



Rezoning Application: PD 23-0882
Zoning Hearing Master Date: January 16, 2024
BOCC Land Use Meeting Date: March 19, 2024

1.0 APPLICATION SUMMARY

Applicant: 11809 Sumer Rd. Wimauma LLC
FLU Category: RES-4
Service Area: Urban
Site Acreage: 18.56 AC
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The existing zoning is AR (Agricultural Rural) which permits single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning for Planned Development (site plan controlled district) to allow a 63 single family residential lots pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AR	PD 23-0882
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Single-Family Residential (Conventional Only)
Acreage	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC	Total Site Area: 19.16 AC Project Area minus Right of Way: 18.56 AC
Density/Intensity	0.2 DU/AC	63 DU proposed / 18.56 AC = 3.4 DU/AC Net Density
Mathematical Maximum*	3 DU	74 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD
Lot Size / Lot Width	217,800 sf / 150'	7000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

Additional Information:

PD Variation(s)	None requested as part of this application
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Waiver(s) to the Land Development Code

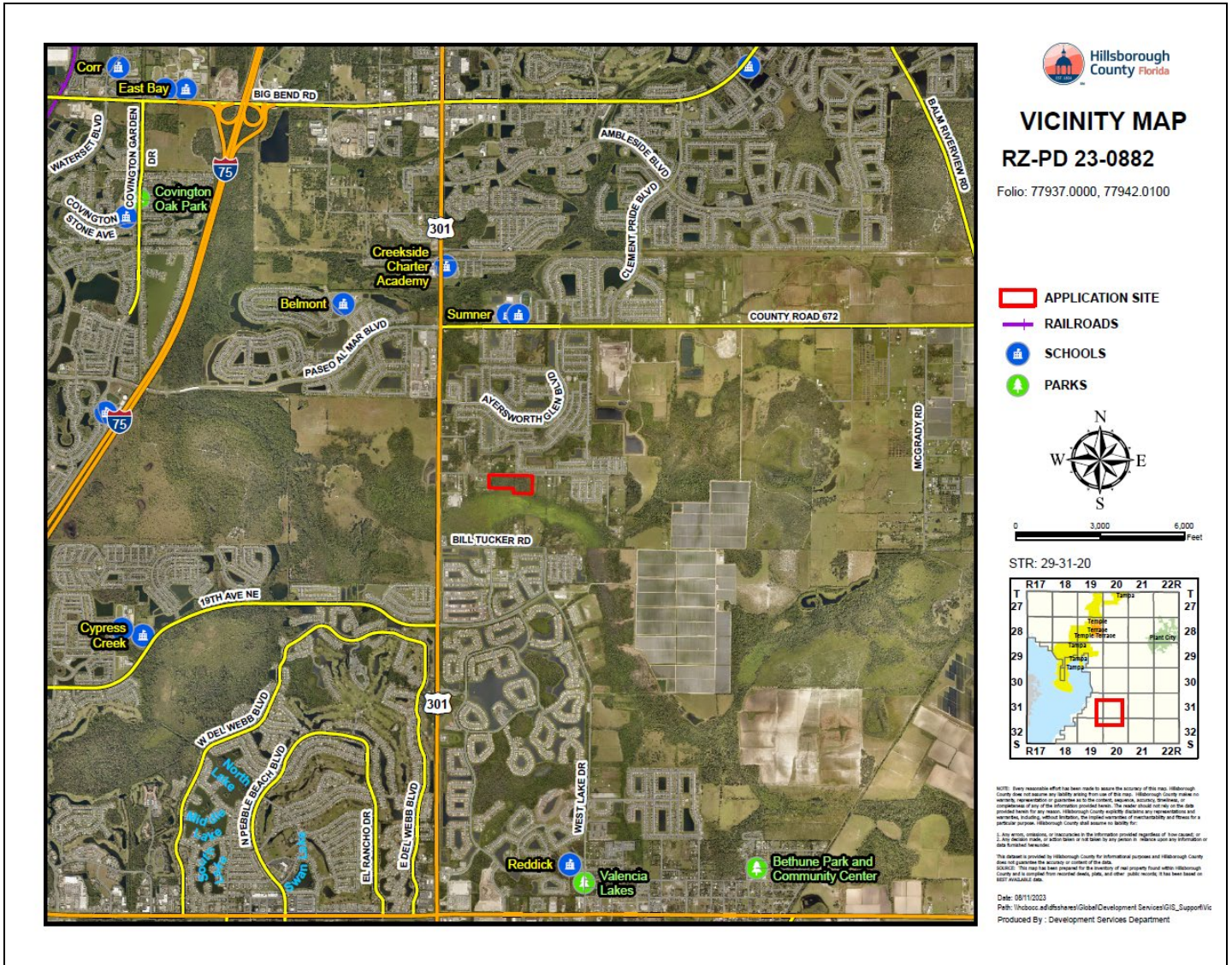
None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

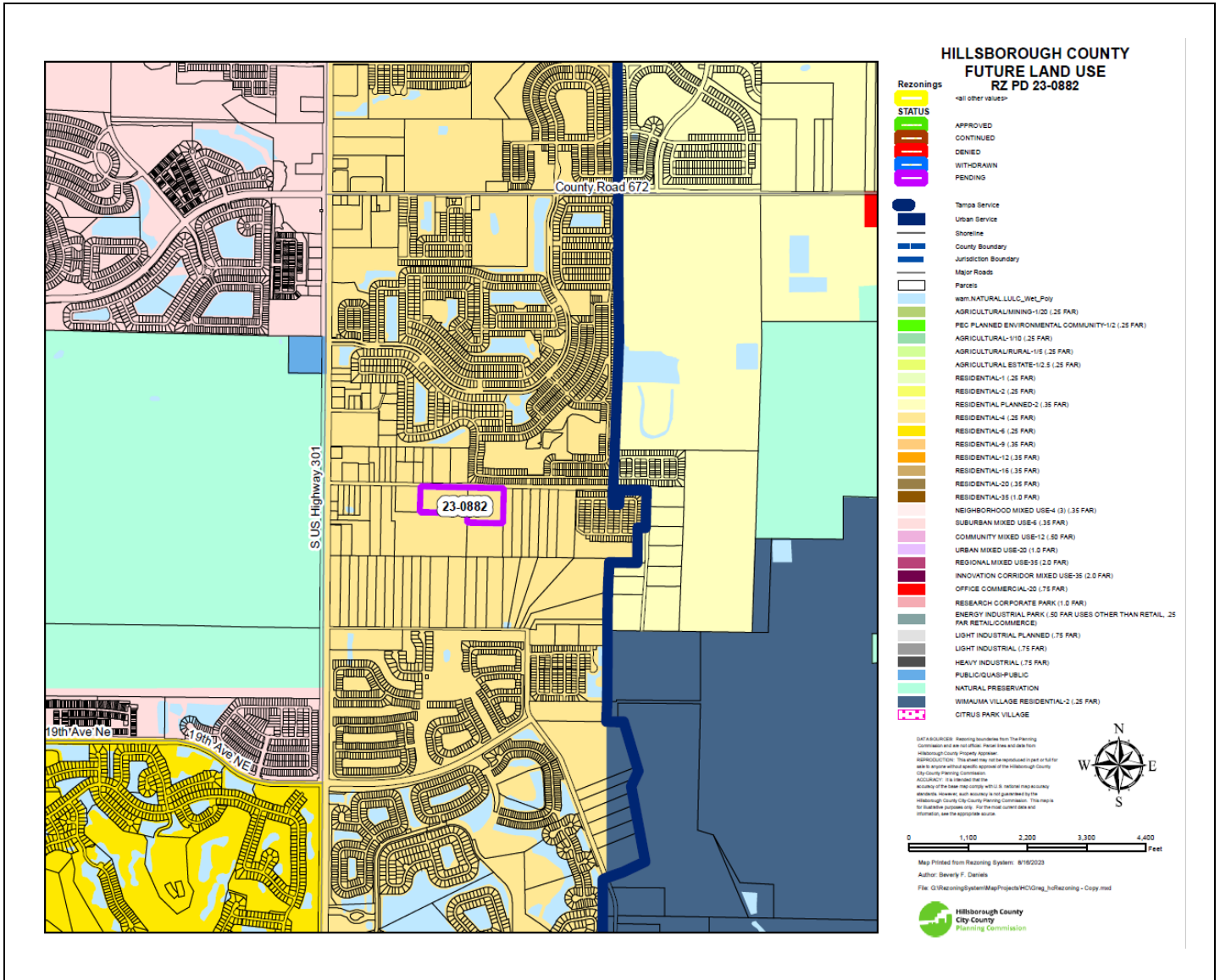


Context of Surrounding Area:

The parcel is located along Summer Rd., a 2 lane divided Local Road, with agriculturally zoned properties and a residential single family development to the northeast. Adjacent to the south is the Bullfrog Creek.

2.0 LAND USE MAP SET AND SUMMARY DATA

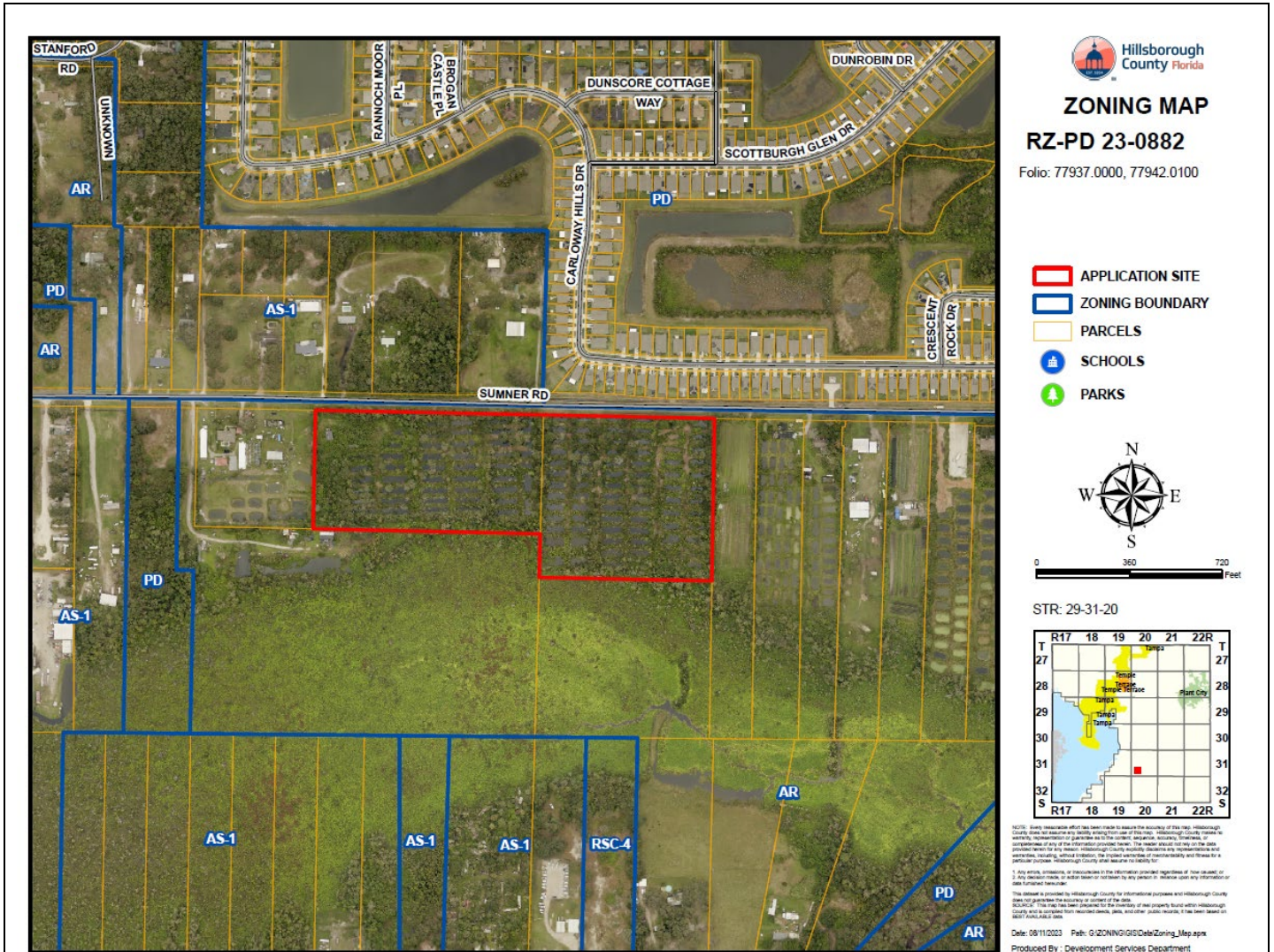
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 DU/AC
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

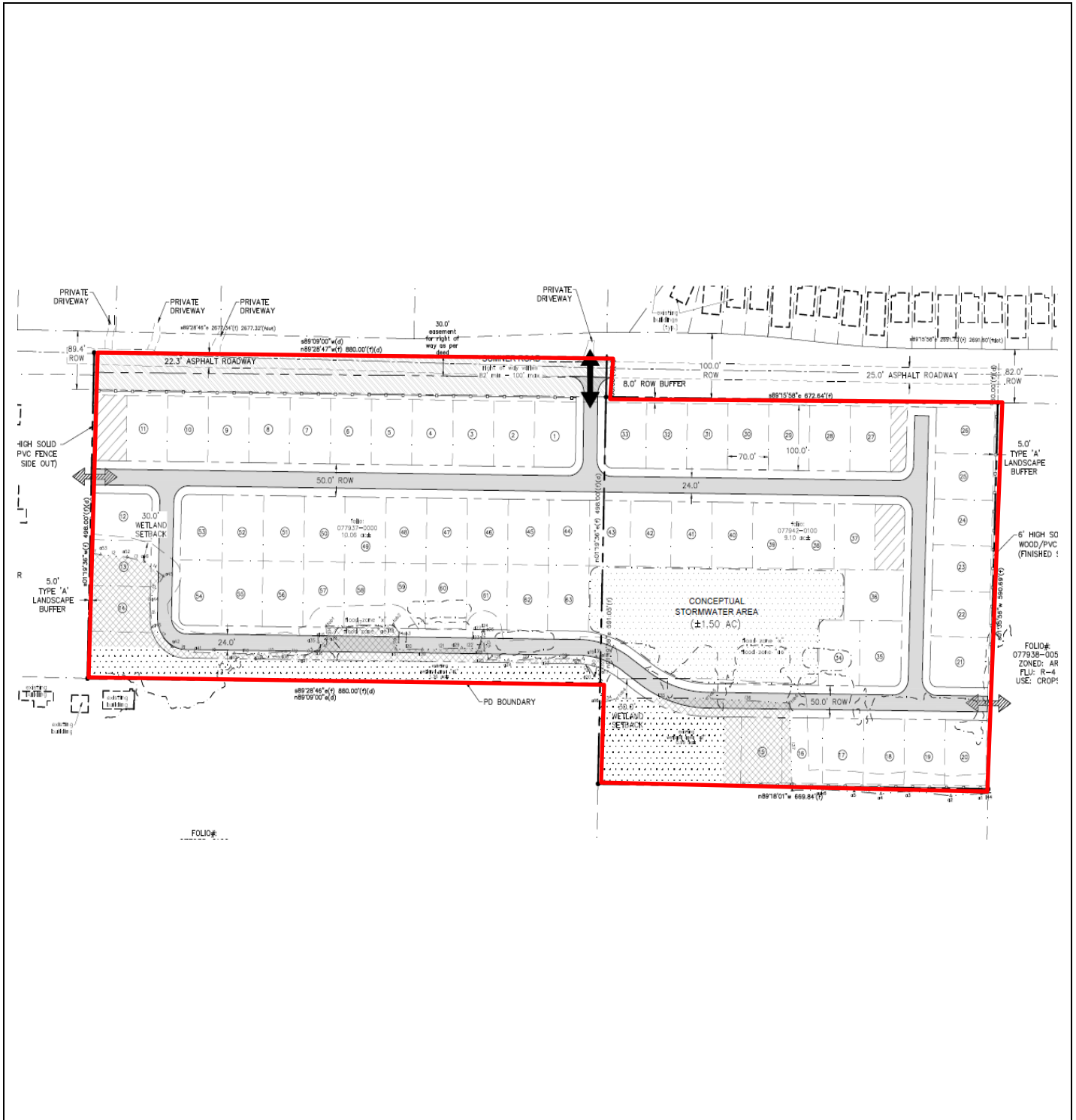


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1, PD 80-0067 (PRS 16-0399)	1 DU/AC, 3.58 DU/AC	Agricultural, Single Family Residential	Single Family Residential
South	AR	0.2 DU/AC	Agricultural, Single Family Residential	Single Family Residential (Mobile Home)
East	AR	0.2 DU/AC	Agricultural, Single Family Residential	Vacant
West	AR	0.2 DU/AC	Agricultural, Single Family Residential	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)



3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing			
Proposed			
Difference (+/1)			

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" 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 checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 * 63 = \$578,529 Parks: \$2,145 * 63 = \$135,135 School: \$8,227 * 63 = \$518,301 Fire: \$335 * 63 = \$21,105 Total per House: \$19,890 Total x63 units: \$1,253,070				
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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> Inconsistent	<input type="checkbox"/> Yes
<input type="checkbox"/> Locational Criteria Waiver Requested		<input type="checkbox"/> No	<input checked="" type="checkbox"/> Consistent	<input checked="" type="checkbox"/> No
<input type="checkbox"/> Minimum Density Met	<input checked="" type="checkbox"/> N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The proposed uses are comparable to the surrounding residential uses, and the proposed layout is compatible with the surrounding development pattern. Furthermore, the proposed 3.4 DU/AC density is under the 4 DU/AC Maximum density allowable in the RES-4 Comprehensive Plan category.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant’s request, subject to conditions.

6.0 PROPOSED CONDITIONS


Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2023.

1. The project shall be permitted a maximum of 63 single family conventional units. The project shall be developed in accordance with the development standards of the RSC-6 zoning district, unless otherwise specified herein.
2. Buffer and Screening shall be as follows:
 - A 5 feet buffer, type "A" buffer shall be required to the west.
 - An 8 feet buffer shall be required to the Sumner Road Right of Way.
 - Buffers are not part of the lot or rear setbacks.
 - Buffers are to be platted as a separate tract to be owned and maintained by the Homeowners Association (HOA) or similar entity.
3. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
4. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
5. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
6. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
7. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

7.1. A 30' wetland setback will be required from the limits of any approved wetland impacts. The southern road will be located within the 30' wetland setback area in the configuration shown on the current plans and may need to be relocated and/or compensation may be required.

8. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
9. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
10. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. The project shall be served by, and limited to, one (1) vehicular access connection to Sumner Rd. Additionally, the developer shall construct one (1) vehicular and pedestrian access stubout along the eastern project boundary, and one (1) vehicular and pedestrian access stubout along the western project boundary. Such connections shall be construction in the locations shown on the PD site plan.
12. Internal project roadways shall be privately owned and maintained and shall not be gated.
13. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
14. Prior to or concurrent with the initial increment of development, the property owner shall dedicate and convey to Hillsborough County +/- 60-feet of right-of-way along a portion of their Sumner Rd. frontage, as generally shown on the site plan. The intent of this condition is to convey the underlying fee for certain lands owned by the applicant and upon which the existing Sumner Rd. encroaches, and which would contribute a portion of the lands necessary to ensure Sumner Rd. could be improved (by others) to the full Typical Section – 7 (TS-7) standard in the future.
15. PD 23-0882 is approved, the County Engineer will approve a Design Exception request (dated September 22, 2023 and revised December 19, 2023) which was found approvable by the County Engineer (on December 20, 2023) for the Sumner Rd. substandard road improvements. As Sumner Rd. is a substandard local roadway, the developer will be required to make certain improvements to Sumner Rd. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development, the developer shall construct (in addition to the sidewalk required along its Sumner Rd. frontage pursuant to the Hillsborough County Land Development Code):
 - a. A minimum 5-foot-wide sidewalk for a distance of +/- 1,670 ft. along the south side of Sumner Rd. (between the western project boundary and the multi-purpose pathway along the east side of US 301); and,
 - b. A minimum 5-foot-wide sidewalk for a distance of +/- 1,350 ft. along the south side of Sumner Rd. (between the eastern project boundary and the existing sidewalk terminus located east of the proposed project).

- 16. The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the South County Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.
- 17. 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.
- 18. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

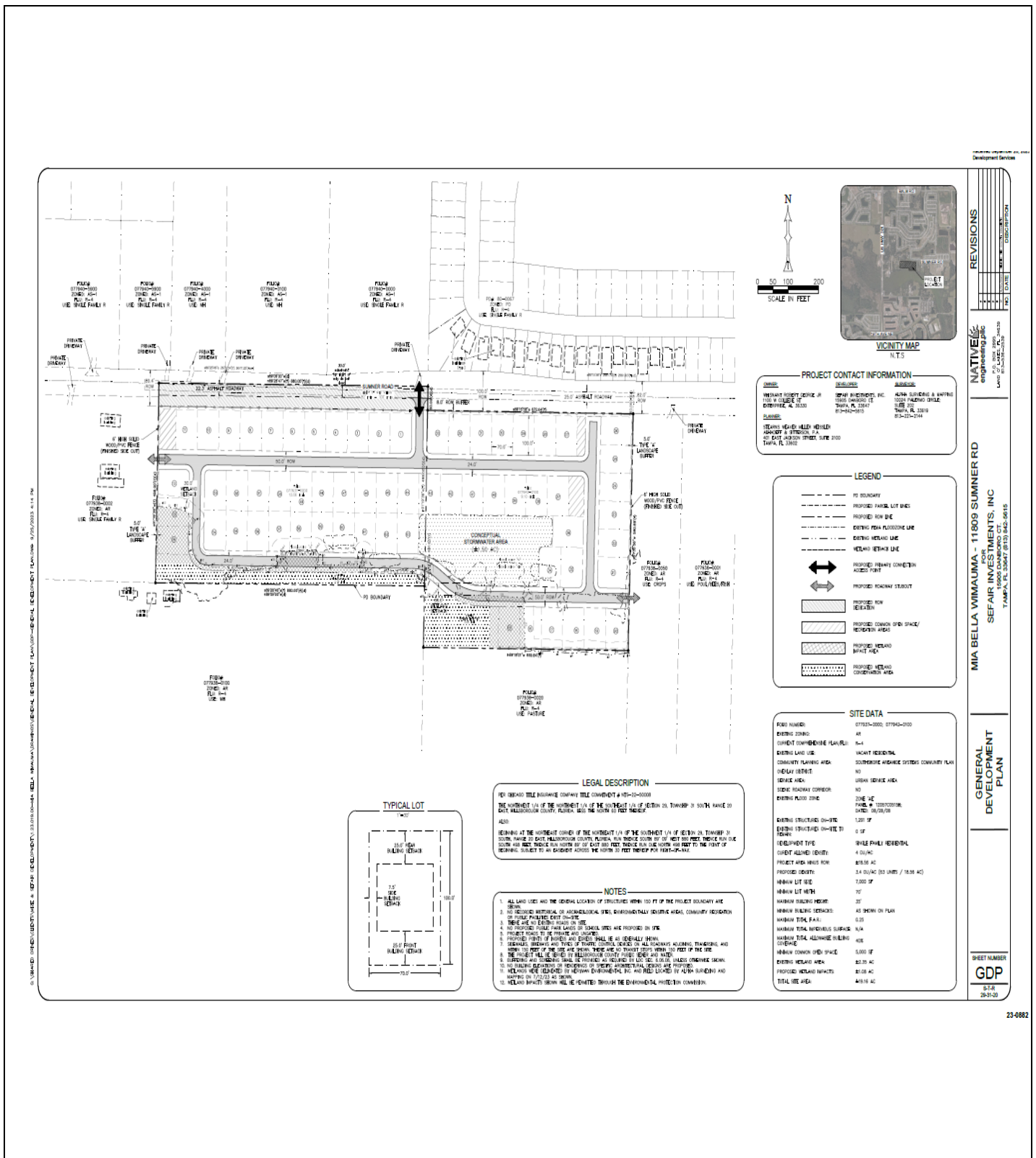
Zoning Administrator Sign Off:	 J. Brian Grady Tue Jan 9 2024 15:17:52
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: January 16, 2024 Report Prepared: January 4, 2024	Petition: PD 23-0882 Folios 77937.0000 & 77942.0100 <i>On the south side of Sumner Road, east of South US Highway 301</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	SouthShore Areawide Systems
Request	Rezoning from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached dwelling units
Parcel Size	19.16 +/- acres
Street Functional Classification	South US Highway 301 – Arterial Sumner Road – Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 19.16 +/- acre subject site is located on the south side of Sumner Road, east of South US Highway 301.
- The subject site is located within the Urban Service Area and is located within the limits of the SouthShore Areawide Systems Plan.
- The subject site is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of up to 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR or 175,000 square feet, whichever is less intense. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- RES-4 surrounds all sides of the subject site. Natural Preservation (N) is located further west across South US Highway 301. Residential Planned-2 (RP-2) is located further east. Wimauma Village Residential-2 (WVR-2) is located further southeast. There are also pockets of Suburban Mixed-Use (SMU-6) further northwest and southwest from the subject site.
- The subject site is currently vacant. Agricultural and single family uses abut the southern boundary of the site. Single family uses extend north of the site across Sumner Road as well. To the east, there is vacant parcel followed by additional agricultural and single family uses. Further south, there is a pocket with a light commercial use and public communication / utility use. The area around the subject site is mostly residential in nature with agricultural and vacant uses spread throughout.
- The subject site is currently zoned as Agricultural Rural (AR). AR zoning extends to the west, south, and east. Agricultural Single Family (AS-1) zoning and Planned Development (PD) zoning is located north of the site across Sumner Road. Further south, there are pockets of Residential Single Family Conventional (RSC-2 & RSC-4) zoning surrounded by additional AS-1, AR, and PD zoning districts.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached dwelling units.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. 3 Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

Policy 8.3: Calculating Density

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

Policy 16.8: The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

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

5.1 COMPATIBILITY

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

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

MOBILITY SECTION

Promote Connectivity

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

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

LIVABLE COMMUNITIES ELEMENT: SouthShore Areawide Systems Plan

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

1. *Promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity and livability.*
 - a. *Employ an integrated, inclusive approach to sustainable growth and development that is well planned to maintain the cultural and historic heritage and unique agricultural and archaeological resources of SouthShore.*

Economic Development Objective

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.

The community desires to pursue economic development activities in the following areas:

1. *Land Use/ Transportation*

- a. Analyze, identify and market lands that are available for economic development, including: residential, commercial, office, industrial, agricultural (i.e., lands that already have development orders or lands that are not developable.)
- b. Recognize preferred development patterns as described in individual community plans, and implement the communities' desires to the greatest extent possible (including codification into the land development code). I.e., activity center, compatibility, design and form, pedestrian and bicycle/trail connectivity.

Staff Analysis of Goals, Objectives and Policies

The approximately 19.16 +/- acre subject site is located on the south side of Sumner Road, east of South US Highway 301. The subject site is located in the Urban Service Area and is within the limits of the SouthShore Areawide Systems Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD 23-0882) for the development of 63 single-family detached dwelling units.

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Similarly, FLUE Policy 1.2 establishes minimum density requirements for all land use categories within the Urban Service Area that allow 4 units per acre or greater. The 19.16-acre subject site can consider a maximum density of 76 dwelling units. The request to allow for the development of 63 dwelling units on the subject site exceeds 75% of the maximum allowable density and is therefore consistent with this policy direction. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*" The proposed rezoning is compatible with the other single family residential, vacant, and agricultural uses in the surrounding area.

FLUE Objective 8 establishes that the Future Land Use Map (FLUM) includes Land Use Categories that outline the maximum level of density and intensity and range of permitted land uses for an area. The character of each land use category and its potential uses must be evaluated for compliance with the FLUE, per Policies 8.1 and 8.2. The subject site is located within the RES-4 Future Land Use category and therefore allows for the consideration of up to 4 dwelling units per acre on the approximately 19.16 acre subject site. The proposed Planned Development, which proposes 63 dwelling units on the subject site, is consistent with this policy direction and is in compliance with FLUE Policy 8.3 as it relates to calculating density as well.

Objective 9 and Policy 9.2 of the Future Land Use Element require new developments to meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government. The Hillsborough County Environmental Protection Commission (EPC) has reviewed the application and provided updated comments as of December 18th, 2023, noting that the project is justified to move forward and does not require resubmittal. Similarly, Natural Resources has provided conditions regarding the wetlands located on the subject site. At the time of filing this report, official comments from Zoning and Transportation Section staff were not yet available.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.7, 16.8, 16.10, and 16.11. The

development pattern of the surrounding area shows several other residential uses with varying lot sizes. The proposed single-family uses are similar to the existing uses to the north and do not present any potential compatibility conflicts with the agricultural and vacant uses that are located around the subject site. The proposal also includes an efficient system of internal circulation with stub outs that are intended to connect future adjacent neighborhoods together. Given the density, type of use, and overall scale of the request, the application is consistent with the aforementioned Neighborhood Protection Policies.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A proposed Planned Development to allow for the construction of 63 single family homes would be consistent with this policy direction, as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

The Mobility Section of the Comprehensive Plan establishes guidelines for connectivity for new developments. Goal 4 and Objective 4.1 of the Mobility Section seek to design communities around a grid network of streets, which will help improve interconnections between neighborhoods and surrounding neighborhood uses. The proposed development consists of a modified grid network of streets in addition to stub outs on the northern, western, and eastern boundaries. This will help encourage the modified grid network of streets for future development and is therefore consistent with this policy direction.

The Cultural/Historic Objective of the SouthShore Areawide Systems Plan seeks to promote sustainable growth and development that is well planned to preserve the area's environment, cultural identity, and livability. Doing so requires growth that is inclusive and sustainable. Similarly, the Economic Development Objective of the SouthShore Areawide Systems Plan encourages identifying land that is viable for residential uses. Given that the proposal includes residential development that enhances the surrounding development pattern, the application is consistent with the SouthShore Areawide Systems Plan.

Overall, the proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated Hillsborough County* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0882

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are subject to approval by the Hillsborough County Planning Commission. The rezoning boundaries are subject to approval by the Hillsborough County Planning Commission. ACCURACY: It is intended that the rezoning boundaries are accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 8/16/2023
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\MapProjects\HC\Georef\Rezoning - Copy.mxd

