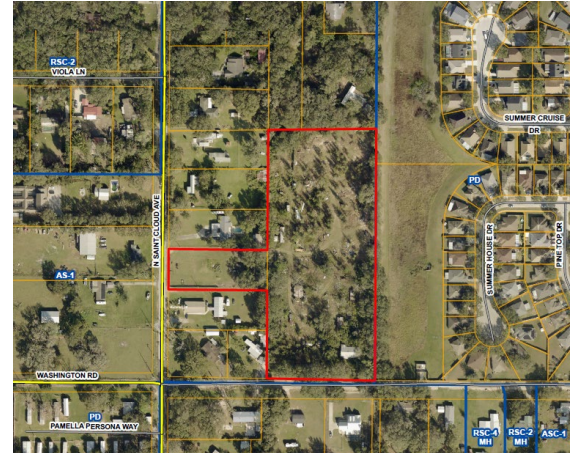


Rezoning Application: PD 24-0141**Zoning Hearing Master Date:** June 17, 2024**BOCC Land Use Meeting Date:** August 13, 2024**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Andrey Metelski**FLU Category:** RES-4**Service Area:** Urban**Site Acreage:** Approximately 7.19 acres**Community
Plan Area:** None**Overlay:** None**Introduction Summary:**

The applicant seeks to develop an approximately 7.19-acre property located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Single Family)
Acreage	7.19 acres	7.19 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-3.61 dwellings per acre
Mathematical Maximum*	7 single-family homes	26 Single Family Dwellings

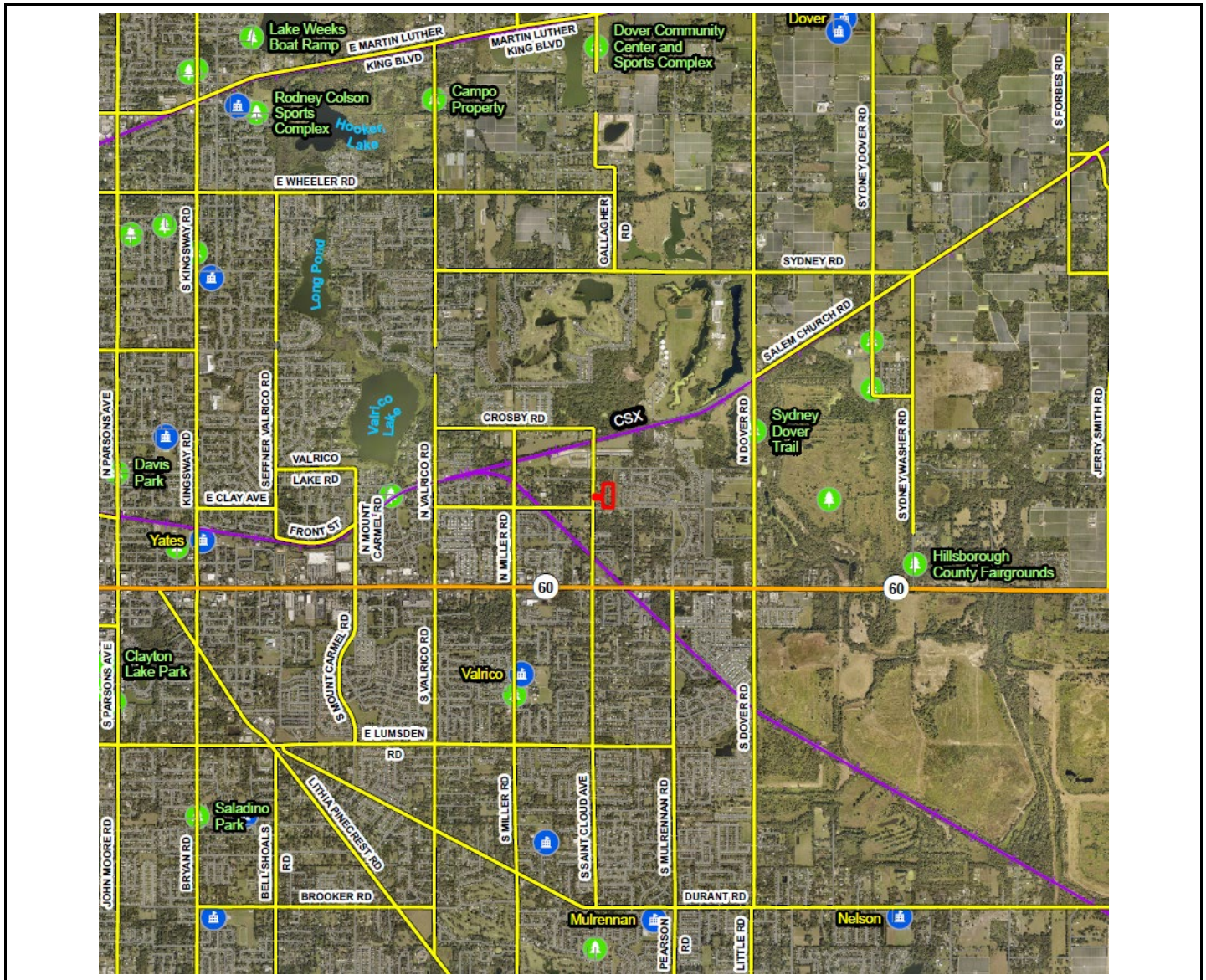
*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD (Subject to RSC-9 Standards)
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.	Front: Min. 20' Side: Min. 5' Rear: Min. 20' Proposed Buffers: Adjacent to folio 85634.5500 and North & South Entrance Dr. (Folio #85633.1000): 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.	35 ft. Max. Ht.
Additional Information:		
PD Variation(s)	None.	
Waiver(s) to the Land Development Code	None.	

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Supportable, with Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



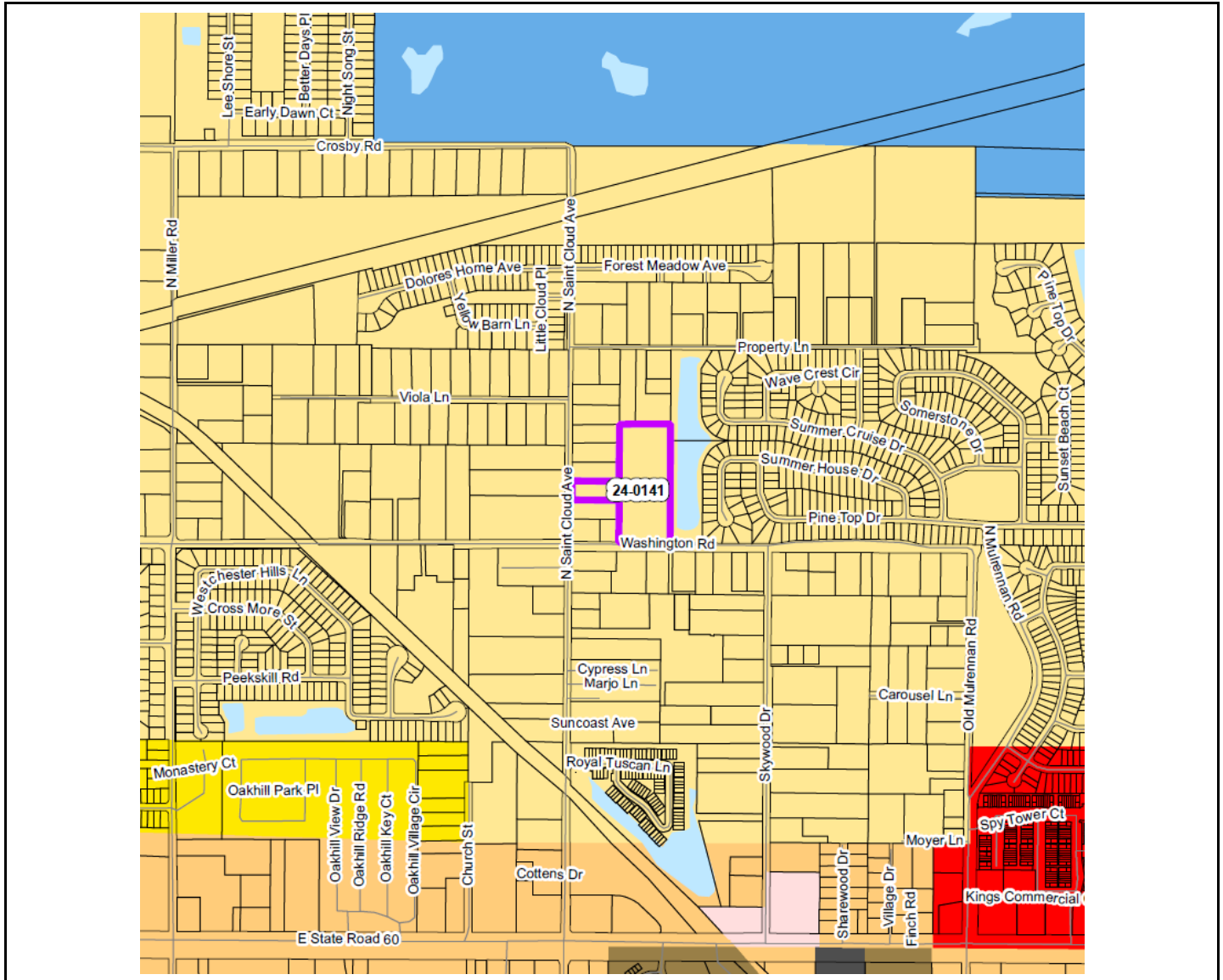
Context of Surrounding Area:

The subject property is located on the east side of N. Saint Cloud Ave. and north of Washington Boulevard. The subject property is within the Urban Service Area.

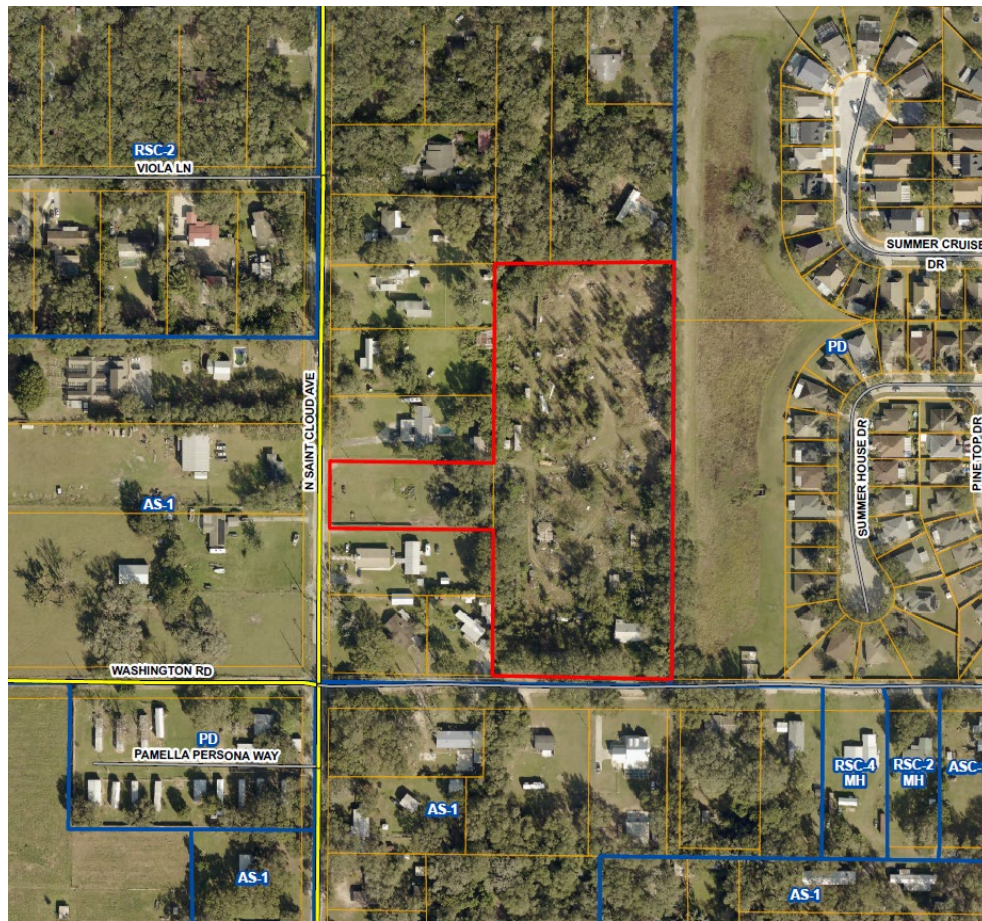
The subject property is surrounded predominately by single-family neighborhoods. To the immediate west is the location of PD 89-0080/PRS 18-0312, approved for detached residential units adjacent to the east side of the subject property. Further east the PD allows multi-family development with a total of 603 combined residential units, and a 300,000-sf commercial component further east. To the west of the subject site is a church with residential development on the other properties adjacent to the proposed development and south of the church and Washington Boulevard.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential – 4 (RES-4)
Maximum Density/F.A.R.:	4 du per acre / Maximum 0.25 FAR
Typical Uses:	Typical uses include residential, suburban commercial, offices, and multi-purpose uses.

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 Northwest across N. St. Cloud Ave.	North: AS-1 NW: RSC-2	AS-1: 1 ac. Min Lot Area (43,560 sf) RSC-2: ½ acre Min. Lot Area (21,780 sf)	Single-family and agricultural	Single-family Residential
South	AS-1	Min Lot Area: 1 acre (43,560 sf)	Single-family and agricultural	Washington Rd. ROW & Single Family Residential
East	PD 89-0080	Internal SF Lots: RSC-9 Standards. Max. Density: 4.1 du / ac.	Single Family Residential	Single Family Residential & common area
West	N. St. Cloud Ave. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential

APPLICATION NUMBER: PD 24-0141

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

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
Saint Cloud Ave	County Collector - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☒ Substandard Road Improvements ☐ Other
Washington Road	County Local - Urban	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	245	18	24
Difference (+/-)	+179	+13	+17

*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		Vehicular & Pedestrian	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☐ Not applicable for this request

Road Name/Nature of Request	Type	Finding
Saint Cloud Ave/ Substandard Road	Design Exception Requested	Approvable
Saint Cloud Ave/ Access Spacing	Administrative Variance Requested	Approvable

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See EPC Agency Review Sheet.
Natural Resources	☒ Yes ☐ No	☐ Yes ☐ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☒ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat (Upland Wildlife Habitat Area) ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other:			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☒ Design Exc./Adm. Variance Requested ☒ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	See Transportation Report.
Service Area/ Water & Wastewater ☒ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See Water Resource Services Rezoning Review Comment Sheet
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	See School Board Adequate Facilities Analysis Report.
Impact/Mobility Fees (Fee estimate is based on a 2,000 square foot, Single Family Detached Unit) Mobility: \$9,183 * 26 = \$238,758 Parks: \$2,145 * 26 = \$55,770 School: \$8,227 * 26 = \$213,902 Fire: \$335 * 26 = \$8,710 Single Family Detached per unit = \$19,890 * 26 = \$517,140 Project Summary: Urban Mobility, Central Park/Fire - 26 SF units - potential credit for existing SF and MH removed from parcels.				

APPLICATION NUMBER: PD 24-0141

ZHM HEARING DATE: June 17, 2024

BOCC LUM MEETING DATE: August 13, 2024

Case Reviewer: Tim Lampkin, AICP

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☒ Minimum Density Met ☐ N/A ☐ Density Bonus Requested ☒ Consistent ☐ Inconsistent	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☒ Yes ☐ No	See Planning Commission Report. Condition regarding construction of the boardwalk providing pedestrian connectivity to Washington Road proffered by DSD staff is imperative to PC staff's finding of consistency.

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 26 single-family homes on a +/-7.19-acre property located on the east side of N. Saint Cloud Avenue and north of Washington Boulevard.

The subject property is surrounded on the northwest and southwest by AS-1 zoning with single-family homes. Further northwest across N. Saint Cloud Avenue is RSC-2 zoned property. Immediately south of the subject property is Washington Road, across which is AS-1 zoning with single-family homes. Immediately east of the subject site is PD 89-0080. The proposed development abuts an open space area within PD 89-0090, with single-family homes developed to RSC-9 standards approximately 200 feet from the subject site.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. While the applicant is not required to provide a buffer for the church, the applicant is proposing a 10-foot-wide buffer with Type "A" screening along the three home lots adjacent to the church to ensure compatibility. For the single-family home lots adjacent to the church, the applicant proposes a condition to allow the use of existing vegetation in lieu of proposed screening pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. The alternative plan shall afford screening, in terms of height, opacity and separation, equivalent to or exceeding that provided by the proposed 10 ft. landscaped buffer with Type "A" screening.

The applicant is also providing additional 10-foot-wide landscaped buffers with Type "A" screening along the north and side of the access street into the proposed development buffering the adjacent church to the immediate south and the existing single-family home to the immediate north of the access road to the proposed development; thereby, mitigating any impacts to both the existing church and the single-family home located to the north of the access street from traffic into the development.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

Prior to site plan certification, the applicant shall complete the following:

- Revise “50.40 ft.” lot width to “50 ft.” per RSC-9 zoning district standards.
- Remove the min. lot length. RSC-9 standards will determine lot length.
- Remove “Valrico Community Planning Area” under notes.
- Remove the square box located on Lot 1.
- Revise the Site Plan to include sidewalks that continue to the property line to the north, as shown in image in the Transportation Agency Review Comment Sheet.
- Revise the Site plan to include sidewalk connections at the internal roadway intersection as shown in image in the Transportation Agency Review Comment Sheet.
- Remove note #19. Project roadways are to be private roadways.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 23, 2024.

1. The subject site shall be limited to a maximum of 26 single-family homes.
2. The development shall comply with the May 23, 2024, site plan and the RSC-9 development standards.
 - Minimum Lot Width: 20 feet
 - Minimum Lot Size: 5,000 sf
 - Minimum Rear Setback: 20 feet (inclusive of buffer)
 - Minimum Front Yard Setback: 20 feet
 - Minimum Side Yard Setback: 5 feet (inclusive of buffer)
 - Maximum Building Coverage: 40 percent
 - Maximum Building Height: 35 feet
3. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
 - a. Buffering and screening on the north and south perimeter of folio # 85633.1000 (location of the 50-ft. ungated private entrance street) shall include a 10-foot buffer with type “A” screening.
 - b. Buffering and screening adjacent to folio # 85634.5500 shall include a 10-foot buffer with type “A” screening. Existing vegetation may be retained in lieu of construction of the 6-ft. high screening where said vegetation is at least 6 feet in height and provides an overall opacity of seventy-five percent.
 - c. The required buffers shall require landscape easements to be depicted on the plat. Use of the buffer shall be in accordance with the buffer definition in the LDC.
4. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan and be privately maintained.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
6. The project shall be served by and limited to one vehicular access connection to Saint Cloud Ave.

7. Prior to acceptance of the subdivision, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan. The Boardwalk shall be privately maintained.
8. The developer shall dedicate and convey to Hillsborough County a 5-foot wide right-of-way strip along the project's frontage on Washington Road.
9. Project roadways shall be constructed to HC TTM private roadway standards.
10. If PD 24-0141 is approved, the County Engineer will approve a Design Exception request (dated April 29, 2023, and signed and sealed on May 1, 2024), which was found approvable by the County Engineer (on June 6, 2024) for the Saint Cloud Ave substandard road improvements. As Saint Cloud Ave is a substandard collector roadway, the developer will be required to make specific improvements to Saint Cloud Ave Road consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct:
 - A minimum 5-foot-wide sidewalk for a distance of +/- 536 ft. along the east side of Saint Cloud Ave to Viola Lane.
11. If PD 24-0141 is approved, the County Engineer will approve a Sec. 6.04.02.B Administrative Variance (dated April 29, 2024, and signed and sealed on May 1, 2024) from the LDC Section 6.04.07 access spacing requirements, which has been found approvable by the County Engineer (on June 6, 2024). Approval of this Administrative Variance will permit the reduction of the minimum access spacing between the project driveway on Saint Cloud Ave as follows:
 - a. For the project driveway connection, a variance of +/- 182 feet from the closest driveway to the north on the same (east) side of the roadway, resulting in an access spacing of +/- 63 ft.; and,
 - b. For the project driveway connection, a variance of +/- 133 feet from the closest driveway to the south on the same (east) side of the roadway, resulting in an access spacing of +/- 112 ft.
12. The Developer shall construct a 5-foot-wide county standard sidewalk from the subject frontage on Washington Road to St. Cloud Avenue.
13. This site contains trees that may qualify as Grand Oaks as defined by the Land Development Code (LDC). All trees confirmed as a Grand Oak must be accurately located and labeled as such on the submitted preliminary plan/plat through the Site Development/Subdivision Review process. Design efforts are to be displayed on the submitted preliminary plan to avoid adverse impacts to these trees.
14. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
15. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

16. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
17. 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, unless otherwise stated herein.
18. 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:**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

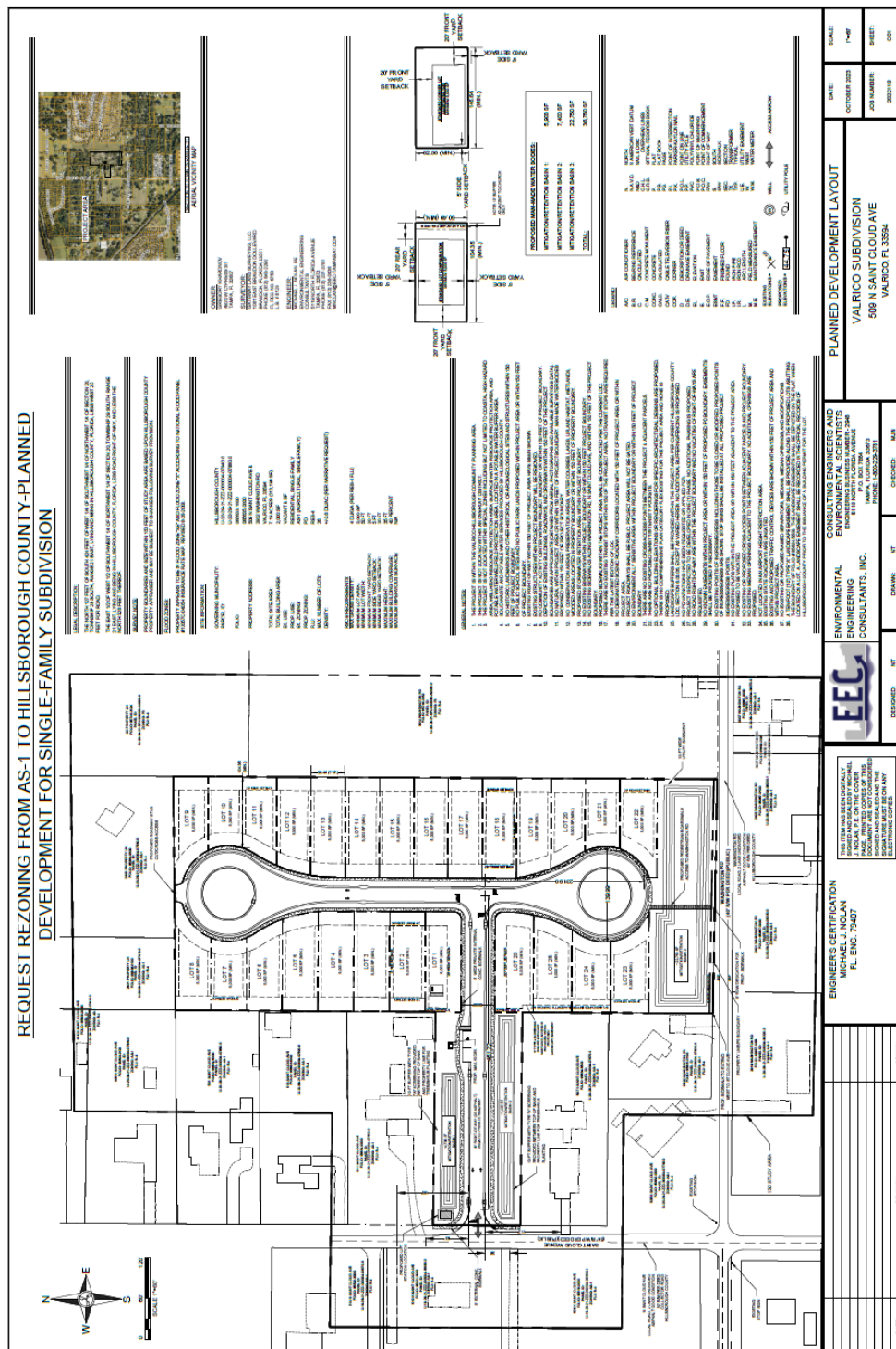
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**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: June 5, 2024 Report Prepared: June 17, 2024	Case Number: PD 24-0141 Folio(s): 85633.1000 & 85635.0000 General Location: 509 North Saint Cloud Avenue & 2932 Washington Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Not applicable
Rezoning Request	Agricultural Single-Family (AS-1) to Planned Development (PD) for 26 single family homes
Parcel Size	+/- 7.19 acres
Street Functional Classification	North Saint Cloud Avenue – Collector Washington Road – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	AS-1	Single-Family Residential
North	Residential-4	AS-1 & PD	Single-Family Residential, HOA / Common Property, & Vacant Land
South	Residential-4	AS-1, PD & ASC-1	Single-Family Residential, Vacant & Mobile Home Park
East	Residential-4	PD, ASC-1, RSC-2 & RSC-4	HOA / Common Property & Single-Family Residential
West	Residential-4	AS-1, PD, ASC-1 & RSC-2	Single-Family Residential, Public / Quasi-Public / Institutions, Agricultural, Light Commercial, Vacant & Mobile Home Park

Staff Analysis of Goals, Objectives and Policies:

The approximately 7.19 +/- acre subject site is located east of North Saint Cloud Avenue and north of Washington Road. The subject site is located in the Urban Service Area. It is not within the limits of a community plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant requests to rezone the subject site from Agricultural Single-Family (AS-1) to Planned Development (PD) for 26 single family homes.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE 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 26 single family residential homes are compatible with the existing residential character in the area and the development pattern contains other zoned parcels of both RSC-2 and RSC-4.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The RES-4 category allows up to 4 du/acre. For this 7.19 acre site, up to 28 homes are allowed. The request for 26 units meets Objective 8 and minimum density Policy 1.2, in which 21 homes must be developed on site.

Per Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of uploading this report, formal comments from Transportation staff and Zoning staff were not uploaded into Optix, however, Transportation staff has provided guidance on the applicability of a street connection, which is addressed later in this report. Natural Resources provided specific conditions of approval for avoiding adverse impacts to Grand Oak trees.

The proposed rezoning meets the intent of Policies 16.2, 16.3, 16.8 and 16.11, which focus on Neighborhood Protection. The development pattern of the surrounding area shows several other residential uses with varying lot sizes. The proposed minimum 5,000 sq. ft. lot sizes would reflect a development pattern that is in keeping with the existing surrounding development pattern, consistent with the aforementioned policy direction. No additional landscaping/buffering beyond what is required in the Land Development Code is proposed.

FLUE Policy 16.7 requires that residential neighborhoods be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together. Policy 16.10 considers vehicular traffic, circulation and access as factors that impact compatibility. The Community Design Component Objective 13-1 and Policy 13-1.4 require communities to be designed around a modified grid network of streets in order to improve connections between neighborhoods. The Mobility Section of the Comprehensive Plan seeks to promote connectivity. Goal 4 seeks to provide safe and convenient connections within the transportation network that support multimodal access to key destinations. Similarly, Objective 4.1 of the Mobility section encourages communities to be designed around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods.

However, in this instance, as the technical experts on transportation, Hillsborough County Transportation staff have stated that the applicant's site plan only shows 40 feet of right-of-way is available along Washington Road. Planning Commission staff had multiple meetings with the applicant and transportation staff to find a solution to connect to Washington Road based upon the aforementioned Comprehensive Plan policy direction. County Transportation staff have stated that a vehicular connection was not required due to geometrical restraints and an extremely substandard roadway. However, Transportation staff are requiring pedestrian access to Washington Road and 5 feet of right-of-way (ROW) dedicated by the application for a sidewalk and space for a standard roadway to be built in the future through Conditions of Approval. Planning Commission staff believe this is a lost opportunity for future connectivity when the roadway is brought up to standard and additional right-of-way allows for vehicular connectivity to Washington Road. Not providing a future connection to Washington Road is short-sighted, especially since the Hillsborough County Transportation Department is requiring 5 feet of ROW dedication from the applicant.

However, Planning Commission staff defers to our technical transportation experts who are currently only requiring a pedestrian connection to Washington Road. The applicant is proposing a boardwalk be built over the proposed stormwater ponds to meet the required pedestrian connection. In addition, the latest site plan does not show a wall or gate along Washington Road and the proposed 5 foot sidewalk will extend west to the St. Cloud Avenue intersection. This meets Policy 4.1.2 of the Mobility Section which requires pedestrian connections between adjacent compatible development and only vehicular interconnections, where appropriate. In addition, the applicant is proposing a stub-out to the northern portion of the site for future redevelopment opportunities. Based upon this, the proposed Planned Development is consistent with Objective 16 and its associated policies, Objective 13-1 and Policy 13-1.4

and Mobility Goal 4, Objective 4.1 and Policy 4.1.2. A condition of approval states that “ Prior to final building permit approval of the first 10 single-family homes, the proposed pedestrian boardwalk shall be constructed connecting the development to Washington Road as shown on the site plan”. This condition of approval, specifically the timing mechanism, is imperative to Planning Commission staff’s finding of consistency.

The Community Design Component in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. The proposed residential would be consistent with this policy direction as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

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 (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 1.4: 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 16.7: 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 16.10: 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.

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

4.2 SUBURBAN RESIDENTIAL CHARACTER

Goal 8: Preserve existing suburban uses as viable residential alternatives to urban and rural areas

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.

5.2 URBAN/SUBURBAN

Goal 13: Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County. (Continued)

Objective 13-1: Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations. (Continued)

Policy 13-1.4: Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

Policy 13-1.5: The street network should provide all residents with direct links to community focal points, social services and major roads in the region.

Policy 13-1.6: Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.

Policy 13-1.7: Allow the design of neighborhoods to be more directly responsive to site conditions.

MOBILITY SECTION

Promote Connectivity

Goal 4: Provide safe and convenient connections within the transportation network that support multimodal access to key destinations, such as community focal points, employment centers and services throughout the County.

Objective 4.1: *In urban and suburban contexts, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

Policy 4.1.2: *Require pedestrian and bicycle interconnections between adjacent, compatible development, and where appropriate, require vehicular interconnections*

Rezonings

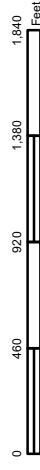
APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads

WATER, NATURAL, LULC, Wet_Poly	
AGRICULTURAL/MINING-120 (.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)	
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)	
OFFICE COMMERCIAL-20 (.75 FAR)	
RESEARCH CORPORATE PARK (1.0 FAR)	
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RESEARCH AND MANUFACTURING)	
FAR RETAIL/COMMERCE	
LIGHT INDUSTRIAL PLANNED (.75 FAR)	
LIGHT INDUSTRIAL (.75 FAR)	
HEAVY INDUSTRIAL (.75 FAR)	
PUBLIC/QUASI-PUBLIC	
NATURAL PRESERVATION	
WIMAUJA VILLAGE RESIDENTIAL-2 (.25 FAR)	
CITIZENS VILLAGE	

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and addresses from the County Property Appraiser's records and are not official. **REPRODUCTION:** This map is not to be reproduced or sold to anyone without specific approval of the Hillsborough County City/County Planning Commission.

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