS) of the Comprehensive Plan that focuses on wetland protection (ESS Objective 3.5 and Policies 3.5.1, 3.5.2 and 3.5.4). In addition, revised EPC comments have not been submitted.

Additionally, the applicant has not addressed how they will be accessing the site. The intervening property the site needs to access to the subject property is not owned by the applicant and the applicant has not provided any evidence of a change in ownership. In addition, the most recently submitted site plan, dated October 14, 2022, was incomplete and did not provide a sheet showing the development. Per FLUE Policy 16.3, developments are required to be integrated with adjacent land uses through transportation and pedestrian connections. Not providing evidence of a clear access point to the site is inconsistent with this policy direction. Per FLUE Policy 16.7, residential neighborhoods must be designed to include an efficient system of internal circulation and street stub outs to connect adjacent neighborhoods together. Absent a site plan demonstrating exactly how the proposed development will be accessed from the adjacent subdivision, the proposed Planned Development is not consistent with this policy direction.

While the site is located within the limits of the Lutz Community Plan, no policies in the Community Plan were found to apply to this request.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0696

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

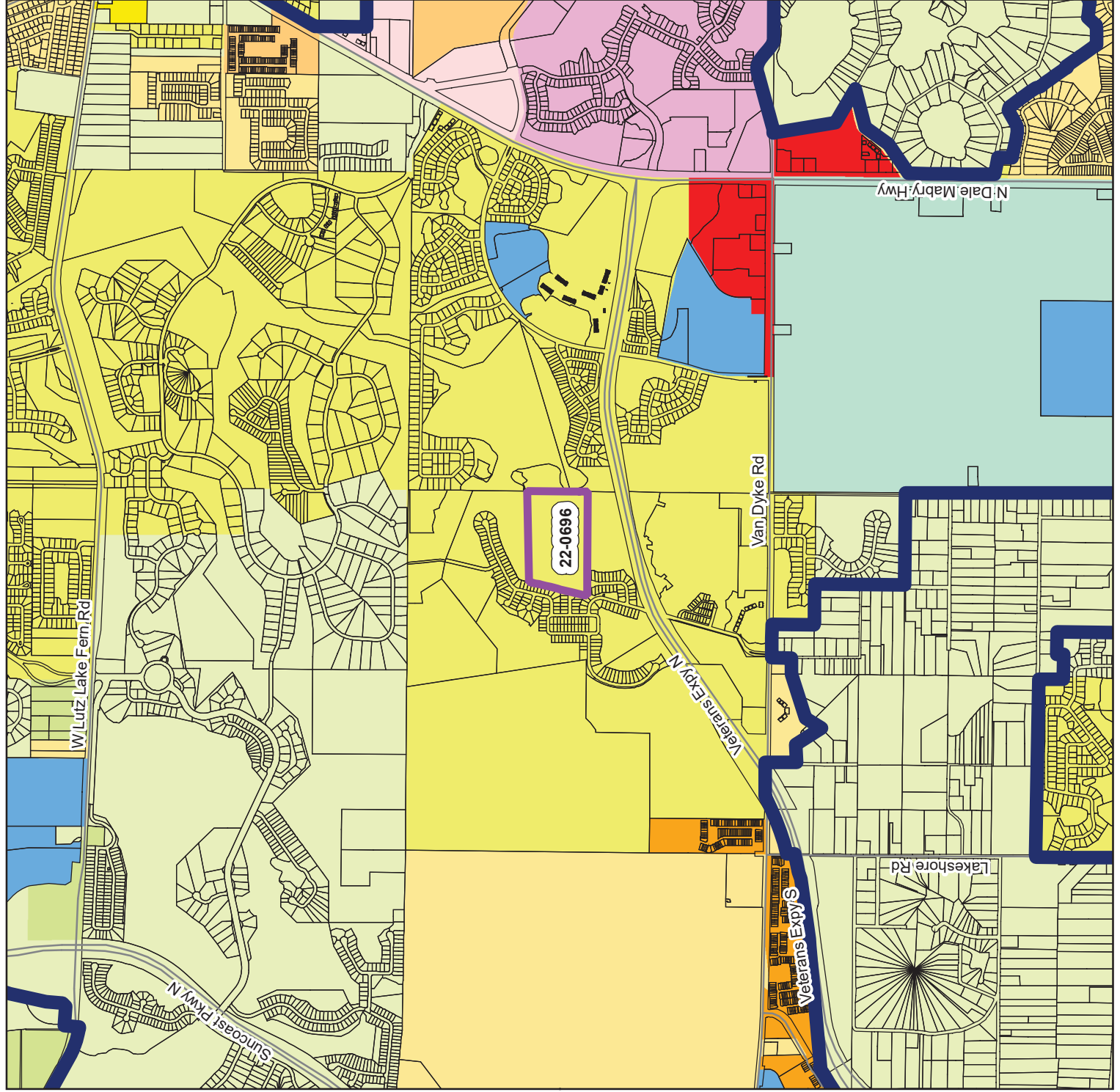
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authority. ACCURACY: It is intended that the user of this map will verify the accuracy of the information shown on this map with the appropriate authority. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

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22-0696