



**HILLSBOROUGH COUNTY
BOCC LAND USE MEETING AGENDA
September 12, 2023
CHANGES/CORRECTIONS/ADDITIONS**

1. **Agenda Page 6, Item-B-04-RZ-PD-23-0193-Roger and Evangeline Derosa**
A revised report has been added to the backup updating Condition 1 to further clarify request intent as follows:
 1. The site is limited to a Community Residential Home, Tye B, with a maximum of 8 residents and shall utilize the existing structure, as indicated on the site plan.
2. **Agenda Page 9, Item-B-11-Patterson-Road-Residential-Pl#5549**
Removed from consent by Commissioners Hagan and Wostal.
3. **Agenda Page 13, Item-F-03-RZ-STD-23-0115- DILIP AGARWAL**
A revised report has been added to the backup correcting a scrivener's error in the Application Summary section of staff report as follows:
"FLU Category: Residential – 6 20 (Res-6 20)"
4. **Agenda Page 14, Item-G-01-A-RZ-PD-22-1390- GTIS METRO DG LLC**
The applicant is requesting a Continuance to the November 7, 2023, Board of County Commissioners Land Use Meeting.
5. **Agenda Page 15, Item-G-02-B-PRS-23-0210- GTIS METRO DG LLC**
The applicant is requesting a Continuance to the November 7, 2023, Board of County Commissioners Land Use Meeting.
6. **Agenda Page 15, Item-G-03-C-DRI-23-0195- GTIS METRO DG LLC**
The applicant is requesting a Continuance to the November 7, 2023, Board of County Commissioners Land Use Meeting.

TIME CERTAIN

1. None

COMMISSIONERS' ITEMS

1. None

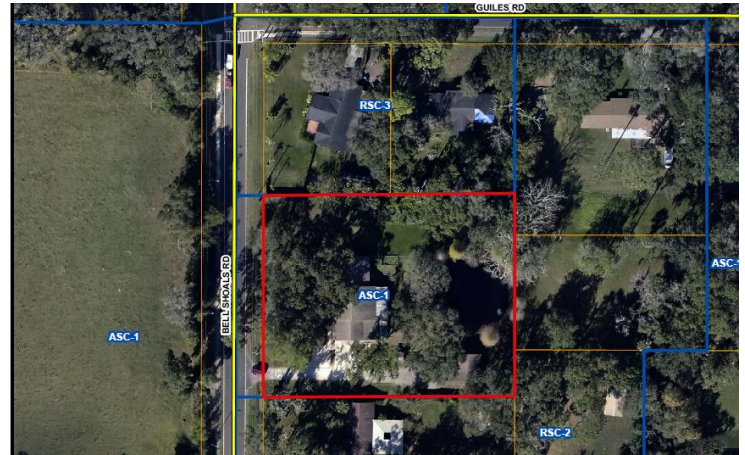
OFF-THE-AGENDA ITEM

1. None

Rezoning Application: PD 23-0193
Zoning Hearing Master Date: July 24, 2023
BOCC Land Use Meeting Date: September 12, 2023

1.0 APPLICATION SUMMARY

Applicant: Roger & Evangeline Derosa
FLU Category: RES-4
Service Area: Urban
Site Acreage: 1.16 MOL
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

The applicant seeks to rezone parcel from ASC-1 (Agricultural – Single-Family Conventional) to PD (Planned Development) in order to expand a Community Residential Home from 6 beds to a Community Residential Home, Type “B” with 8 beds.

Zoning:	Existing	Proposed
District(s)	ASC-1	PD 23-0193
Typical General Use(s)	CRH with 6 beds	Community Residential Home, Type B with a maximum of 8 residents
Acreage	1.16	1.16
Density/Intensity	1 du/gross acre	1 du/gross acre
Mathematical Maximum*	1 unit	1 unit

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	PD 23-0193
Lot Size / Lot Width	43,560 sf / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

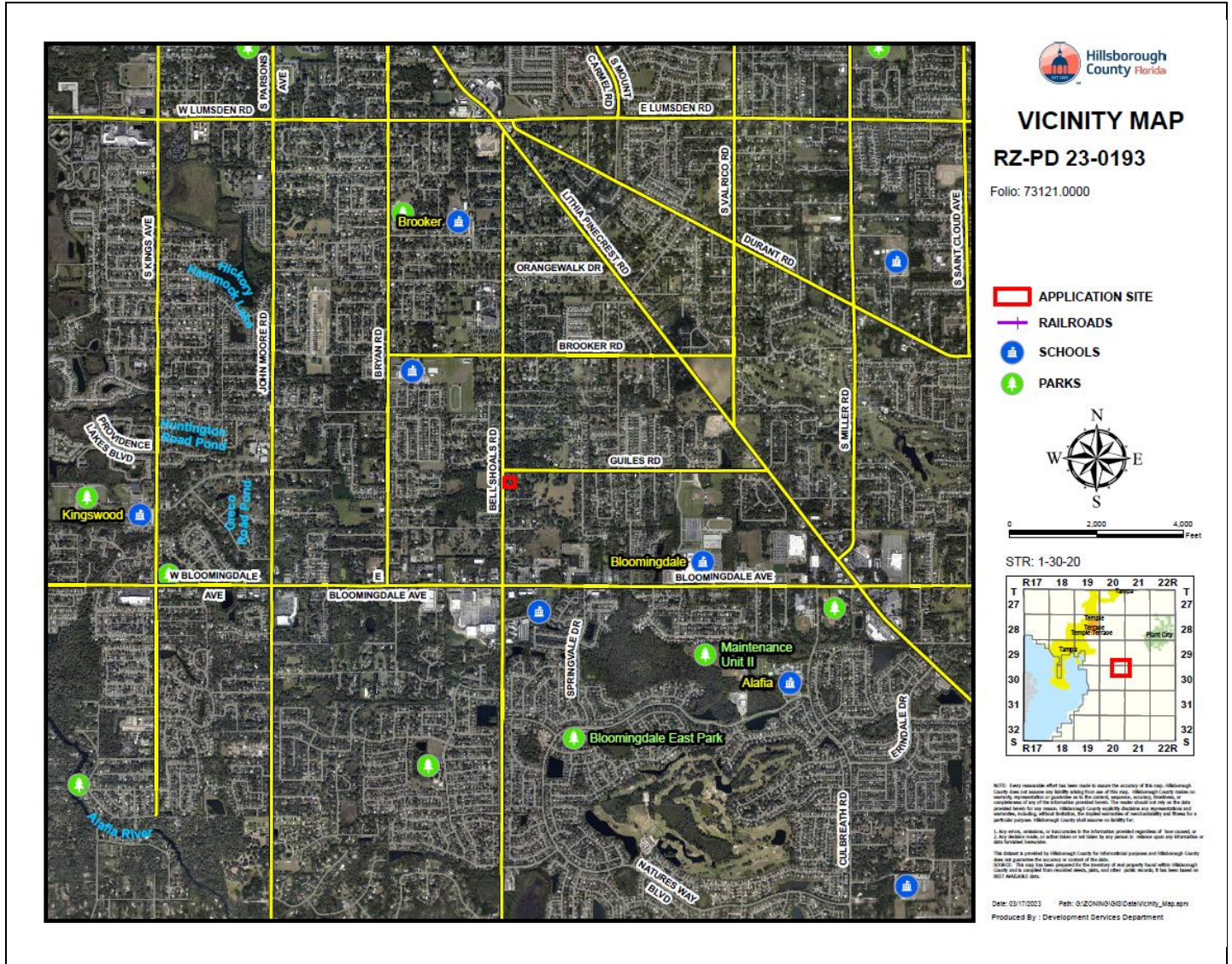
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	6.11.28.A: 500-foot buffer from (RSC) single-family zoning for CRH Type B

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

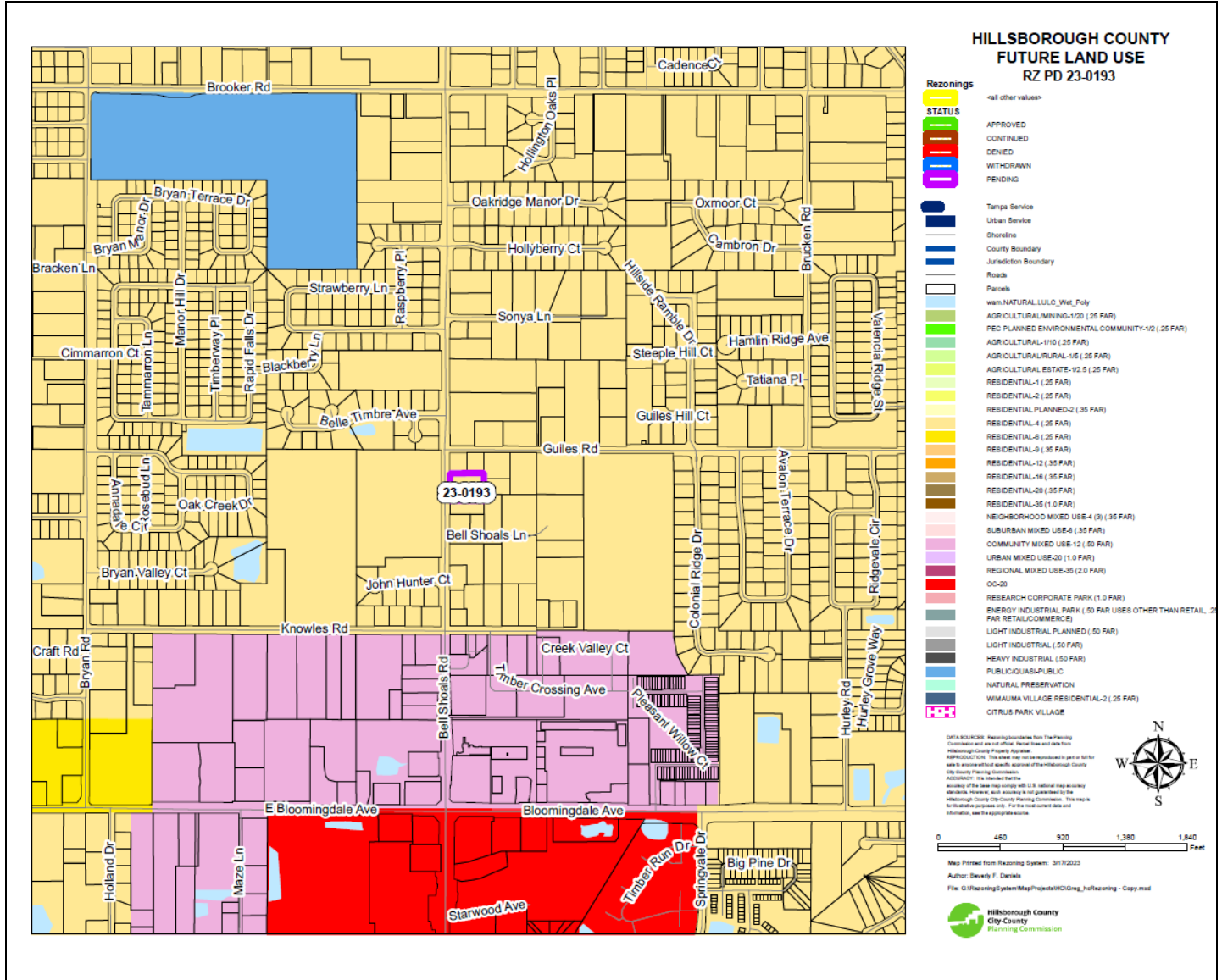


Context of Surrounding Area:

The site is located at 3005 Bell Shoals Road. The area consists mostly of residential and agricultural uses. The subject property is adjacent to single-family residential zoned RSC-3 to the north and RSC-2 to the south and east. To the west across Bell Shoals Road is a pasture zoned ASC-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

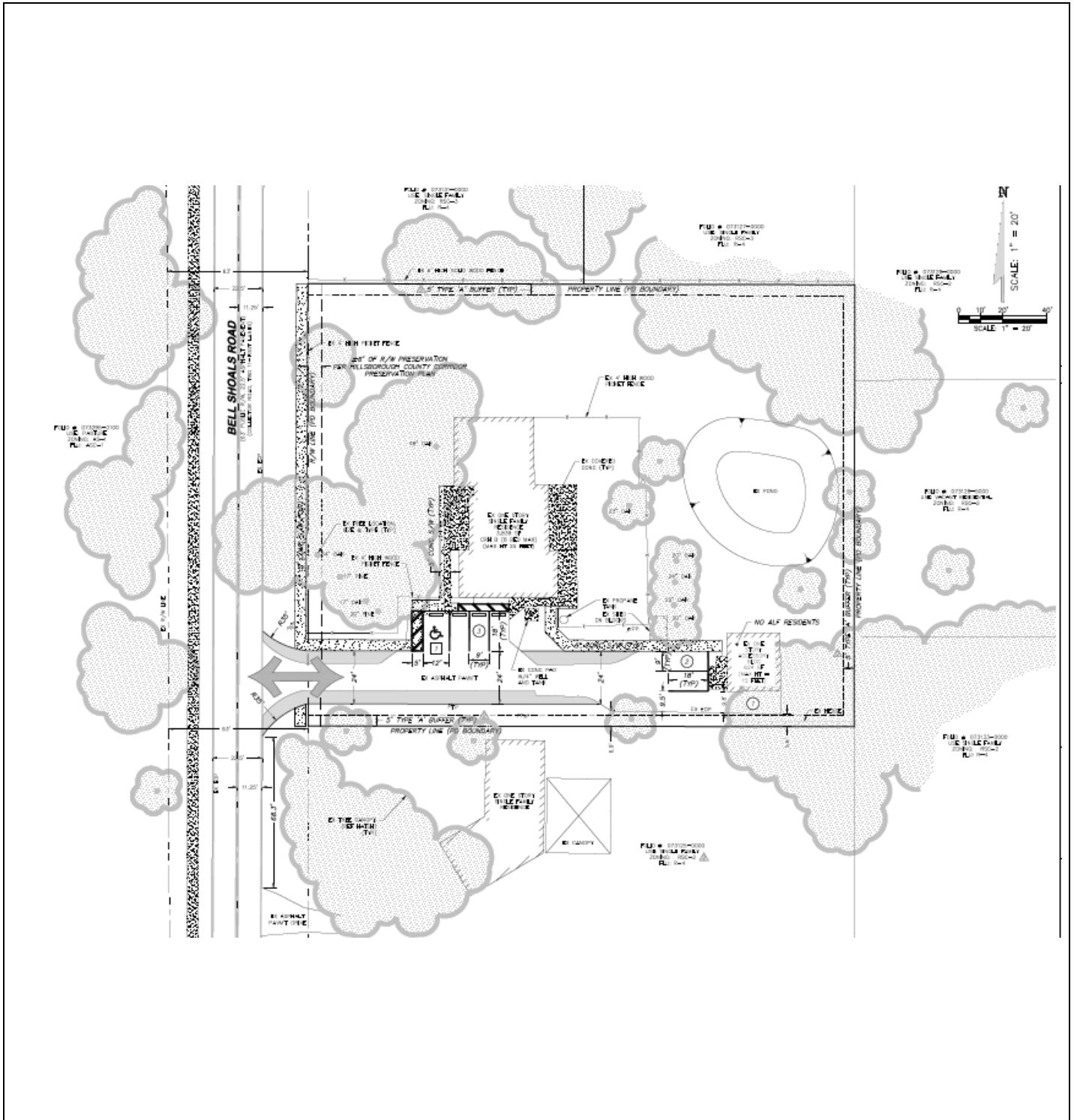
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

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



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bell Shoals	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" 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 type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	16	1	1
Proposed	21	1	2
Difference (+/-)	+5	0	+1

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

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

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A pond exists in the east central portion of the project area.
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project trip generation is de minimis.
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Community Residential Home/Congregate Care Facility Mobility: \$495 * 2 additional dwelling units = \$990 Parks: no additional parks impacts School: no additional school impacts Fire: no additional fire impacts Total: \$990				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 1.16-acre parcel is zoned ASC-1 (Agricultural – Single-Family Conventional) with a single-family home that is used as a Community Residential Home, Type “A” with 6 residents. The site is located at 3005 Bell Shoals Road. The area consists mostly of residential and agricultural uses. The subject property is adjacent to single-family residential zoned RSC-3 to the north and RSC-2 to the south and east. To the west across Bell Shoals Road is a pasture zoned ASC-1. The request is to rezone the parcel from ASC-1 to a Planned Development in order to expand the Community Residential Home from 6 beds to a Community Residential Home, Type “B” with 8 beds.

Per LDC Section 6.11.28.A, a proposed Community Residential Home, Type B, must be located at least 1,200 feet from other Community Residential Homes, Type B or C, in a multi-family zoning, and at least 500 feet from an area of non-agricultural (RSC) single-family zoning. These distances are measured from the nearest point of the existing Community Residential Home or area of single-family zoning to the nearest point of the proposed Community Residential Home.

The applicant has provided documentation from the Agency for Healthcare Administration, Florida Department of Children and Families and the Agency for Persons with Disabilities which shows that no other Community Residential Homes, Type B or C, exist within 1,200 feet of the proposed facility. The applicant requests relief from the land development code section 6.11.28.A, which requires a Community Residential Home, Type “B” not be located 500-feet from a non-agricultural (RSC) single-family zoning. The subject parcel is surrounded by (RSC) single-family zoning to the north, south and east. The applicant argues that the site has already been a Community Residential Home, Type “A” with 6 beds for many years. The expansion for the 2 new beds will be entirely internal so there will be no exterior home footprint changes. The applicant states that there will be no negative impact onto the abutting residential. There is no additional “scaling up” for the 2 additional beds. The property will remain residential in character. Staff does not object to the requested waiver and concurs with the applicant’s justification for relief from this requirement. The area for delineated parking is to the side and rear in an area already paved, therefore, the current residential character of the area will not be adversely impacted by provision of required parking.

The subject property is designated Residential-4 (R-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential. Therefore, the rezoning of the subject parcel from ASC-1 to PD with a Community Residential Home, Type “B” with 8 beds use is consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 11, 2023.

1. The site is limited to a Community Residential Home, Type B, with a maximum of 8 residents and shall utilize the existing structure, as indicated on the site plan.
2. Development standards shall be those of the ASC-1 Zoning District, unless otherwise specified herein.
3. Buffer and screening shall be in accordance with Part 6.06.00 of the Land Development Code, unless specified herein.
4. The site shall be limited to one full access connection on Bell Shoals Rd.
5. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the Bell Shoals Rd. frontage, such that +/-6 feet of right-of-way is preserved. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
6. The developer shall construct a 5-foot-wide sidewalk along the project frontage. If the required sidewalk cannot be accommodated within the existing right-of-way, the developer shall construct the sidewalk within the project and record a public access easement to be conveyed to the County.
7. The subject property shall be subject to the parking requirements of Section 6.05.00 of the Land Development Code.
8. Signage shall be limited to signs allowed for a residential dwelling per Permitted Signs, Sec. 7.03.00.C.3.a, Residential Zoning Districts. Signage shall be considered for a residential dwelling and not a residential support use. This shall not be construed to permit a sign if private restrictions prohibit or restrict the display of signs.
7. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
8. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, and the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
9. 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:



J. Brian Grady
Mon Sep 11 2023 08:53:01

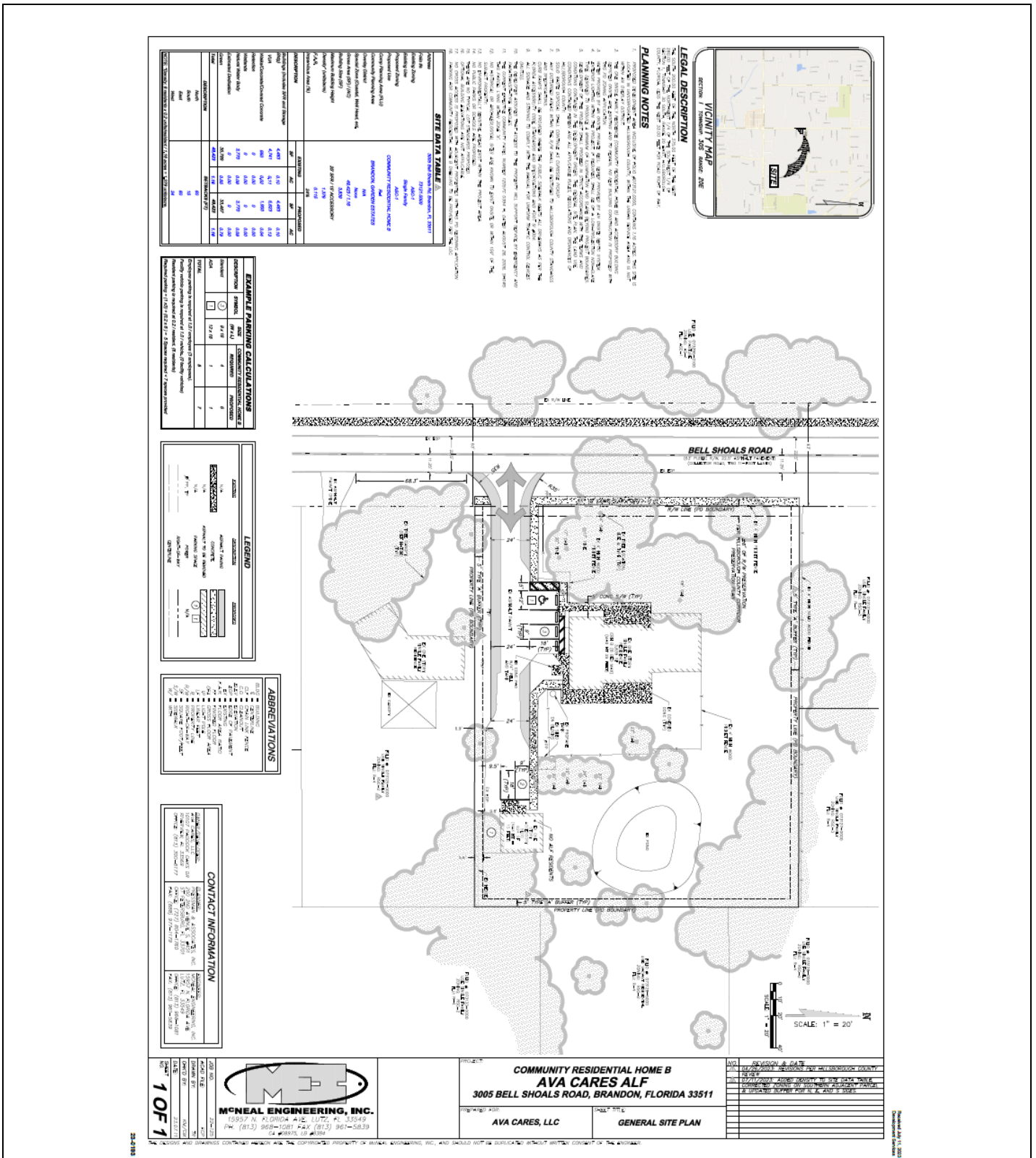
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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)



SITE DATA TABLE

PROPERTY	AREA	PERCENTAGE
Lot Area	4,400	100%
Building Footprint	1,100	25%
Remaining Area	3,300	75%

EXAMPLE PARKING CALCULATIONS

DESCRIPTION	PERCENTAGE	AREA	REQUIREMENT	PROVISION
Office	10%	440	44	44
Storage	5%	220	22	22
Other	5%	220	22	22
Total	20%	880	88	88

LEGEND

Symbol	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	EXISTING DRIVE
---	NEW DRIVE
---	NEW DRIVE
---	NEW DRIVE

ABBREVIATIONS

Symbol	DESCRIPTION
---	PROPERTY LINE
---	ADJACENT PROPERTY
---	EXISTING DRIVE
---	NEW DRIVE
---	NEW DRIVE
---	NEW DRIVE

CONTACT INFORMATION

PROJECT NAME	AVA CARES, LLC
PROJECT ADDRESS	3005 BELL SHOALS ROAD, BRANDON, FL 33511
PROJECT PHONE	(813) 966-1081
PROJECT FAX	(813) 966-1082
PROJECT EMAIL	AVA@AVACARES.COM

McNEAL ENGINEERING, INC.
 15997 N. KILDONIA AVE. LUTZ, FL 33549
 PH: (813) 966-1081 FAX: (813) 966-1082
 WWW.MCNEAL-ENG.COM

**COMMUNITY RESIDENTIAL HOME B
 AVA CARES ALF
 3005 BELL SHOALS ROAD, BRANDON, FLORIDA 33511**

OWNER: AVA CARES, LLC
 PROJECT TITLE: GENERAL SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	09/12/23
2	REVISED PER BOCC COMMENTS	09/12/23
3	REVISED PER BOCC COMMENTS	09/12/23
4	REVISED PER BOCC COMMENTS	09/12/23
5	REVISED PER BOCC COMMENTS	09/12/23
6	REVISED PER BOCC COMMENTS	09/12/23
7	REVISED PER BOCC COMMENTS	09/12/23
8	REVISED PER BOCC COMMENTS	09/12/23
9	REVISED PER BOCC COMMENTS	09/12/23
10	REVISED PER BOCC COMMENTS	09/12/23

23-0193

23-0193

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Brandon/Central

DATE: 7/13/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0193

- 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.

CONDITIONS OF APPROVAL

- The site shall be limited to one full access connection on Bell Shoals Rd.
- In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve sufficient right-of-way along the Bell Shoals Rd. frontage, such that +/-6 feet of right-of-way is preserved. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans and building setbacks shall be calculated from the future right-of-way line.
- The developer shall construct a 5-foot wide sidewalk along the project frontage. If the required sidewalk cannot be accommodated within the existing right-of-way, the developer shall construct the sidewalk within the project and record a public access easement to be conveyed to the County.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a single parcels totaling +/- 1.16 acres from Agricultural Single-Family Conventional (ASC-1) to Planned Development (PD) to allow a Type B Community Residential Home B (CRH "B") with capacity for 8 beds. The site currently operates as a Community Residential Home with 6 beds. The site is located on Bell Shoals Rd., approximately 151 feet south of Guiles Rd. The Future Land Use designation of the site is Residential 4 (R-4).

Trip Generation Analysis

The applicant submitted a trip generation letter as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1: ALF, 6-beds (ITE LUC 254)	16	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: ALF, 8-beds (ITE LUC 254)	21	1	2

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+) 5	(+) 0	(+)1

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by +5 average daily trips, +0 trips in the a.m. peak hour and +1 p.m. peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Bell Shoals Rd. is a substandard 2-lane, undivided, collector roadway with +/- 11-foot travel lanes. Along the project frontage, the right-of-way is approximately 63-feet wide. There is +/- 5-foot sidewalk on the west side. There are no paved shoulders/bike lanes or curb and gutter along the roadway in the vicinity of the proposed project.

While Bell Shoals Rd. is a substandard roadway, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

This segment of Bell Shoals Rd. is designated a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan. Based on the +/-63 feet of existing right of way, and 75 feet of right of way need needed, for the enhancement, per the Hillsborough County Corridor Preservation Plan, the applicant is required to preserve 1/2 of the needed right-of-way (i.e. 6 feet).

SITE ACCESS

The site plan proposes one full access connection to SE 24th Street and vehicular and pedestrian cross access to the adjacent parcels to the north and south. The three existing driveway connections on SE 24th St. shall be removed at the time of site construction.

Pursuant to LDC, Sec. 6.03.02., the developer shall construct a sidewalk along the project frontage and sidewalk connection from the frontage to the principle building entrance. If the required frontage sidewalk cannot be accommodated within the existing Bell Shoals right-of-way, the developer shall construct the sidewalk within the project and record a public access easement to be conveyed to the County.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Bell Shoals Rd.	Bloomington Rd.	Booker Rd.	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report.

Rezoning Application: 23-0115 Revised

Zoning Hearing Master Date: June 20, 2023

BOCC Land Use Meeting Date: August 8, 2023 September 12, 2023

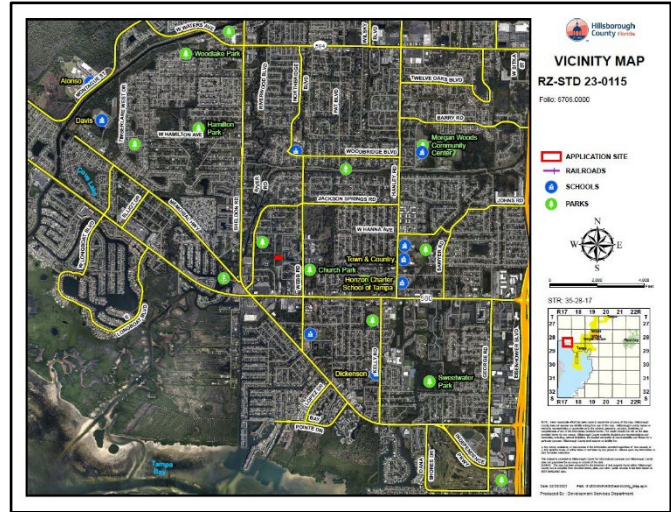


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Dilip Agarwal
 FLU Category: Residential – ~~6 20~~ (Res-~~6 20~~)
 Service Area: Urban
 Site Acreage: 0.55 +/-
 Community Plan Area: Town N' Country
 Overlay: None
 Request: Rezone from **Residential, Single-Family Conventional-6 (RSC-6)** zoning districts to the proposed to **Residential Multi-Family Conventional - 20 (RMC-20)** zoning district.



Request Summary:

The request is to rezone from the existing **Residential, Single-Family Conventional-6 (RSC-6)** zoning district to the proposed to **Residential Multi-Family Conventional - 20 (RMC-20)** zoning district. The proposed zoning for RMC-20 permits development limited to conventional multiple family dwelling units in a high-density living environment, on lots containing a minimum of 6,540 square feet (sf).

Zoning:	Current RSC-6 Zoning	Proposed RMC-20 Zoning
Uses:	Single-Family Residential (Conventional Only)	Single-Family and Two-Family (Conventional)
Acreage	0.55 +/- Acres (ac) / 23,950 sf	0.55 +/- ac
Density / Intensity	1 dwelling unit (du) / 7,000 sf	1 Multi-Family Unit / 2,180 sf
Mathematical Maximum*	3 Dwelling Unit	10 Multi-Family Units

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

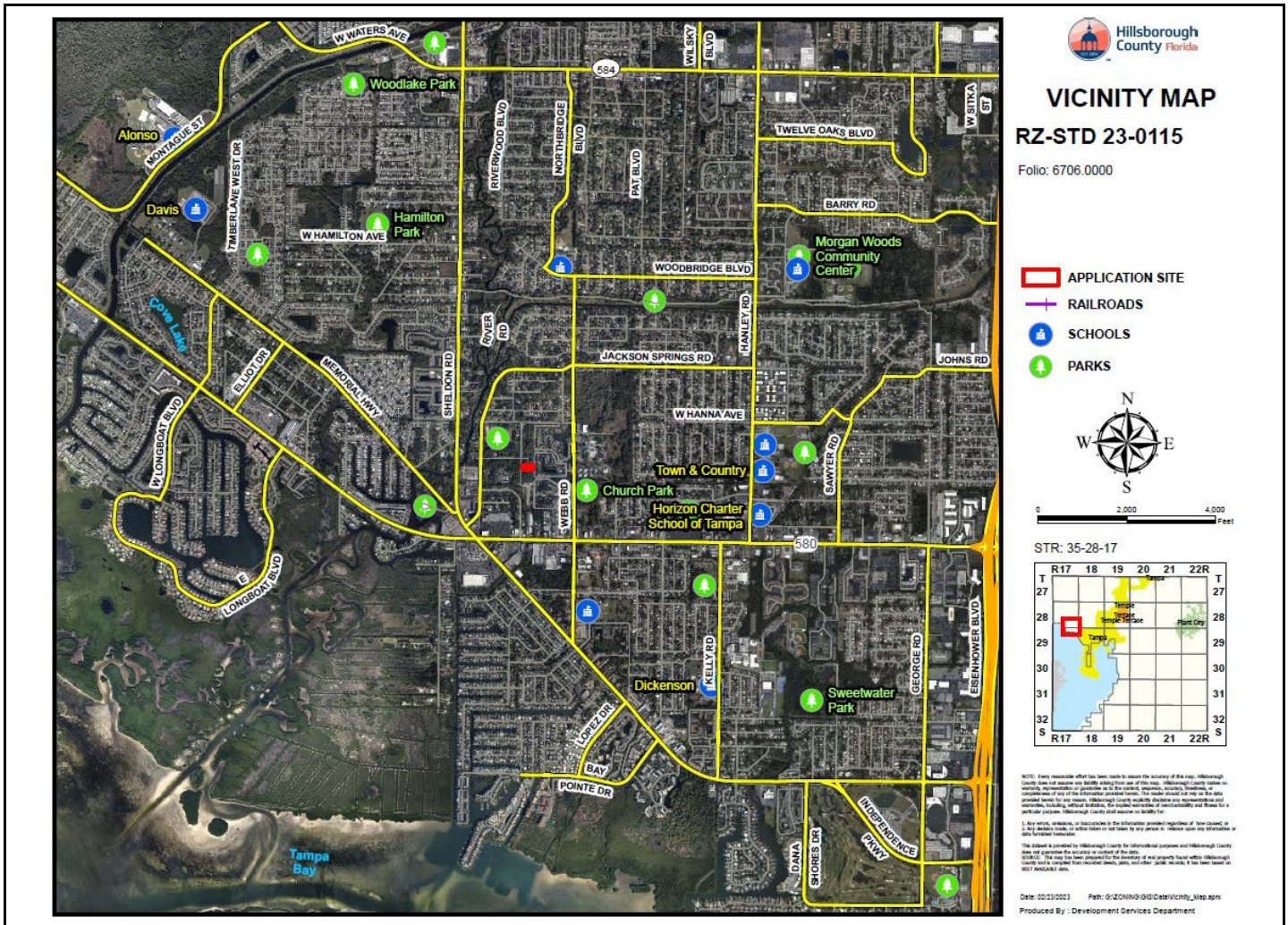
	Current RSC-6 Zoning	Proposed RMC-20 Zoning
Density / Intensity	1 dwelling unit (du) / 7,000 sf	1 Multi-Family Unit / 2,180 sf
Lot Size / Lot Width	7,000 sf / 70'	7,260 sq ft / 60'
Setbacks/Buffering and Screening	25' - Front 7.5' - Sides 25' - Rear	25' - Front 10' - Sides 20' - Rear
Height	35'	45'

Additional Information:

PD Variations	N/A	
Waiver(s) to the Land Development Code	None	
Planning Commission Recommendation	Consistent	
Development Services Department Recommendation	Approvable	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

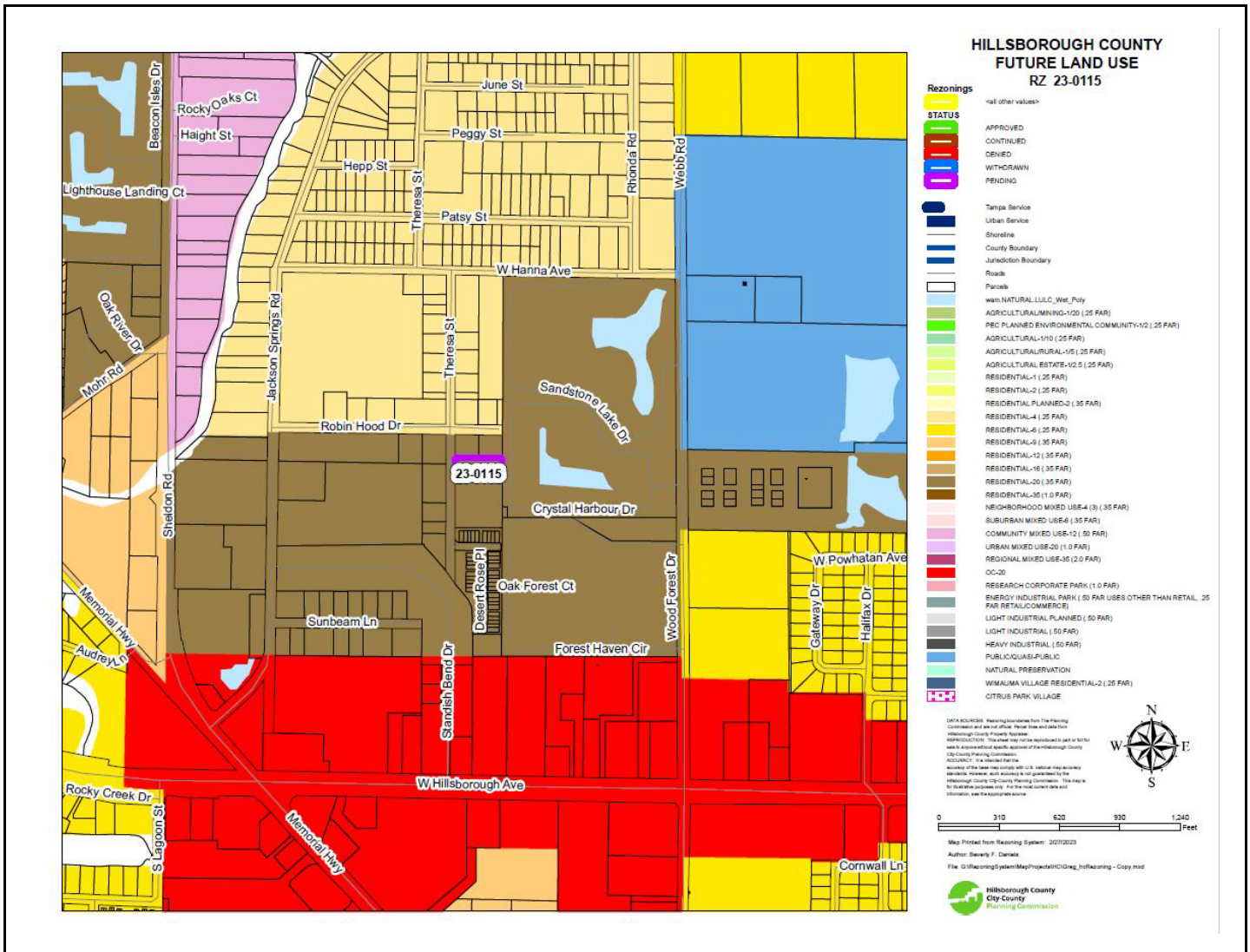


Context of Surrounding Area:

The site is surrounded by a mixture of uses consisting of single-family residential, duplexes and multi-family type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, multi-family, office and neighborhood-commercial uses. The adjacent properties are zoned RSC-6 to the north and west, and RMC-20 to the south and west.

2.0 LAND USE MAP SET AND SUMMARY DATA

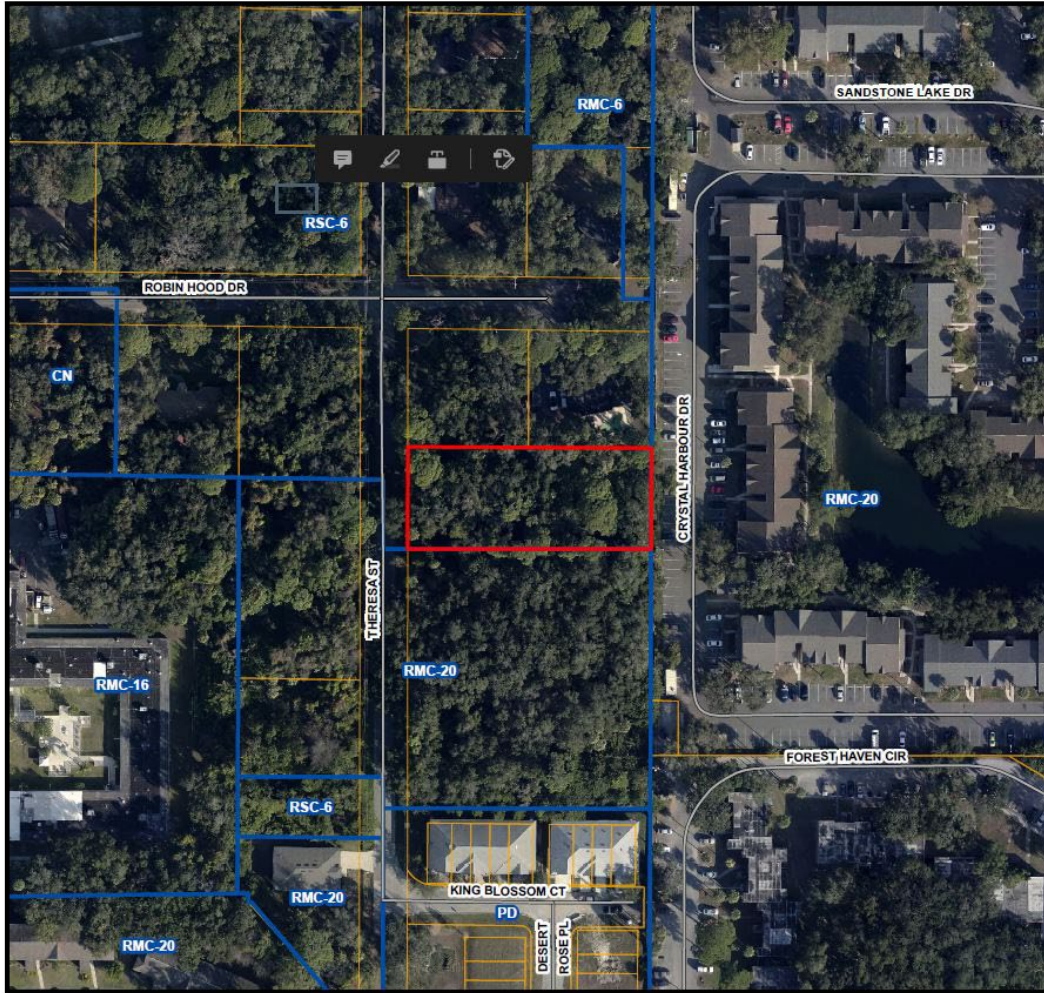
2.2 Future Land Use Map




Subject Site Future Land Use Category:	Residential 20 (Res-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 0.7525 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.


2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

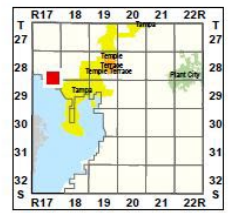



ZONING MAP
RZ-STD 23-0115
 Folio: 6706.0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS


 0 100 200 Feet

STR: 35-28-17



NOTES: Users responsible for the land used to create the accuracy of this map. Hillsborough County does not warrant or guarantee the accuracy of this map. Hillsborough County does not warrant or guarantee the accuracy of the data. The user should verify the accuracy of the data provided herein for their own use. Hillsborough County makes no representation or warranty, express or implied, for the use of the information provided herein for a purpose other than that for which it was intended. The user should verify the accuracy of the data provided herein for their own use. The user should verify the accuracy of the data provided herein for their own use. The user should verify the accuracy of the data provided herein for their own use.

This map is provided by Hillsborough County for informational purposes and Hillsborough County does not warrant the accuracy or content of the data. The user should verify the accuracy of the data provided herein for their own use. The user should verify the accuracy of the data provided herein for their own use. The user should verify the accuracy of the data provided herein for their own use. The user should verify the accuracy of the data provided herein for their own use.

Date: 02/23/2023 File: G:\ZONING\GIS\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	1 du / 7,000 sf	Single-Family Residential (Conventional Only)	Single Family Resident/ Vacant
South	RMC- 20	1 Multi-Family Unit / 2,180 sf	Multi-Family Residential	Vacant
East	RMC- 20	1 Multi-Family Unit / 2,180 sf	Multi-Family Residential	Multi-Family Units
West	RSC-6/RMC-20	1 SF du / 7,000 sf / 1 Multi-Family Unit / 2,180 sf	Single-Family Residential (Conventional Only) / Multi-Family	Vacant

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)

Not Applicable

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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	2	3
Proposed	74	4	6
Difference (+/-)	+46	+2	+3

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	School Concurrency review at time of development
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned RSC-6 to the north and west, and RMC-20 to the south and west. The site is surrounded by a mixture of uses consisting of single-family residential and multi-family residential uses, and office and neighborhood commercial type zoned uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, multi-family residential, office and neighborhood-commercial uses.

The size and depth of the subject parcel in relation to other adjacent single-family residential and multi-family residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.


The site is located within the Urban Service Area’s Water and Wastewater Service Area; therefore, the subject property should be served by the County.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RMC- 20 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request **Approvable**.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:	 <p>J. Brian Grady Wed Jun 7 2023 10:02:03</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

ZHM HEARING DATE: June 20, 2023

BOCC LUM MEETING DATE: ~~August 8, 2023~~ September 12, 2023

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

ZHM HEARING DATE: June 20, 2023

BOCC LUM MEETING DATE: ~~August 8, 2023~~ September 12, 2023

Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: Town and Country /Northwest

DATE: 04/07/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 23-0115

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a n increase of trips potentially generated by development of the subject site by 46 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.56 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 20 (RMC-20). The site is located +/- 125 feet south of the intersection of Robin Hood Drive and Theresa Ave Street. The Future Land Use designation of the site is Residential-20 (R-20).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 3 Single Family Dwelling Units (ITE Code 210)	28	2	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-20, 11 Multi Family Dwelling Units (ITE Code 220)	74	4	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+46	+2	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Theresa Street. Theresa Street is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Theresa Street lies within +/- 52 feet of Right of Way in the vicinity of the project. Theresa Street does not have sidewalk, bikes lanes or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Theresa Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Theresa Street is not a regulated roadway and as such was not included in the Level of Service Report.