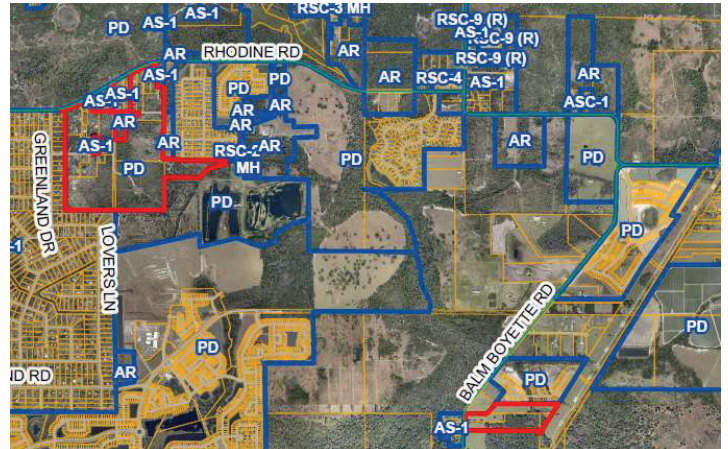


Rezoning Application: PD 21-0220
Zoning Hearing Master Date: September 13, 2021
BOCC Land Use Meeting Date: November 9, 2021

1.0 APPLICATION SUMMARY

Applicant: Rhodine Development LLC
FLU Category: RES-4 and RP-2 (Receiving-North)
 RP-2 (Sending-South)
Service Area: Urban and Rural (Receiving-North)
 Rural (Sending-South)
Site Acreage: 194 (Receiving-North)
 32.6 (Sending-South)
Community Plan Area: Riverview (Receiving-North)
 South Shore (Sending-South)
Overlay: None



Introduction Summary:

The proposed rezoning consists of the two, non-contiguous projects in the RP-2 Future Land Use Category – one along Rhodine Road (referred to as “North”) and the other along Balm-Boyette Road (referred to as “South”). The requests for a density of 2 units per acre for both projects requires a Planned Village development form. The northern project is currently zoned PD 20-0969, which will be expanded by 1.46 acres and thus requiring a new PD zoning. The northern area is currently approved for residential, a Village Node and the permissibility for a public school, in a Planned Village development form. In addition to the added acreage within the northern area, it is also proposed to serve as receiving area for a proposed density transfer. The southern area is zoned AR and is vacant. This will to serve as sending area for a proposed density transfer of all but one unit. The southern area is located in the Aggregate Planned Villages area, which allows smaller Planned Villages subject to Comprehensive Plan policies.

The following two tables provide information **with no density transfers occurring.**

Table 1: Zoning of the Receiving Area - North

	Existing		Proposed
District(s)	PD 20-0969	AS-1	PD 21-0220-North
Typical General Use(s)	Single-Family Residential, On-Site Retail and Daycare (Public School permissible)	Single-Family Residential/Agricultural	Single-Family Residential, On-Site Retail and Daycare (Public School permissible)
Acreage	167.4 in RP-2 <u>25.1 in RES-4</u> 192.5 Total	1.5 in RP-2	168.9 in RP-2 <u>25.1 in RES-4</u> 194 Total
Density/Intensity	2 units per acre in RP-2 4 units per acre in RES-4	3 units in RP-2	2 units per acre in RP-2 4 units per acre in RES-4
Mathematical Maximum*	334 units in RP-2 <u>100 units in RES-4</u> 434 Total Units	3 units in RP-2	337 units in RP-2 <u>100 units in RES-4</u> 437 Total Units**

*number represents a pre-development approximation

**with no density transfer from the sending area

Table 2: Zoning of the Sending Area - South

	Existing	Proposed
District(s)	AR	PD 21-0220-South
Typical General Use(s)	Agricultural/Single-Family Residential	Single-Family Residential
Acreage	32.6	32.6
Density/Intensity	2 units per acre in RP-2	2 units per acre
Mathematical Maximum*	65 units	65 Total Units**

*number represents a pre-development approximation

** with no density transfer to the receiving area

The following two tables provide information **with a density transfer**.

Table 3: Zoning of the Receiving Area - North

	Existing		Proposed
District(s)	PD 20-0969	AS-1	PD 21-0220-North
Typical General Use(s)	Single-Family Residential, On-Site Retail and Daycare (Public School permissible)	Single-Family Residential/Agricultural	Single-Family Residential, On-Site Retail and Daycare (Public School permissible)
Acreage	167.4 in RP-2 <u>25.1 in RES-4</u> 192.5 Total	1.5 in RP-2	168.9 in RP-2 <u>25.1 in RES-4</u> 194 Total
Density/Intensity	2 units per acre in RP-2 4 units per acre in RES-4	3 units in RP-2	2 units per acre in RP-2 4 units per acre in RES-4
Mathematical Maximum*	334 units in RP-2 <u>100 units in RES-4</u> 434 Total Units	3 units in RP-2	337 units in RP-2 64 transferred units in RP-2 <u>100 units in RES-4</u> 501 Total Units**

*number represents a pre-development approximation

**with applicant proposed density transfer from the sending area

Table 4: Zoning of the Sending Area - South

	Existing	Proposed
District(s)	AR	PD 21-0220-South
Typical General Use(s)	Agricultural/Single-Family Residential	Single-Family Residential
Acreage	32.6	32.6
Density/Intensity	2 units per acre in RP-2	2 units per acre
Mathematical Maximum*	65 Total Units	1 Total Unit**

*number represents a pre-development approximation

**with applicant proposed density transfer to the receiving area

APPLICATION NUMBER: PD 21-0220

ZHM HEARING DATE: September 13, 2021

BOCC LUM MEETING DATE: November 9, 2021

Case Reviewer: Michelle Heinrich, AICP

Development Standards: Receiving Area-North*		Existing	Proposed
District(s)	PD 20-0969	AR	PD 21-0220
Lot Size / Lot Width	5,500 sf / 50'	5.0 acres / 150'	5,500 sf / 50'
Setbacks/Buffering and Screening	20' Front Yards 15' Rear Yards 15' Side Yards	50' Front Yards 50' Rear Yards 25' Side Yards	20' Front 20' Rear 5' Sides
Height	35' / 2-stories	50'	35' / 2-stories

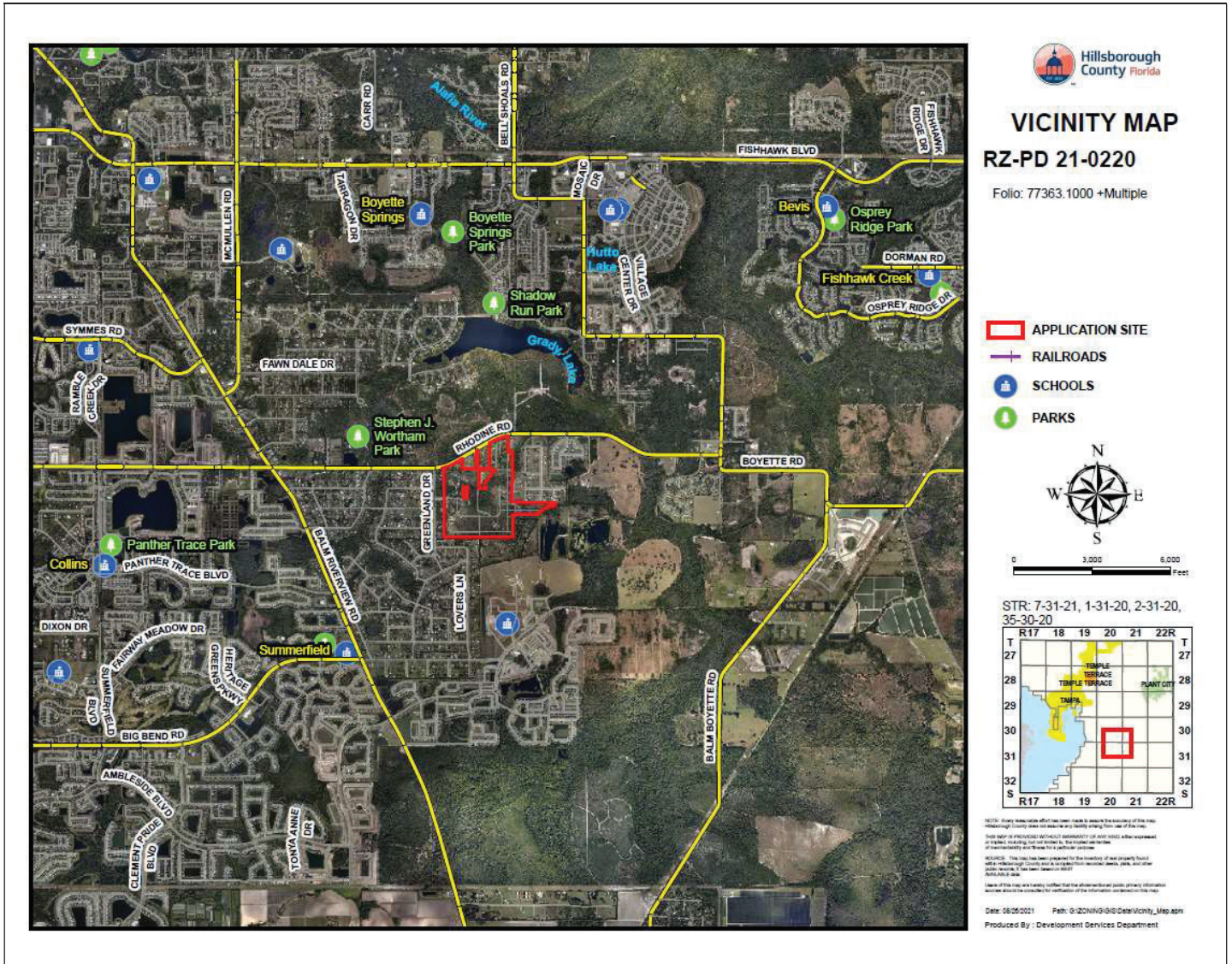
Development Standards: Donating Area-South		Existing	Proposed
District(s)		AR	PD 21-0220
Lot Size / Lot Width		5.0 acres / 150'	4,400 sf / 40'
Setbacks/Buffering and Screening		50' Front Yards 50' Rear Yards 25' Side Yards	20' Front 20' Rear 5' Sides
Height		50'	35' / 2-stories

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Section 5.04.02.G (Perimeter Buffering) Reduction in the percentage and widths of perimeter buffers (Receiving Area – North)

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Not supported
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map - North

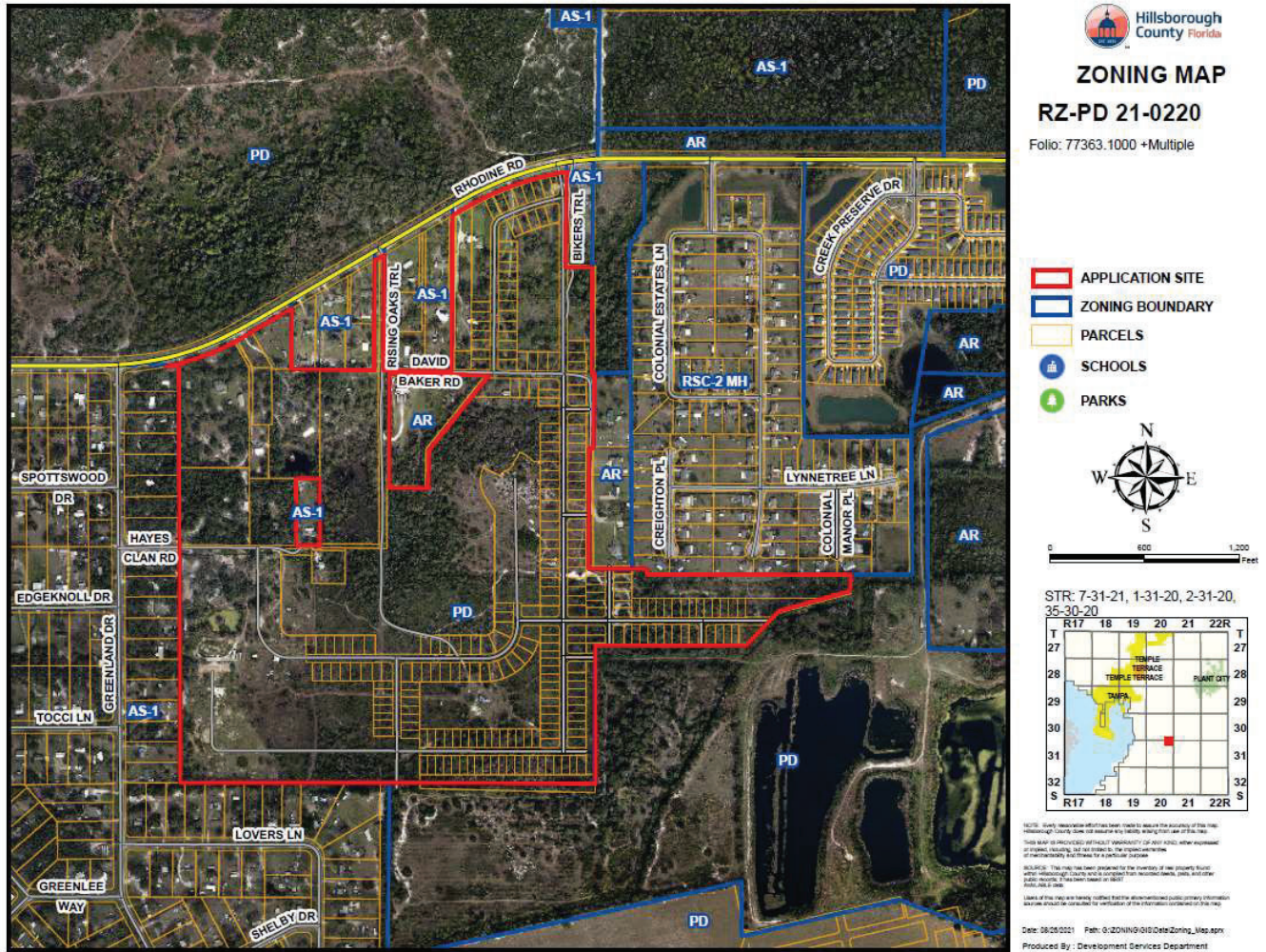


Context of Surrounding Area:

The area is developed with residential and conservation/recreational uses within the southeastern area of the Riverview community along Rhodine Road. Residential is developed with a variety of lot sizes due to older, existing neighborhoods featuring larger lots and newer planned village neighborhoods developed with smaller lot sizes in a compact form. Property along the north side of Rhodine Road consists of the Rhodine Scrub Preserve and Trails (355+/- acres) and the Steven Wortham Park (107+/- acres).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map - North

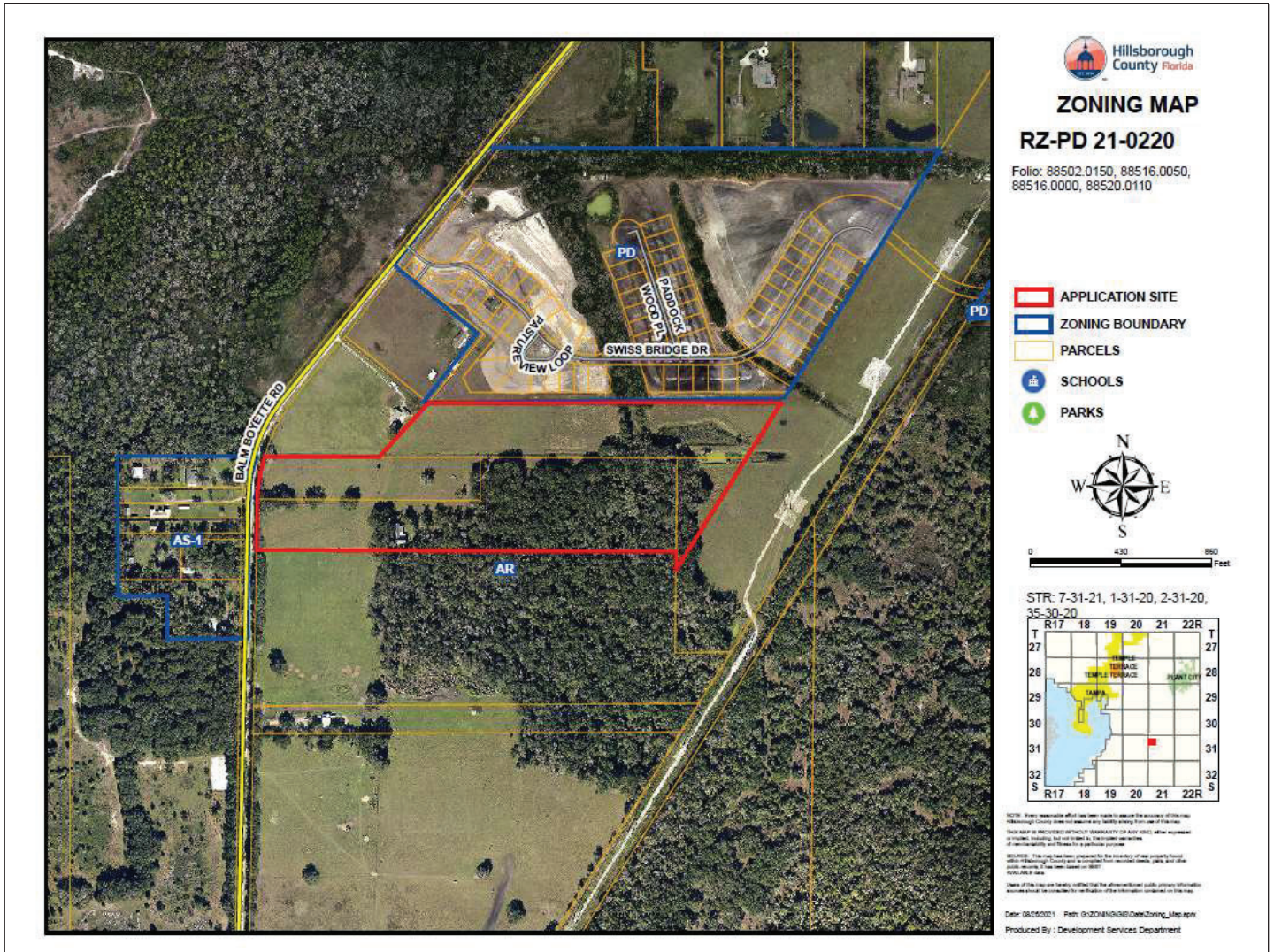


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD & AS-1	PD: n/a AS-1: 1 unit per acre	PD: Open space AS-1: Single-Family Residential/Agricultural	PD: Rhodine Scrub Preserve and Trails AS-1: Single-Family Residential
South	AS-1 & PD	AS-1: 1 unit per acre PD: 2 units per acre (Planned Village)	AS-1: Single-Family Residential/Agricultural PD: Single-Family Residential	AS-1: Single-Family Residential PD: Vacant
East	PD & AR	PD: 2 units per acre (Planned Village) AR: 1 unit per 5 acres	PD: Single-Family Residential AR: Single-Family Residential/Agricultural	PD: Vacant AR: Single-Family Residential
West	AS-1	AS-1: 1 unit per acre	Single-Family Residential/Agricultural	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map - South



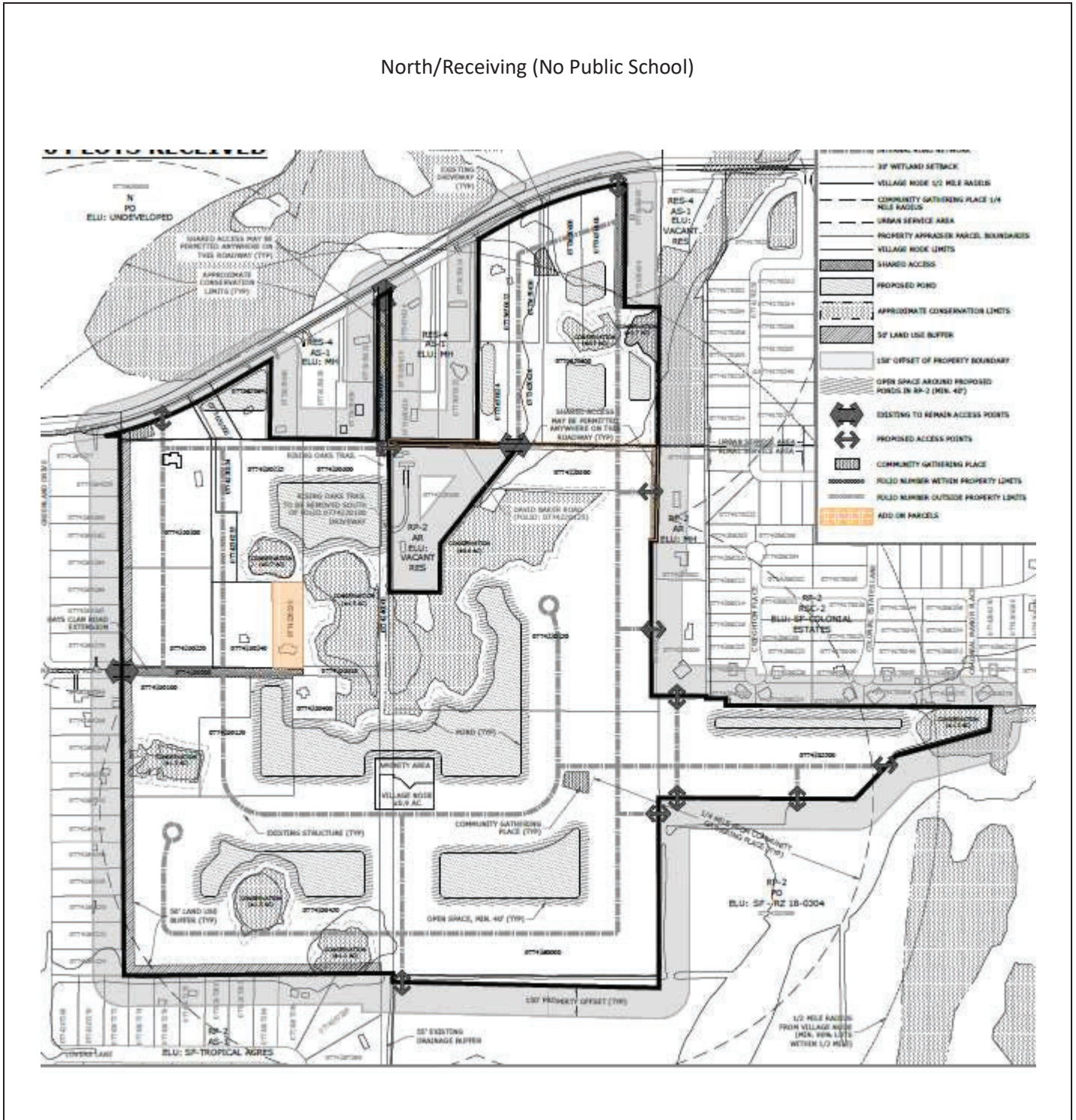
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR & PD	AR: 1 unit per 5 acres PD: 2 units per acre (Planned Village)	AR: Single-Family Residential/Agricultural PD: Single-Family Residential	AR & PD: Single-Family Residential
South	AR	1 unit per 5 acres	Single-Family Residential/Agricultural	Vacant
East	AR	1 unit per 5 acres	Single-Family Residential/Agricultural	Utilities
West	AS-1 & AR	AS-1: 1 unit per acre AR: 1 unit per 5 acres	AS-1 and AR: Single-Family Residential/Agricultural	AS-1 & AR: Single-Family Residential

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)

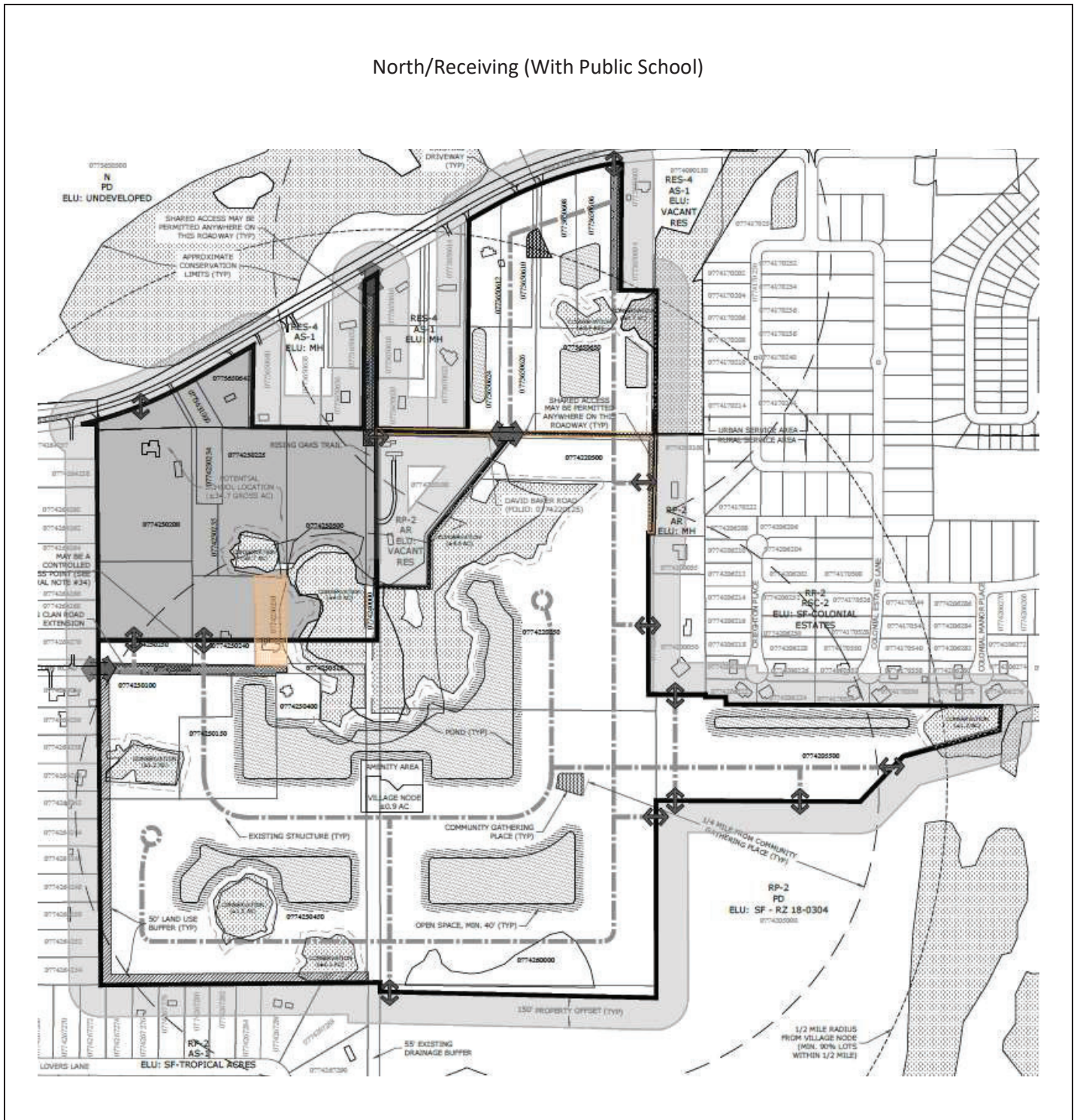
North/Receiving (No Public School)



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)

North/Receiving (With Public School)

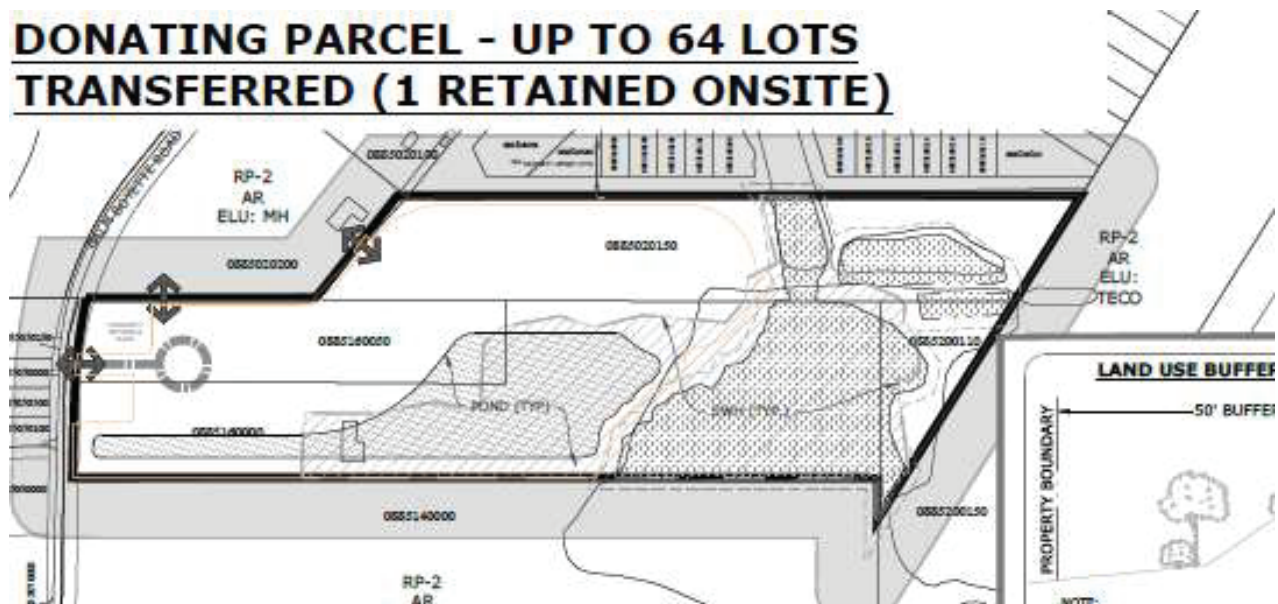


2.0 LAND USE MAP SET AND SUMMARY DATA

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

South/Sending (North with No Public School)

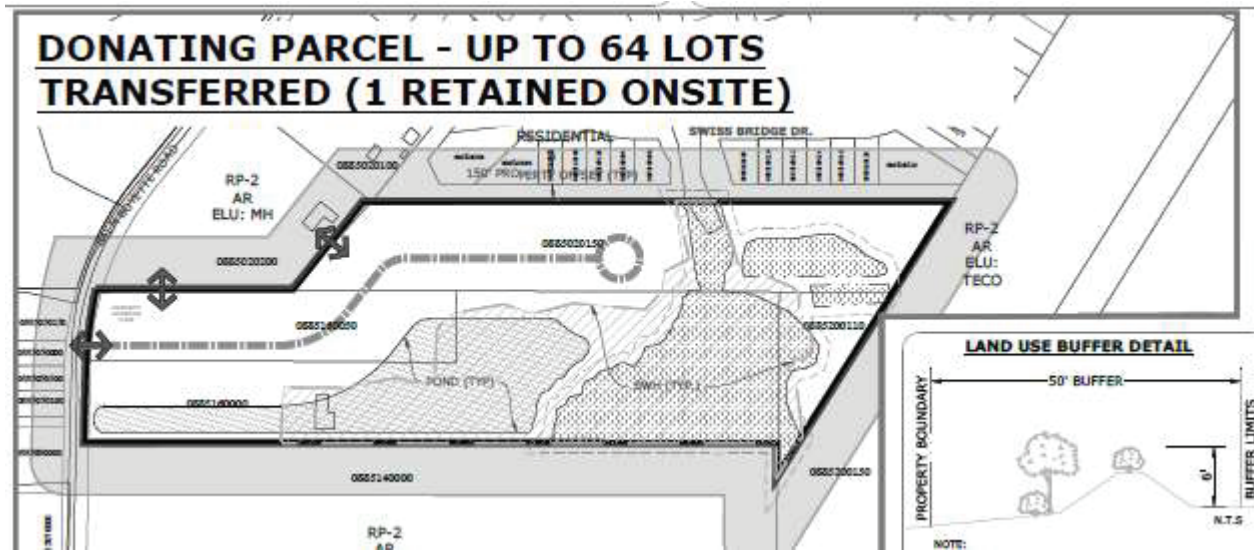
DONATING PARCEL - UP TO 64 LOTS TRANSFERRED (1 RETAINED ONSITE)



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)

South/Sending (North with Public School)



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
Rhodine Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Hays Clan Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Greenland Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Balm Boyette Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD

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 (Receiving/Sending)	7,651/ 16	1,502/ 1	807/ 2
Proposed (Receiving/Sending)	8,217/ 700	1,550/ 51	868/ 67
Difference (+/-) (Receiving/Sending)	(+) 566/ (+) 684	(+) 48/ (+) 50	(+) 61/ (+) 65

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

Connectivity and Cross Access (Receiving Parcel) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Connectivity and Cross Access (Sending Parcel) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes: Access stubout needed to the south. Unresolved questions regarding existing access to the east.				

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Rhodine Scrub Preserve (North) and Triple Creek Preserve (South)
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters-Both <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 checked="" type="checkbox"/> Significant Wildlife Habitat -South/Donating Parcel <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor-Balm Boyette Road (South) <input checked="" type="checkbox"/> Adjacent to ELAPP property-Both <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	<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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	North: Urban and Rural South: Rural Water distribution system improvements to be completed prior to connection
Hillsborough County School Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Capacity in the adjacent concurrency service area for high school not available.
Impact/Mobility Fees (Fee estimate is based on a 2,000 sf, 3-bedroom, single-family detached home) Mobility: \$7,346 x 66 = \$484,836.00 Parks: \$1,815 x 66 = \$119,790.00 School: \$8,227 x 66 = \$542,982.00 Fire: \$335 x 66 = 22,110.00 Total: \$1,169,718.00				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	<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	
<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				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Staff has not identified any compatibility concerns with the northern project area, in both the transfer and no-transfer scenarios. The acreage addition into the northern area, an existing planned village, will result in three additional lots. These are internal to the site and will follow previously approved development standards. The transfer of 25 lots from the southern (donating) area will be located within the RP-2 area, which are again internal to the site with no modification to previously approved development standards. No access or development area changes are proposed that would alter previous compatibility reviews for the northern area.

A reduction in the required Planned Village buffers for the northern (receiving area) has been requested, as was requested and approved in PD 20-0969 and PD 19-0310. The project is proposed to remain at a reduction from 70% of the perimeter provided with a 250-foot wide buffer to 21% (if developed with a public school) or 29.6% (if not developed with a public school). These adjacent areas are both developed and undeveloped. Where adjacent to developed areas, support of the reduction was and is based upon the distances of adjacent homes from the PD boundaries. Adjacent properties which are currently vacant are zoned for Planned Villages with the same development form as the subject site. Therefore, staff supports the reduction to allow continuity between the similar development patterns. As previously proposed, the western and southwestern portions will be provided with a 50 foot (as opposed to a 250 foot) wide buffer. This reduction continues to be supported based upon the enhanced screening within these areas.

The southern PD area is depicted as two different developments per the plan sheets shown a public school present or not present in the northern PD area. Corresponding with the northern area not providing a school, the southern PD is shown to developed close to Balm Boyette Road. Corresponding with the northern area providing a school, the southern PD is shown to extend development eastward into the subject site. Under both scenarios, the property will be developed with up to one 4,000 square foot lot. Under the applicant's proposal, this would function as a Planned Village due to the proposed lot size. No required integration with the adjacent Planned Village is proposed. Compliance with the required 250 foot wide buffer around at least 70% of the site is unknown. Site Plan Sheet 3 depicts a 250' wide buffer along the eastern PD boundary, portions of the northern PD boundary and portions of the southern PD boundary. If this is not at least 70% of the entire perimeter, a waiver would be required. No waiver has been submitted. Portions of the southern and western PD boundaries show a reduced width buffer. If these are part of the 70% minimum, a waiver would be required. Therefore, staff is unable to provide a compatibility finding related to the southern PD area.

5.2 Recommendation

Staff does not support the application based upon non-compliance with Planned Village Comprehensive Plan Policies and Planned Village Land Development Code (LDC) requirements (aggregation of the sending area, the minimum clustering ratio, possibility of perimeter buffer waivers/compatibility). Staff is in receipt of objections to the application from Natural Resources and Transportation staffs. Lastly, the entirety of the application request is not consistent; therefore, the request portions that could potentially be supported are not clearly identified for reviewing agencies and the community.

Noncompliance with Planned Village Comprehensive Plan Policies and LDC Requirements:

Staff does not support the transfer of up to 64 units into the northern area from the southern area based upon the southern area not meeting requirements to be classified as a Planned Village and therefore not eligible for a density of 2 units per acre. The minimum size for a Planned Village is 160 acres, except when located in the Aggregate Planned Villages Area. The southern (sending) area is a 32.6 acre site within the Aggerated Planned Villages Area. Within the Aggregated Planned Villages Area, Comprehensive Plan policies allow projects less than 160 acres at 2 units per acre if the following is met: (1) aggregation with an existing development and on-site commercial; (2) transfer of density for qualified sending areas; and, (3) free-standing developments of at least 50 acres (but less than 160 acres) with

commercial met within the project, within the aggregate planned village area, or within 2-miles of the aggregate planned area boundaries.

- (1) Projects less than 160 acres in size can be integrated with an existing development together totaling 160 acres or more and the combined acreage's on-site commercial is provided. The southern (sending area) is 32.6 acre in size and adjacent to a planned village (PD 17-1400); however, it is not integrated as it has no vehicular access connections along common boundaries with the adjacent planned village (see Figure 1). Additionally, the adjacent planned village contains no commercial uses, and no commercial has been proposed for the subject area. Therefore, this area cannot be supported for 2 units per acre with or without any density transfer.

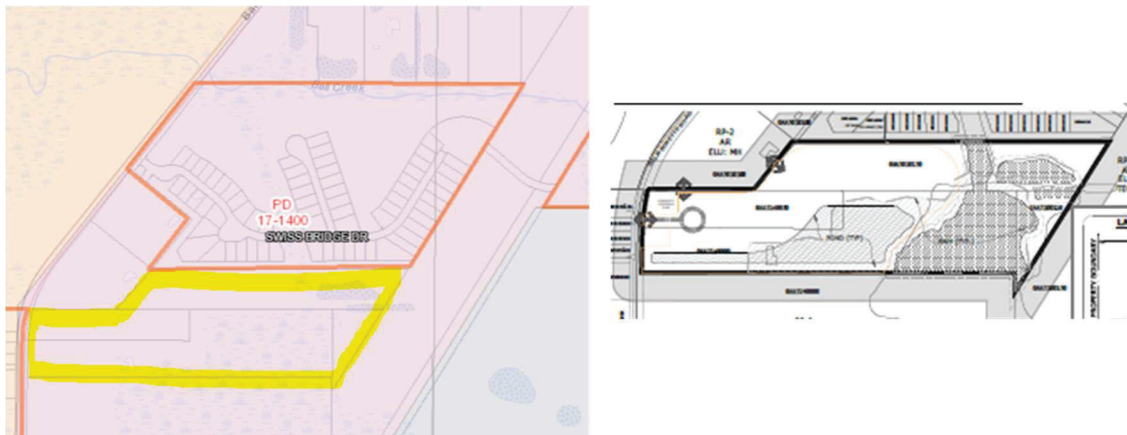


Figure 1: Proposed PD Area Location

- (2) If the property cannot meet the aggregation requirements, density credits can be transferred for any lands in qualified sending areas. These include: significant wildlife habitats, ELAPP nominated areas, coastal high hazard areas, or with Community Plan Plan areas calling for such a reduction in density. Because the site is not considered aggregated allowing 2 units per acre, the base density of 1 unit per 5 acres would be used when calculating density to be transferred. The donating parcel contains 12.9 acres of significant wildlife habitat (SWH), which would allow a maximum of 2 units (1 unit per 5 acres). The remainder of the parcel is not permitted for density transfers per Planning Commission policies. The remainder of the site would remain unable to develop at 2 units per acre due to not meeting aggregation policies of the Comprehensive Plan because it is not integrated and not at least 50 acres in size.
- (3) If the property cannot meet the aggregation requirements and cannot transfer density, projects are to be 50 acres or more in size (but less than 160 acres) with the on-site commercial met within the Aggregate Planned Village Area or within a 2-mile radius of the Aggregate Planned Village Area boundaries. The sending area site is less than 50 acres in size. Therefore, this area cannot be supported for 2 units per acre with or without a density transfer.

Based upon the above, only the SWH area can be utilized at 2 units per acre and only for density transfer purposes. The remaining area as a whole does not meet the criteria set forth to allow 2 units per acre on a 32 acre site that is not integrated with an adjacent Planned Village and had not addressed meeting required on-site commercial uses. Staff is not able to fully evaluate the results of a density transfer of 25 units to the northern area, as such a request does not correspond with the site plan sheets.

The projects combined would be required to meet a combined clustering ratio of at least 3.5. The project does not meet this requirement. The RP-2 area of the northern area is 168.9 acres, while the RP-2 area of the southern area is 32.6 acres (201.5 RP-2 acres total). The northern PD area's number of units within the RP-2 area is 337 and the applicant

proposes to transfer 64 additional units (401 units in RP-2 total). Per the site plan, the acreage not designated as open space in the northern area is 99.8 acres and 16.3 acres in the southern area (116.1 developable acres total). This results in a clustering ratio of 3.45.

The required 250' perimeter buffer around at least 70% of the site has not been addressed in the applicant's proposal. As addressed previously in the Compatibility portion of this staff report, staff is unclear if the southern site meets this requirement and if waivers are needed. No requests have been filed.

Agency Objections:

Natural Resource has filed an objection to the request. Staff does not support the development configuration for the southern PD area in both options (public school provided and not provided in the northern area). A stormwater pond is depicted within the significant wildlife habitat that requires re-location out of this area. It should be noted that Natural Resources staff advises that the 12.9 acres of SWH has not been identified as mesic or xeric. Additionally, is it unknown how much is upland SWH and how much is wetland SWH. If the habitat is xeric, a maximum of up to 50% of the upland significant wildlife habitat would need to be preserved. If the habitat is mesic, maximum of up to 25% of the upland significant wildlife habitat would need to be preserved.

Transportation staff also does not support the application. Submitted requests to address Rhodine Road, Greenland Road, Hays Clan Road and Balm Boyette Road as substandard roads are not sufficient and have therefore not been reviewed by the County Engineer for this rezoning application. Various access issues identified by staff have not been addressed by the applicant on the site plan or in any written response. These access questions involve external connectivity and internal access needs. The various discrepancies on the site plan sheet has made the request unclear and therefore unable to be evaluated for transportation impacts. Lastly, the submitted trip generation and site access analysis does not represent a "worst case scenario" for the receiving parcel. This again does not allow staff to accurately review the request.

Site Plan Discrepancies:

Numerous discrepancies on the site plan sheets has created uncertainty regarding the request and possible conflicts should only portions of the overall request be supported. The site plan sheets Sheet 1 is noted as "64 lots received in the northern area;" yet the southern area inset is noted as "up to 64 lots transferred with 1 unit remaining on site." It is unclear if a range of lots is proposed to be transferred. If so, the southern area inset's depicted development may not be accurate. Additionally, the site plan's developable acreage in the southern area would need adjustment as the number of units developed decreases to comply with the minimum clustering ratio of 3.5. Sheet 2 is noted as "no lots received in the northern area;" yet the southern area inset is noted as "up to 64 lots transferred with 1 unit remaining on site." This is conflict does not clearly state the request. Additionally, the site data table on both Sheets 1 and 2 note 401 units on the receiving site if a transfer occurs and 337 if the transfer doesn't occur - which is less than what is currently permitted or proposed with the additional acreage proposed to be added. It is assumed that this was intended to speak to the number of lots in the RP-2 portion of the receiving site. However, this adds to the uncertainty of the request, how to properly evaluate it, and what is in the record for community review and input.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



J. Brian Grady
Thu Sep 2 2021 13:29:12

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

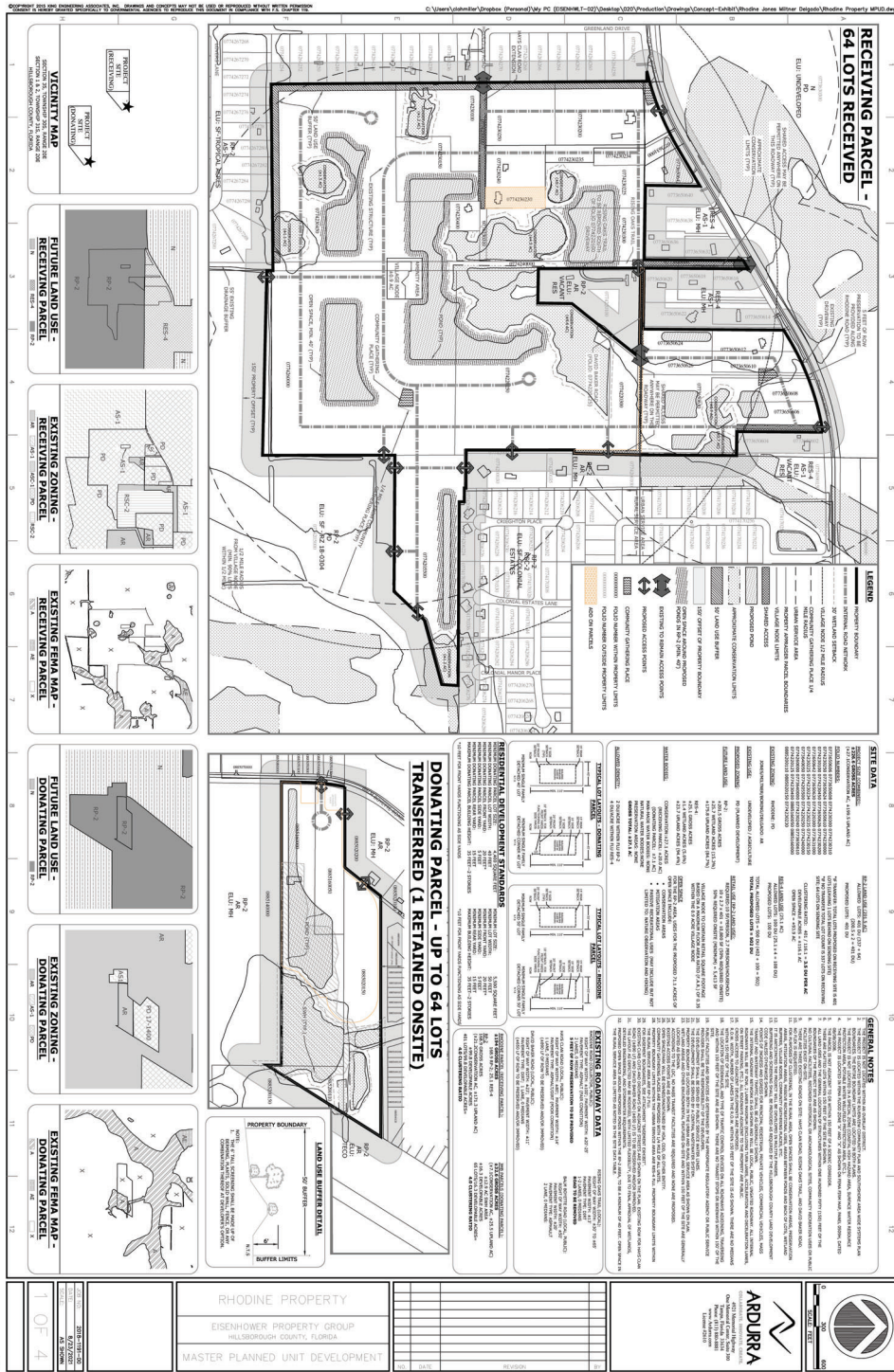
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

None.

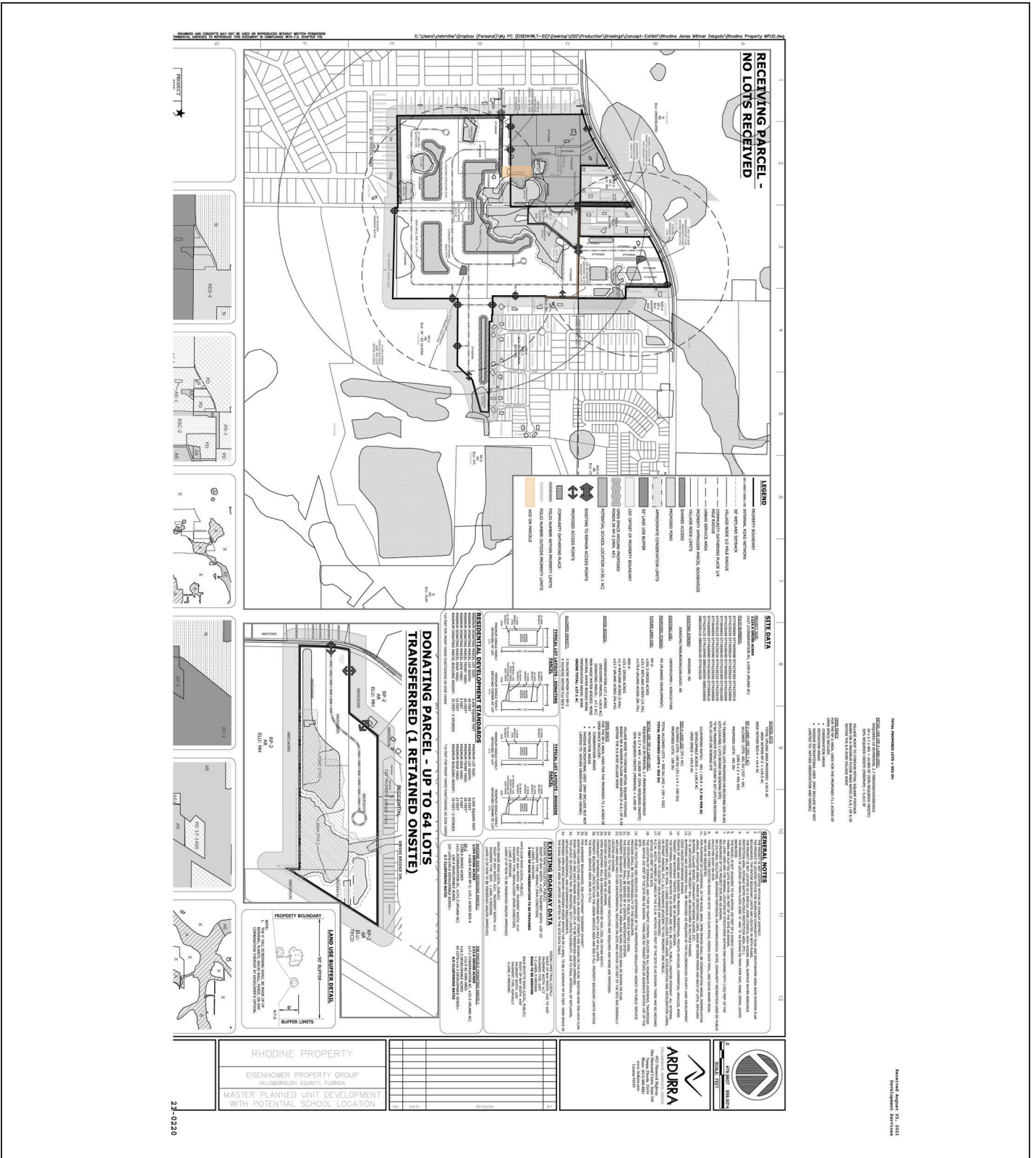
8.0 PROPOSED SITE PLAN (FULL)

Sheet 1 of 4



8.0 PROPOSED SITE PLAN (FULL)

Sheet 2 of 4



21-0220

8.0 PROPOSED SITE PLAN (FULL)

Sheet 4 of 4

© 2021 Ardurra LLC. All Rights Reserved. (Project) May 10, 2021 (Drawing) 2021 Production Vantage Concept - Exhibit (Rhodine Property) MFLD No. 21-0220

NO. DATE

REVISION

RHODINE PROPERTY

EISENHOWER PROPERTY GROUP
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

3 OF 4

ARDURRA
ARCHITECTURAL DESIGN
10000 W. GOLF COURSE BLVD.
SUITE 100
DAWSONVILLE, GA 30120
770.962.8888
www.ardurra.com

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/01/2021

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SR/ South

PETITION NO: RZ 21-0220

- 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. Rhodine Rd., Greenland Rd., Hays Clan. Rd. and Balm Boyette Rd. are substandard roadways. There applicant submitted a variety of requests which appear to be a mixture of Section 6.04.02.B. Administrative Variance (AV) from the Section 6.04.03.L Hillsborough County Land Development Code (LDC) requirement to improve the roadway to current County standards as well as Design Exception (DE) requests in accordance with Section 1.7.2. and other applicable Sections of the Transportation Technical Manual; however, each of the requests have a variety of basic issues which preclude them from being able to be appropriately considered. For example, many letters state “this letter is to request a Design Exception to Section 6.02.07” of the LDC. Only Section 11.04 (LUHO) Variances (and perhaps the PD variation process subject to zoning staff’s determination of process/appropriateness) can be utilized to waive that section of the LDC. It appears the intent was a DE, and as such no LDC reference should be provided, rather the letter should cite Section 1.7.2. and any other applicable Sections of the Transportation Technical Manual which authorize the DE process, as well as the text section (or typical section) to which the waiver is sought.
2. The County Engineer has not made findings of approvability for the pending DE/AV requests. Consistent with current practice, it is the applicant’s responsibility to ensure that the County Engineer’s finding of approvability is a part of the zoning record on or before the revised plan deadline for the hearing date being targeted. No such findings have been issued, and as such staff must recommend denial since the AVs/DEs may be denied by the County Engineer which would render the proposed project unable to be constructed at the time of plat/site/construction plan review.
3. Staff has asked the applicant for clarification on the proposed land use of the portions of the “Donating Parcel” east of the wetland system (i.e. parcel 88520.0110 and the area to its north within 88502.0150) and how those areas will be accessed (even if only for maintenance purposes). No access arrow is shown along the eastern project boundary which appears to be how the site is currently being accessed. The applicant has not replied, and so staff has insufficient information to evaluate these issues.
4. Staff does not support the configuration of the “Donating Parcel”. There appears to be an error where the access arrows along the northern boundary are not connected to the internal proposed roadway (i.e. the conceptual circulation pattern linework doesn’t extend to those connections).

Also, the applicant is not providing a stubout along the project's southern boundary which is required pursuant to Section 6.02.01.A. of the LDC.

5. The applicant's intent is unclear. There are multiple, substantial discrepancies in the description of unit calculations and allows/proposed lots as shown in the site data table (for example, one calculation shows 500 allowable lots, yet proposes 502 lots). Additionally, at the top of the sheet which contains the development option with the school site, the plan is labeled "Receiving Parcel – No Lots Received"; however, there is an inset which states "Donating Parcel – Up to 64 Lots Transferred (1 Retained Onsite)" on the same page. If the units being sent from the donating parcel aren't going to the receiving parcel, staff is unsure where they are intended to go, and the transportation analysis did not examine the additional receiving parcel.
6. The applicant submitted a trip generation and site access analysis which does not represent the worst-case scenario for potential trip generation impacts of the "Receiving Parcel" property given the requested modification. For example, the applicant's transportation analysis specifies 498 dwelling units, while the maximum potential number of units within the "Receiving Parcel is 501". Furthermore, the transportation analysis doesn't provide trip generation or site access analyses for the "Donating Parcel" regardless of whether a donate/no donate option is pursued. According to notations on the site plan, it appears the applicant is retaining the ability to not donate units, thereby potentially resulting in 64 units on the receiving site under the first development scenario, and 65 retained units under the second development scenario. Staff cannot accurately review project impacts or infrastructure requirements without additional information.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone multiple parcels, totaling +/- 225 ac. from Planned Development (PD) 20-0969, Agricultural Single-Family – 1 (AS-1) and Agricultural Rural (AR) to a PD. The existing PD zoning has approvals for two development options, one consisting of 434 single-family dwelling units, between 4,509 s.f. and 13,721.4 s.f. of certain office, personal service uses, general indoor/outdoor recreational uses and residential support uses, while the second development option adds a potential school site.

The proposed zoning is unclear its scope and intent for the reasons outlined in the objection sections hereinabove; however, it appears the project is seeking to increase overall maximum dwelling units to 502 units for both development scenarios (with school and without school). The two development scenarios appear to have two additional embedded options referring to whether the density transfer between the "Sending Parcel" and "Receiving Parcel" have to occur and, if so, what is the maximum number of units that can be transferred.

As provided for in the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis; however, such analysis does not represent a worst-case scenario given the requested uses. The applicant's analysis was based on a potential maximum of 498 single-family detached dwelling units, and only examined the northmost project site (i.e. the Receiving Parcel). The analysis fails to provide any trip generation and site access analyses for the southernmost project site (i.e. the Sending Parcel). Such analysis would need to examine a worst-case analysis based upon the proposed situation where the project does not transfer entitlements from the Sending Area. Without adequate analyses, Transportation Review Section staff cannot adequately analyze project impacts, determine when turn lanes are required, and the County Engineer cannot make findings with regards to the pending Design Exceptions (DEs) or Section 6.04.02.B. Administrative Variances (AVs).

Transportation Review Section staff has prepared a comparison of the trips potentially generated at each of the project areas at buildout, based upon its understanding of what the applicant may be requesting (although outstanding questions remain as outlined in the Rationale for Objection which could alter the below figures). Data presented is based on the 10th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Receiving Parcel

Trips Potentially Generated Under Existing Zoning (Worst-Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD #20-0969, 434 Single-Family Detached Dwelling Units (ITE Code 210)	4,013	313	416
PD #20-0969, 150 Student Daycare Facility (ITE Code 565)	614	117	119
PD #20-0969, 1,600 Student Elementary School* (ITE Code 520)	3,024	1,072	272
Subtotal:	7,651	1,502	807
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-0</i>	<i>-0</i>
Net External Trips:	7,651	1,502	807

Trips Potentially Generated Under Proposed Zoning (Worst-Case Scenario, with Entitlement Transfer):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD #21-0220, 501 Single-Family Detached Dwelling Units (ITE Code 210)	4,579	361	477
PD #21-0220, 150 Student Daycare Facility (ITE Code 565)	614	117	119
PD #21-0220, 1,600 Student Elementary School** (ITE Code 520)	3,024	1,072	272
Subtotal:	8,217	1,550	868
<i>Less Internal Capture:</i>	<i>Not Available</i>	<i>-0</i>	<i>-0</i>
Net External Trips:	8,217	1,550	868

** Although the proposed school is a K-8 facility, trips were analyzed based on elementary school data, as a.m. peak hour impact of an elementary school are slightly higher than that of middle school, while p.m. peak hour impacts are identical, and because no student caps are being proposed for K-5 vs 6-8 grade levels. It should be noted that average daily trip generation is slightly higher for middle schools.*

Difference (Receiving Parcel):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Totals	(+) 566	(+) 48	(+) 61

Sending Parcel

Trips Potentially Generated Under Existing Zoning (Worst-Case Scenario):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 6 Single-Family Detached Dwelling Units (ITE Code 210)	16	1	2

Trips Potentially Generated Under Proposed Zoning (Worst-Case Scenario, without Entitlement Transfer):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 65 Single-Family Detached Dwelling Units (ITE Code 210)	700	51	67

Difference (Sending Parcel):

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Totals	(+) 684	(+) 50	(+) 65

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Receiving Parcel

Rhodine Rd. is a 2-lane, substandard, collector roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 100-foot wide right-of-way. There is a +/- 5-foot wide sidewalk along the south side of Rhodine Rd. in the vicinity of the proposed project. There are no bicycle facilities present on Rhodine Rd. in the vicinity of the proposed project.

Along the project’s frontage, Rhodine Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane roadway. The minimum right-of-way necessary to accommodate a 4-lane, urban, collector is 110 feet (per TS-4 within the Hillsborough County Transportation Technical Manual). Given there is only 100 feet of right-of-way existing along the project’s frontage, the developer will be required to preserve one-half of the additional 10 feet of right-of-way needed along the roadway (i.e. 5 feet south of the existing Rhodine Rd. right-of-way).

Hays Clan Rd. is a 2-lane, substandard, local roadway characterized by +/- 18 feet of pavement in below average condition. The roadway lies within a +/- 80-foot wide right-of-way. There are no sidewalks or bicycle facilities present on Hays Clan Rd. in the vicinity of the proposed project.

Greenland Dr. is a 2-lane, substandard, local roadway characterized by +/- 20 feet of pavement in below average condition. The roadway lies within a +/- 80-foot wide right-of-way. There are no sidewalks or bicycle facilities present on Greenland Dr. in the vicinity of the proposed project.

Sending Parcel

Balm Boyette Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 20 feet of pavement in average condition. In the vicinity of the proposed project Balm Boyette Rd. lies within a +/- 55-foot wide right-of-way. There are no sidewalks or bicycle facilities along Balm Boyette Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

For reasons stated above, site access could not be evaluated due to an insufficient transportation analysis.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Where possible, LOS information for adjacent roadway segments has been provided below. Greenland Dr. and Hays Clan Rd. are not regulated roadways and are not listed in the 2020 Hillsborough County Level of Service Report.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Rhodine Rd.	Balm Riverview Rd.	Boyette Rd.	D	C
Balm Boyette Rd.	CR 672	Boyette Rd.	C	B

Source: Hillsborough County 2020 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
Rhodine Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Hays Clan Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Greenland Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD
Balm Boyette Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - Improvements TBD

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 (Receiving/Sending)	7,651/ 16	1,502/ 1	807/ 2
Proposed (Receiving/Sending)	8,217/ 700	1,550/ 51	868/ 67
Difference (+/-) (Receiving/Sending)	(+) 566/ (+) 684	(+) 48/ (+) 50	(+) 61/ (+) 65

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

Connectivity and Cross Access (Receiving Parcel) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

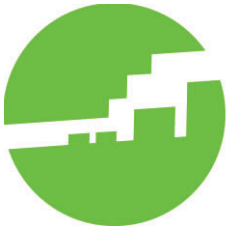
Transportation Comment Sheet

Connectivity and Cross Access (Sending Parcel) <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		None	None	Does Not Meet LDC
East		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes: Access stubout needed to the south. Unresolved questions regarding existing access to the east.				

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	Conditions not provided as the application does not provided the minimum level of information necessary to analyze the request. Additionally, Design Exceptions/Administrative Variances have outstanding issues and findings have not been issued by the County Engineer.

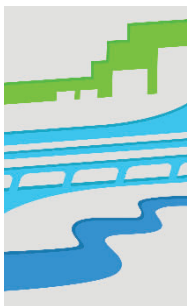
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 13, 2021 Report Prepared: September 2, 2021	Petition: PD 21-0220 (Receiving Site) South of Rhodine Road, along Rising Oak Trail (Sending Site) South of Eddie Graham Road, along Balm Boyette Road
Summary Data:	
Comprehensive Plan Finding:	INCONSISTENT
Adopted Future Land Use:	Residential Planned-2 (2 du/ga; 0.25 FAR as a Planned Village or 1 du/5 ga) Residential-4 (4 du/ga)
Service Area:	Urban (25.1+/- acres) Rural (201 +/- acres)
Community Plan:	Riverview and Southshore Areawide Systems
Requested Zoning:	Planned Development (20-0969) to Planned Development for a maximum of 502 single family residential units as a Planned Village
Parcel Size (Approx.):	194± acres- Receiving Site 32.6± acres- Sending Site
Street Functional Classification:	Rhodine Road – Collector Balm Boyette Road- Collector
Locational Criteria:	N/A
Evacuation Zone:	None



Context

- The total acreage of both the sending and receiving area is 226±. The receiving area is currently developed with single family residential and agricultural uses and the sending area is used for agriculture.
- The property is located partially in the Rural Area and partially in the Urban Service Area. Approximately 25.1± acres are within the Urban Service Area, and 201± acres are within the Rural area. The site is also located within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan.
- The Sending Area is located in the Residential Planned Village-2 (RP-2) Future Land Use category, with typical uses of agricultural, residential, suburban scale commercial, community commercial, office uses, multi-purpose and clustered mixed-use projects.
- Within the Receiving Area a portion of the subject property is located within the Residential-4 (RES-4) Future Land Use category, with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. The remainder of the receiving area is designated as RP-2.
- Requirements to develop up to two dwelling units per gross acre in the RP-2 Future Land Use category are outlined in the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as well as Part 5.04.00 (Planned Village) of the Land Development Code.
- The receiving area is surrounded by the Residential Planned (RP-2) Future Land Use category to the south and west and along a portion of the eastern boundary. The Natural Preservation (NP) Future Land Use category is located to the north. Residential-4 is located along the northeastern portion of the site. The sending area is surrounded by RP-2 and further west and south are designated as Natural Preservation (NP).
- The general vicinity of both the sending and receiving areas contains mainly agricultural uses and rural residential uses. There are also nearby environmental/conservation lands acquired through the Hillsborough County Environmental Lands Acquisition and Protection Program (ELAPP).
- The applicant is requesting a Planned Development for 502 units, to be developed as part of Planned Village. Specifically, the applicant is requesting;
 - Transfer of Development Rights (TDR) of two non-contiguous site with two development options:
 - Option 1: Will allow the transfer of 64 single family units from the donating site onto the receiving site
 - Option 2: Will allow the development of 65 units on the donating site, reducing the number of units for the receiving site

Compliance with Comprehensive Plan:

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

Future Land Use Element

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 1.3: Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000-foot radius of the proposed development;
- Infrastructure (including but not limited to water, sewer, stormwater, and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots

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.

Objective 4: The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

Policy 4.1: Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Policy 4.2: For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.

Policy 4.3: The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.

One Water

Objective 4.3: *Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.*

Policies:

4.3.1 *Public potable water and wastewater lines shall not be permitted to be extended into the Rural Area unless this extension occurs to:*

- a. *Serve a planned village (RP-2 or WVR-2), or Planned Environmental Community ½ as described in this Plan;*
- b. *Serve a project that has established vested rights for the use of these facilities;*
- c. *Address a public health hazard documented by the Health Department or other regulatory agency;*
- d. *Provide for the extension of centralized potable water or wastewater infrastructure to serve Hillsborough County Public Schools operated by the Hillsborough County School Board, so long as the service lines are designed to accommodate solely the service demands of the school, consistent with the Interlocal Agreement for School Facilities Planning and Siting and School Concurrency;*
- e. *Allow properties located within the Wellhead Resource Protection Areas or Tampa Bay Water Wellfield Mitigation Areas to be served by public utilities if adequate capacity is available and when public water or sewer service provides an additional level of protection to potable water resources. All such properties shall conform to the following criteria:*
 - (1) *New Development:*
 - a) *Be the subject of an approved Planned Development Zoning;*
 - b) *Contain building lots of not less than one-half (1/2) acre each;*
 - c) *Located within 1,000 feet of the Urban Service Area boundary (inclusive of road rights-of-way and riverine systems);*
 - d) *Maximum residential density cannot exceed 80% of the maximum density permitted under the Comprehensive Plan for properties where wetlands comprise less than 25% of the property; and*
 - e) *Maximum residential density cannot exceed 90% of the maximum density permitted under the Comprehensive Plan for properties with at least 25% wetlands onsite (using wetland density calculations).*
 - (2) *Existing Development:*
 - a) *Located within 1,000 feet of the Urban Service Area boundary, (inclusive of road rights-of-way and riverine systems).*
 - (3) *Provisions 4.3.1.e(1) & (2) shall not be available for use within the boundaries of the Keystone-Odessa Community Plan.*
 - (4) *Utilization of this provision could result in clustered development, achieving a greater amount of common open space in a project than projects using wells/septic systems. Such open space shall be identified on the zoning site plan as permanent conservation either through platting or other mechanism approved by Hillsborough County.*

4.3.2 *Connections to existing water/wastewater systems in the Rural Area may be considered on a very limited basis, so long as such connections do not foster a development pattern that is in conflict with other Plan policies. The intent of this policy is to allow some utilization of existing infrastructure for those properties located along existing lines, not to allow extensions to those systems. Details of implementation shall*

be outlined in the LDC. Connections to the Limited Access Transmission Main are prohibited.

4.3.3 Any extension or utilization of existing potable water/wastewater lines under the previous Policies outlined in this Objective are subject to the following criteria:

- a. New development shall be responsible for infrastructure and services outside the current Urban Service Area. Any such connection and extension of lines shall be at the expense of the party requesting such service and permitted at the discretion of Hillsborough County.
- b. The only jurisdiction permitted to extend lines into the Rural Area shall be Hillsborough County, unless provided for in a pre-existing service area agreement or a public health issues as identified in Policy 4.3.1(c) above.
- c. Any extension or connection shall not be considered a justification for increases in densities or intensities through the Future Land Use Map amendment process, nor shall these provisions be used as a basis for a rezoning to allow uses that require public utility connections but would be incompatible with the surrounding development pattern or inconsistent with other Rural Area policies.

4.3.4: The policies in this section do not prohibit the placement of transmission infrastructure through the Rural Area to serve development within the Urban Service Area. Nor shall these policies prohibit any maintenance of existing infrastructure systems within the Rural Area and/or other improvements intended to improve operational efficiency of those systems.

Clustering for Conservation and Natural Resources

In many cases a proposed development will be designed to cluster structures together and leave large areas as open space. This generally results in small lot sizes with large areas of land retained as open space. Clustering can be a voluntary action on the part of a landholder or may be mandatory in certain other areas (pursuant to Administrative Commission Final Order AC-93-087). When a proposed development intends to use "clustering", the site plan should be designed to retain natural resources within the designated "open space". In some cases, the Comprehensive Plan or land development regulations will require that structures be clustered together to achieve open spaces in specified areas. By permitting clustering of units, the Plan is attempting to insure that development will occur in a manner which protects existing natural resources, retains the character of the areas surrounding protected natural resources, creates a greenway or contributes to an integrated greenway system or achieves some other public purpose. When clustering is required by the Comprehensive Plan, or by land development regulations, the following policies must be adhered to. However, all projects which utilize clustering should do so with the intent of preserving and protecting natural resources. Specific clustering ratios are not applicable in projects that voluntarily cluster, but the objective below should be met.

Objective 14: New residential development and redevelopment shall provide open space that achieves one or more of the following purposes pursuant to requirements of the Land Development Code: protects natural resources (including wetlands, wildlife habitat, aquifer recharge, floodplains, and other resources), creates usable open spaces and/or permits the continuation of agricultural activities in areas suited for such uses.

Policy 14.1: Clustering will be provided in a compact and contiguous fashion to the extent necessary to achieve the above referenced open space objective. Types of uses allowed in the open space areas must be consistent with the stated objective of clustering and open space. Clustering can be achieved as provided by the Land Development Code.

Policy 14.2: For purposes of clustering, in the Rural Area, open spaces shall be conservation areas, preservation areas, mitigation areas, and passive recreational uses such as but not limited to nature observation and hiking.

For purposes of clustering, in the Urban Service Area, open space may include, natural preservation and mitigation areas, stormwater systems (non-vaulted), landscaping, and other passive uses, consistent with the goal of clustered development to achieve open spaces.

Policy 14.3: Whenever feasible, open space should include all, or as much as possible, the most significant, productive, or sensitive natural resources areas on the site. The siting of development should be controlled to minimize impacts on the functions of the open space and the natural resources therein.

Neighborhood/Community Development

Objective 16: Neighborhood Protection The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

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 16.9: All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.

SPECIAL AREAS OF CONSIDERATION

Transfer of Development Rights

Policy 32.10: All properties must be left with the ability to accommodate one dwelling unit; no non-conformities shall be created through the TDR program.

Policy 32.11: All transfers of development rights are deemed to sever the transferred development rights from the sending property and their use are subject to approval by the County.

Planned Villages

Objective 33: To prevent the sprawl of low-density residential development into rural areas, the County shall continue to apply a two-tiered land use category in areas where the potential for sprawl exists.

Policy 33.2: RP-2 Designated Parcels 160 Acres or Greater The Residential Planned-2 (RP-2) land use category is intended to implement a two-tiered approach in the application of densities and intensities. The purpose of the RP-2 land use category is to promote self-sustainable development. The ability to obtain the maximum intensities and/or densities permitted in the RP-2 land use category on parcels 160 acres or greater shall be dependent on the extent to which developments are planned to achieve on-site clustering, meet the intent of the Planned Village concept and demonstrate consistency with Policies 33.5 and 33.10.

In order to achieve densities in excess of 1 du/5 ga in the RP-2 category, developments shall achieve the minimum clustering ratios and shopping provisions under the Planned Village option required by this Plan, except as noted in the Zoning Exception described in Policy 33.4.

Policy 33.2(a): Blending of Development Rights on RP-2 Designated Parcels of 160 acres or greater

Two (2) non-contiguous parcels designated RP-2 that each are at least 160 acres or greater, may blend the density or intensity of those non-contiguous parcels across the entire project through one Planned Development (PD) zoning, transferring up to 50% of the density/intensity from one parcel to the other. Through the PD, both parcels shall function as separate planned villages with neighborhood and community commercial needs met.

Policy 33.3: RP-2 Designated Parcels Less Than 160 Acres

Aggregation With Existing Development Provisions

The ability to develop tracts of land in the RP-2 land use categories of less than 160 acres may be accomplished at densities up to the maximum of 2 units per gross acre if the development can be shown:

1. To function as an integral and planned part of existing adjacent development together totaling 160 acres or more and its neighborhood and community commercial needs are met by the combined development and the tract meets Planned Village policies and development regulations.
 - Developments aggregated with planned village projects may collectively achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements.
2. If the property is less than 160 acres and cannot meet the requirements for mixed use or aggregation criteria in section 1 of this Policy, densities and intensity credits may be

transferred from qualified sending areas, identified in the Transfer of Development Rights Program. Qualified sending areas include lands:

- *Designated as Significant Wildlife Habitat*
- *Nominated for the Environmental Lands Acquisition and Protection Program*
- *Within Coastal High Hazard Areas;*
- *Within Community Plan boundaries in which the Plan calls for the reduction of density in specific areas;*

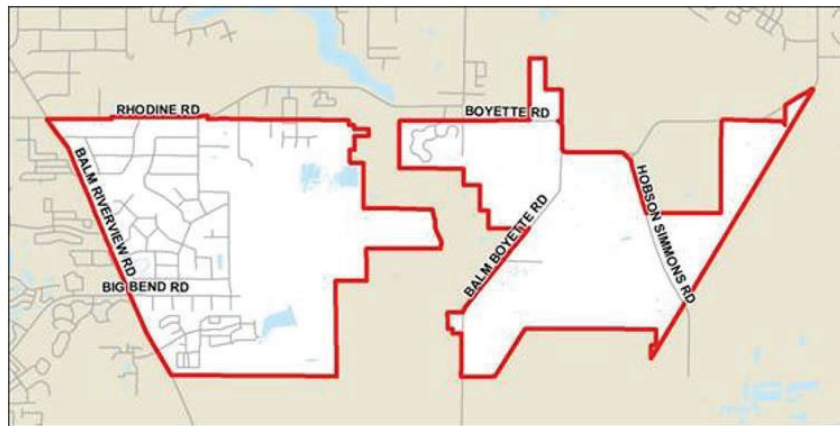
Developments utilizing the TDR option may achieve up to 100% of the demand for land uses found in the Table of Minimum Requirements consistent with Policy 33.5.

The minimum clustering ratios is required in both options.

The establishment and guidelines for the transfer of density and intensity credits will be developed within a year of the adoption of this policy and implemented through the Land Development Code.

3. For parcels within the RP-2 land use category located within the boundaries set forth in this section that cannot meet the requirements for mixed use or aggregation criteria in section 1 or the transfer of development rights criteria in section 2 of this Policy, the following criteria shall apply:

- *The areas set forth within the boundaries in this section are recognized as an Aggregated Planned Village (see map below) and subject to the following criteria:*
 - *Development of parcels less than 160 acres, but equal to or greater than 50 acres, may occur at densities up to the maximum of 2 units per gross acres if the neighborhood commercial needs of the project can be met by existing or planned neighborhood commercial services located either within the Aggregated Planned Village or within 2 miles radius from the boundary of the primary development Aggregated Planned Village. Clustering ration shall be at a minimum of 3.5 unit per acre.*
 - *To ensure that the neighborhood commercial needs of the Aggregated Planned Village are met, Development of parcels less than 50 acres in the area may be considered for neighborhood commercial uses without meeting locational criteria.*
 - *Development shall occur in a manner that encourages aggregation with adjacent eligible properties.*



Policy 33.5: As the size of the Planned Village increases from the 160-acre minimum, the density of the clustered area, and the amount of neighborhood and retail shopping provided must also increase. The minimum requirements for the Planned Village to achieve densities in excess of 1 du/5ga are given in the Table of Minimum Requirements For Planned Villages. Planned Villages which meet the minimum requirements may develop at 2 du/ga in RP-2. Planned Villages may utilize Transfer of Development Rights to achieve a density of 4 du/ga, consistent with the Transfer of Development Rights Program outlined in the Comprehensive Plan and Land Development Code. Land Development Code (LDC) adopted to implement this Plan may provide clustering and mixed use criteria for a range of Planned Village densities less than the maximum permitted gross densities for the RP-2.

Table of Minimum Requirements For Planned Villages in RP-2 Land Use Designation

Project Acreage

	160/319	320/640	640/2259	2560+
Clustering Ratio for Planned Village projects of any size - Requires that the gross number of allowable dwelling units are clustered to achieve a minimum of 3.5 to 4 units per net acre. Clustering up to 6 units per net acre is permitted for planned villages that utilize Transfer of Development Rights.				
% of total Neighborhood Retail and Shopping Square Footage Required On-Site	50%	75%	100%	100%
% of total Community Commercial Square Footage Required On-Site	-	-	25%	50%
Open Space Requirement	As determined by the net result of the required minimum clustering ratio.			

Policy 33.6: Clustering and Mixed Use shall be required in the RP-2 land plan category for projects of 160 acres or more in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment. Clustering and Mixed Use shall be encouraged in the other suburban and rural plans categories.

Policy 33.8: Developments within the RP-2 land use plan category that are 160 acres or greater in size and request approval under the Planned Village concept and its associated minimum criteria shall be served by a central wastewater system. (i.e. franchise, interim plant, community plant, county/municipal regional or sub-regional service, or other privately owned central systems).

Policy 33.9: All capital improvement costs associated with the provision of public facilities and services as determined by the appropriate regulatory agency or public service provider, including, but not limited to, public water, wastewater, schools, parks and libraries shall be the responsibility of the developer of a Planned Village and not the responsibility of Hillsborough County. All necessary public facilities and services shall be provided concurrent with the development.

Policy 33.10: Community and Neighborhood Commercial uses are required on-site, consistent with the policies of the Plan for all parcels regardless of size, except as noted in the Policy 33.3. Fifty percent (50%) of the on-site commercial development required under the RP-2 land use category shall be completed at the point that 75% of the residential units are constructed. Adequate acreage to accommodate the remaining on-site commercial requirements shall be identified and reserved on the project's site plan and will be developed prior to the 100% completion of construction of residential units. The developer may seek approval by the County for up to an 18 month grace period following build-out if the need and justification for an extension is sufficiently documented.

However, these requirements may be waived for projects under 320 acres if it can be documented that required commercial development exists or is in operation within the surrounding area by the time 75% of the residential unit are built and the overall project satisfies the RP-2 development requirements and the intent of the Planned Village.

At least 50% of the project area must be within 5 miles of existing Community Commercial uses and within 1.5 miles of developed and operating Neighborhood Commercial uses to be used to satisfy RP-2 commercial requirements. Criteria will be developed and implemented in the Land Development Code to establish standards and criteria for documenting adequate neighborhood and community use in proximity to the RP-2 project and a map identifying the general service zones will be prepared within one year from the date this policy is adopted.

Policy 33.11: Achieving adequate road connectivity is a high priority in areas designated RP-2. RP-2 projects shall be designed to the greatest extent possible to connect roadways shown on the Transportation Corridor Plan Map and as deemed appropriate and necessary to facilitate the development of Planned Villages by local reviewing agencies.

The County will review and consider including those roadways that support the RP-2 land uses on the Countywide Corridor Plan within one year from the date this policy is adopted.

Community Design Component

4.4 SCHOOLS

GOAL 10: Locate and design schools in a manner that creates community assets, which have a positive relationship and connection to the neighborhood(s) they serve.

OBJECTIVE 10-1: The planning and development of schools should encourage pedestrian and bicycle travel, reflect the history and character of the community, and be appropriately scaled to the communities.

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 12-1.1: Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.

Livable Communities Element: Riverview Community Plan

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

7. **Open Space** – Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

Open Space District Vision

Riverview is proud of its roots and its diverse character. Encouraging and promoting active and passive open areas in the community has been a priority. The community has been successful in preserving and enhancing the rural character and natural open expanses within the community. In particular, a large quantity of Boyette Scrub lands have been acquired from willing sellers and added to the county owned lands creating an extraordinary regional asset. Additionally, a variety of new parks and open space have been incorporated system into the Hillsborough County Greenway and Trails Master Plan and thus provided a system of open space connecting the entire community.

Public Schools Facilities Element

PSF Objective 1.3: The County shall support the School District in its effort to provide for, locate and expand schools in a coordinated manner and shall support the School District's efforts to ensure the planning, construction, and opening of educational facilities are coordinated in time and place, concurrent with necessary services and infrastructure, and ensuring compatibility and consistency with the Comprehensive Plan.

PSF Policy 1.3.1: The County shall coordinate with the School Board to assure that proposed public school facility sites are consistent with the applicable land use categories and policies of the comprehensive plan and consistent with the plan's implementing regulations. Pursuant to Section 1013.33, Florida Statutes, the County will consider each site plan as it relates to environmental, health, safety, and welfare concerns, as well as the effects on adjacent property. The adopted Interlocal Agreement includes procedures and guidelines for the selection of future school sites related to:

1. Acquisition of school sites which allow for future expansions to accommodate future enrollment and other facility needs which promote the County's development and

redevelopment objectives deemed beneficial for joint uses, as identified by the School Board and the County; and

- 2. Coordination of the location, phasing, and development of future school sites to ensure that site development occurs in conjunction with the provision of required infrastructure to serve the school facility.*

PSF Policy 1.3.3: *The County shall afford the School Board representatives the opportunity to review and comment on developments adjacent to schools.*

PSF Policy 1.3.4: *The preferred locations for public schools, whether elementary, middle or high schools are within the Urban Service Area (USA), and shall be allowed in all future land use categories, with the exception of heavy industrial and natural preservation as delineated on the Future Land Use Map, consistent with the siting criteria in Policy 1.3.5. However, residential development will continue to occur at approved levels within areas designated Rural Service Area and public schools will be necessary under certain circumstances within these areas as provided in Policy 1.3.6.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting a Planned Development of two non-contiguous sites by utilizing a Transfer of Development Rights (TDR) with two development options:

- **Option 1: Requests a transfer of 64 single family units from the sending area onto the receiving site**
- **Option 2: Requests the development of 65 units on the sending area, reducing the number of units for the receiving site**

The receiving site is located on approximately 194± acres south of Rhodine Road along Rising Oak Trail. A portion of the subject property is located in the Rural Area and a portion is located in the Urban Service Area. The site is within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan. The application requests to utilize the Planned Village concept to develop a rural village consisting of a maximum of 501 single family homes if there are units transferred from the sending site. Without the transfer, the receiving site would only have the ability to develop a maximum of 401.

Approximately 25.1 acres of the receiving site is within the Urban Service area and is designated as RES-4. Within the Residential-4 portion of the site, per Policy 1.2 of the Future Land Use Element, all parcels within the Urban Service Area are to meet Minimum Density requirements. The proposed development meets this requirement.

The purpose of the RP-2 land use category is to promote self-sustainable development. The ability to obtain the maximum intensities and/or densities permitted in the RP-2 land use category on parcels 160 acres or greater is dependent on the extent to which developments are planned to achieve on-site clustering, meet the intent of the Planned Village concept and demonstrate consistency with FLUE Policies 33.5 and 33.10.

The requested design standards for smaller lot sizes within the Planned Village is consistent with the RP-2 Future Land Use category, which requires clustering in order to prevent urban sprawl, provide for the efficient provision of infrastructure, preservation of open space and the protection of the environment meeting the intent of FLUE Policy 33.6. The minimum clustering ratio that is to be provided is 3.5 units per net acre. This request is not meeting the clustering ratio (401du/116.1 developable acres) = 3.45 units per net acre.

The applicant has requested a waiver to the 250-foot buffer requirement in certain locations. The applicant has provided a justification to this waiver request. As the request will not negatively impact any of the surrounding uses, staff concurs with the buffer waiver.

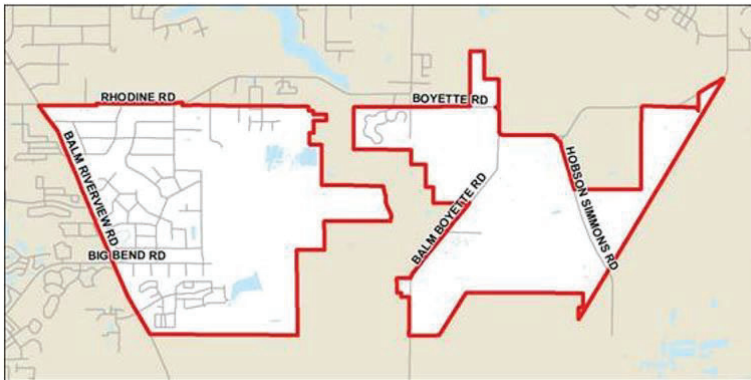
The proposed single-family detached development would complement the surrounding area. The proposal satisfies the intent of Future Land Use Element Policy 16.3 with regard to the creation of like uses. The application would also satisfy the intent of Goal 12, Objective 12-1 and Policy 12-1.4 of the Community Design Component in the FLUE with regard to compatibility of the proposed use with the surrounding residential, public/institutional and agricultural uses in the area.

The site is located within the limits of the Riverview Community Plan. The site falls within the area that is designated to be open space. During the review process of this case, the applicant contended that because the site was within the area designated open space that it should be eligible to be transferred. Planning Commission staff has determined that while the Riverview Community Plan does designate this area as open space, there is no clear language that gives the ability for a transfer of units from this site.

The sending area consists of 32.6 acres, of which 12.9± acres consist of Significant Wildlife Habitat. As per Policy 33.3 (2), SWH qualifies as a sending area. However, the remaining portion of the site would need to be aggregated with an adjacent Planned Village in order to obtain 2 du/ga. In this case, the remainder of the site is unable to aggregate with the adjacent Planned Village because the applicant does not own the intervening parcels. As per the applicant one of the intervening parcels is under contract to purchase. This still will not integrate the development completely, which is the intent of the policy direction. Because the site is unable to aggregate with the adjacent Planned Village and does not meet RP-2 standards on its own, it is not eligible to receive a density transfer of 2du/ga. Additionally, the density for the sending site would revert back to Agricultural 1/5. The request would only qualify for a density transfer of AR 1/5. With that said, Planning Commission staff is unable to support Option 1 since the request does not meet the intent of RP-2.

The applicant is requesting to develop 65 single family residential units on the sending site for Option 2. The inability for the development to aggregate with the adjacent Planned Village (Hawkstone) makes this option inconsistent with the Comprehensive Plan Policy 33.3. Additionally, without the aggregation and the ability to meet RP-2 requirements, the sending site would revert back to a density of AR 1/5.

Map of Aggregated Planned Village



The site is within the aggregated Planned Village area. In this area, the ability to develop tracts of land in the RP-2 land use categories of less than 160 acres, depends on the subject site ability to connect to and function as part of an existing adjacent planned village. Full integration with the adjacent Planned Village (Hawkstone) would qualify the sending area to be considered for up to 66 units. The applicant has shown several connectivity points from the sending site to

folio 88502.0200. These connectivity points do not meet the intent of aggregation because the applicant does not own the two intervening parcels south of Hawkstone. Without those two parcels being under the ownership of the applicant, there is no way to ensure that the subject site will aggregate with the adjacent planned village to meet the intent of RP-2 policies. With that said, Planning Commission staff cannot support Option 2 as proposed by the applicant to develop 65 single family units. Additionally without the aggregation, Planning Commission staff would be unable to support Option 1 as well.

Overall, the application does not meet the full intent of the goals and strategies of the Residential Planned-2 requirements regarding the minimum clustering ratio and integrating with adjacent Planned Villages and therefore is inconsistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

Recommendation

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

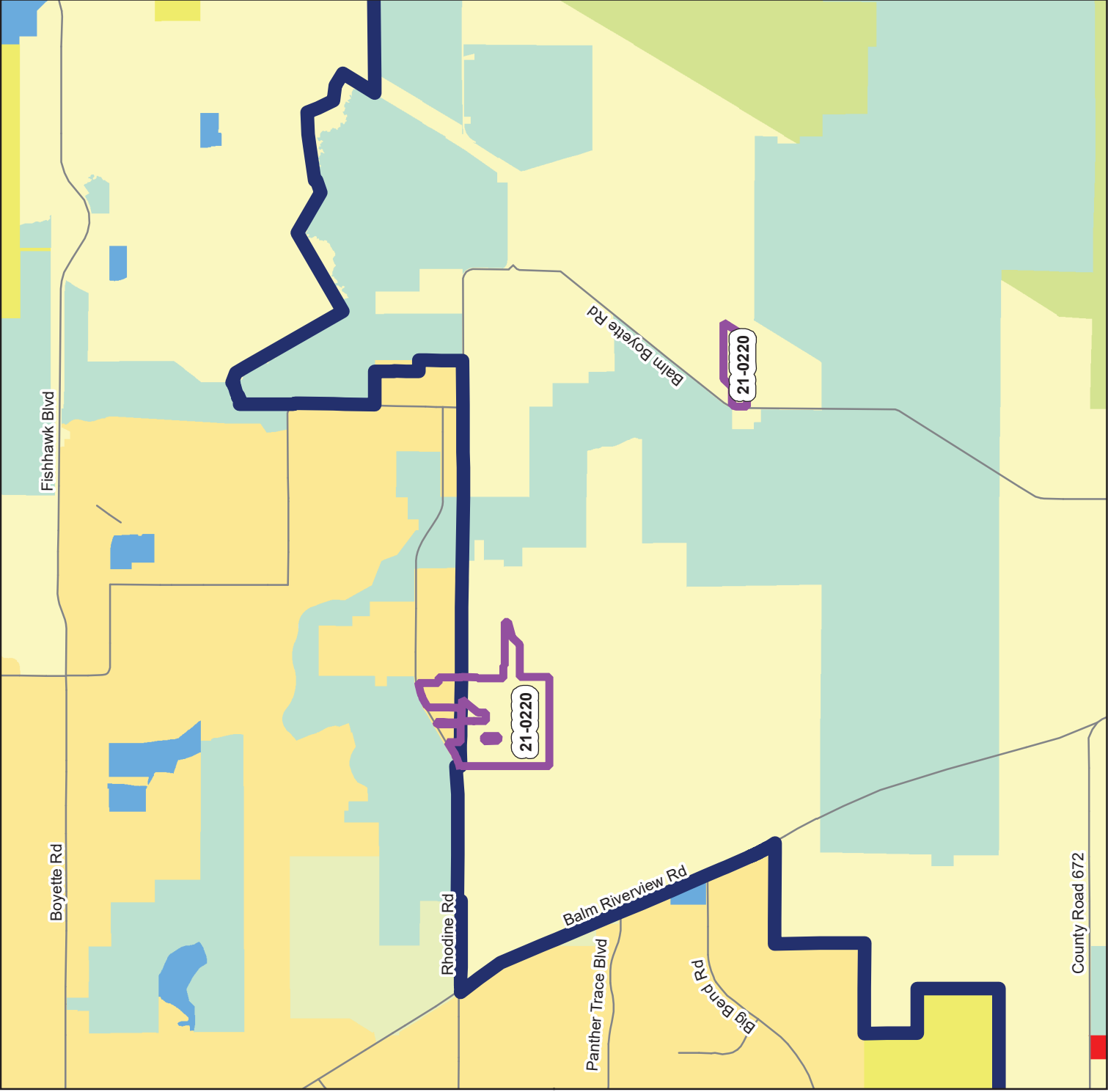
HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 21-0220

<all other values>

- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (.25 FAR)
- AGRICULTURAL/RURAL-110 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.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, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning areas are subject to change without notice and are subject to the final decision of the Hillsborough County City-County Planning Commission. The rezoning areas are subject to the final decision of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that this map be used for informational purposes only. The map is not intended to be used for any other purpose. The map is for illustrative purposes only. The most current data and information, and the appropriate scale, should be used.

Map Printed from Rezoning System: 1/26/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Gis\hRezoning.mxd



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