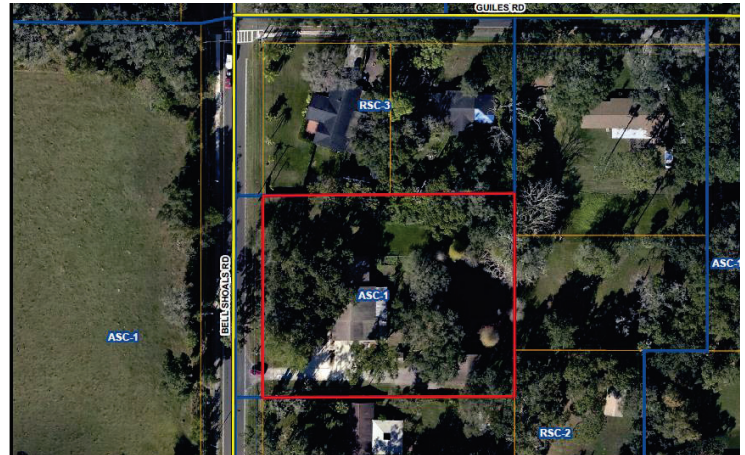


Rezoning Application: PD 23-0193
Zoning Hearing Master Date: July 24, 2023
BOCC Land Use Meeting Date: September 12, 2023

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'

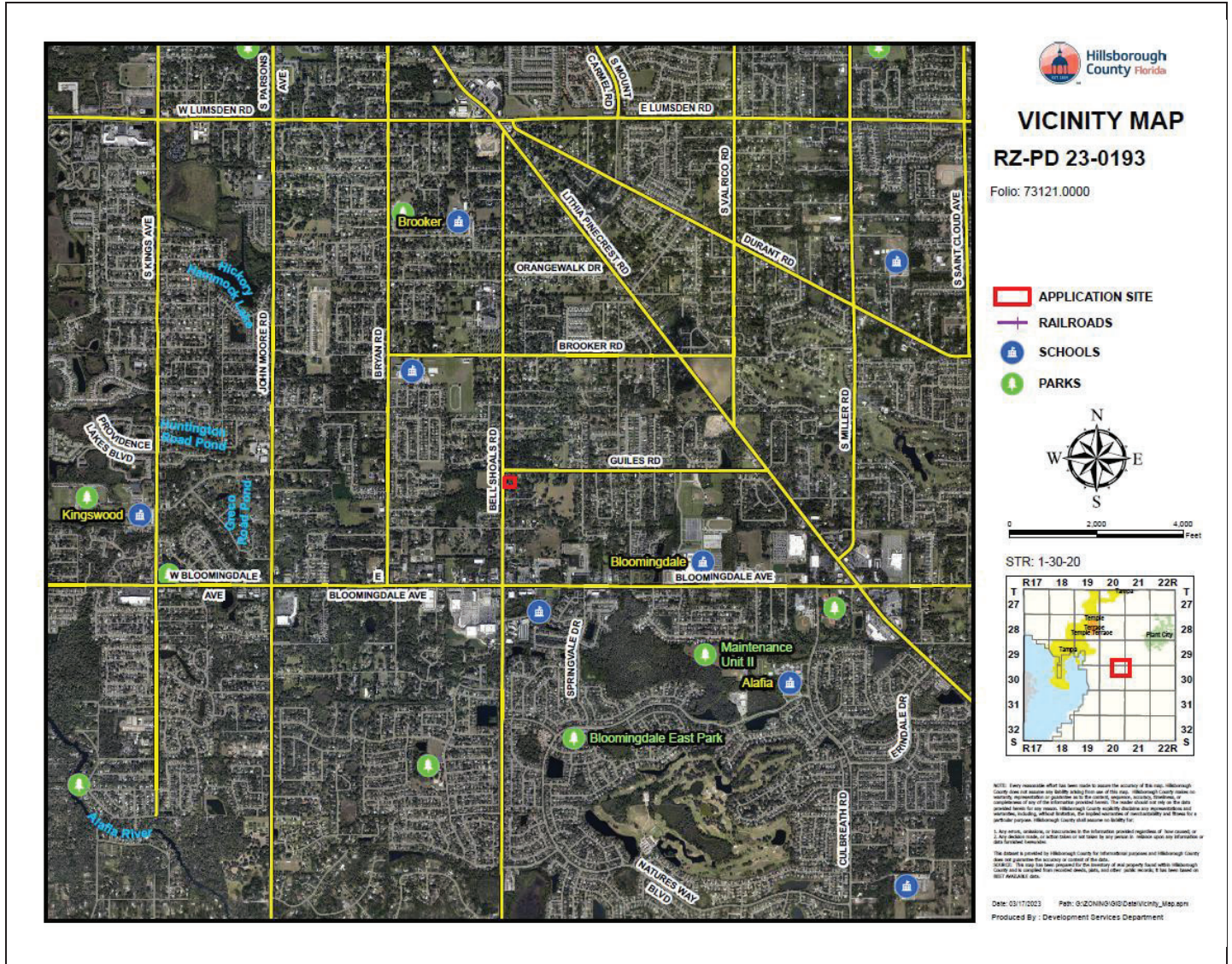
Additional Information:

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
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

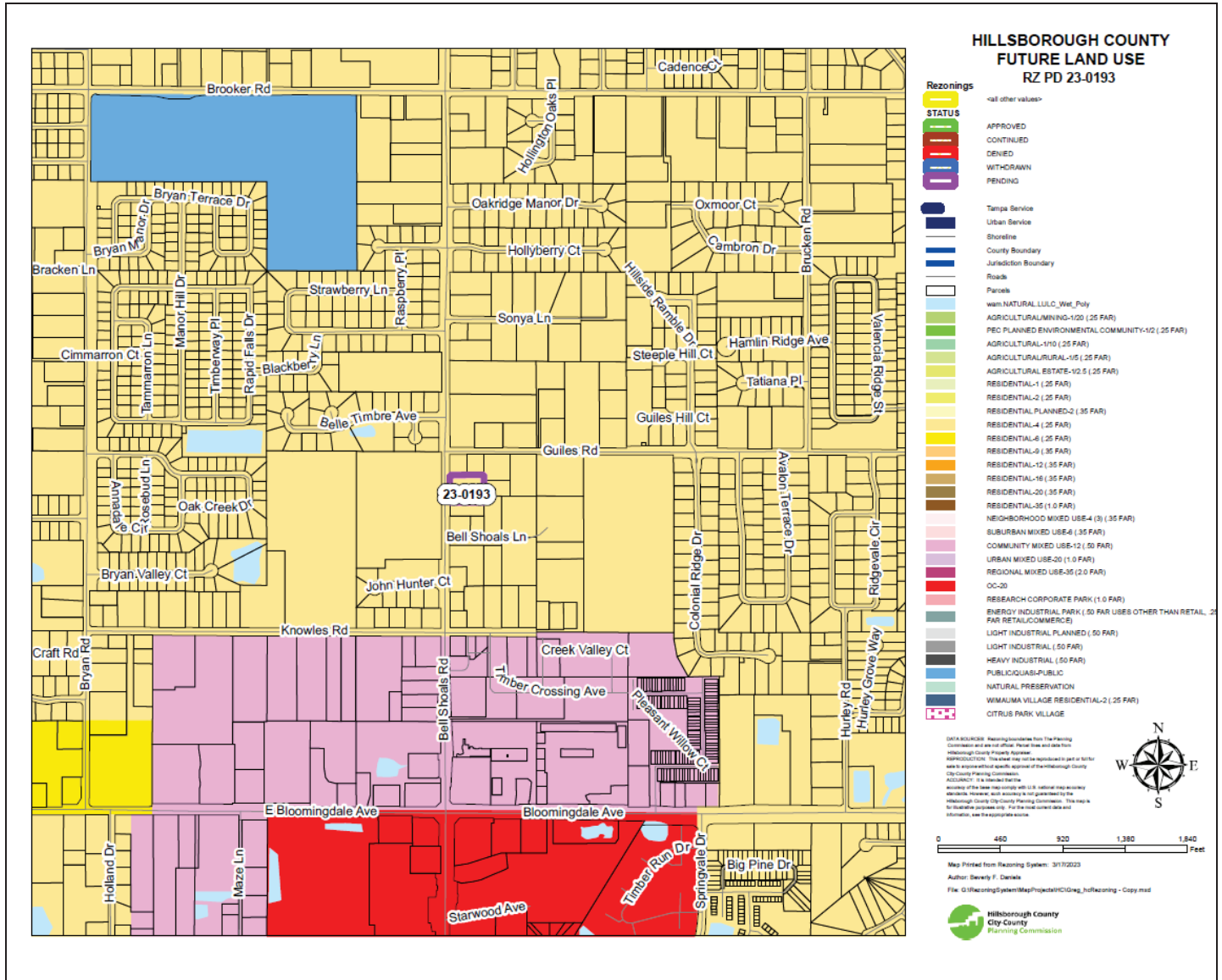


Context of Surrounding Area:

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

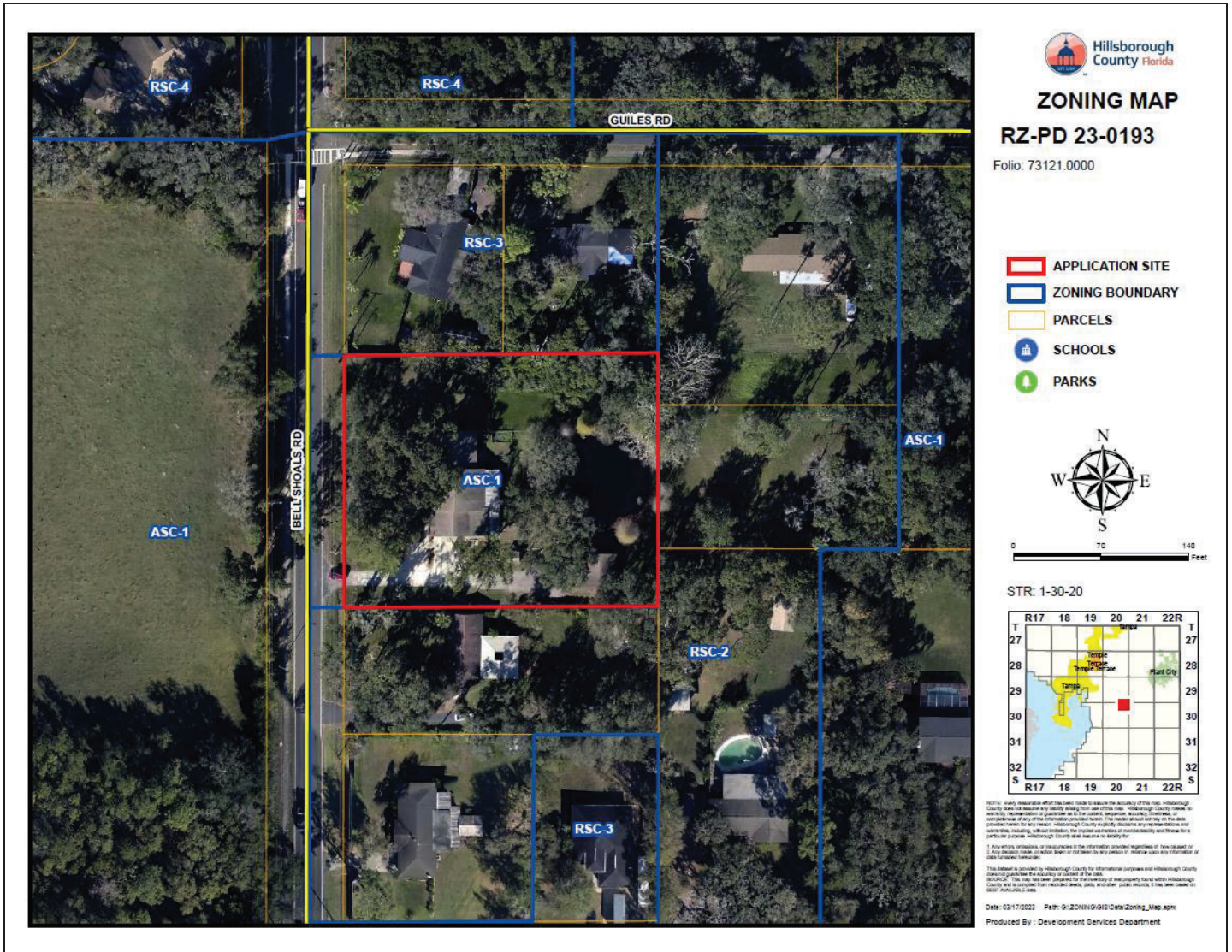
2.2 Future Land Use Map



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

2.3 Immediate Area Map

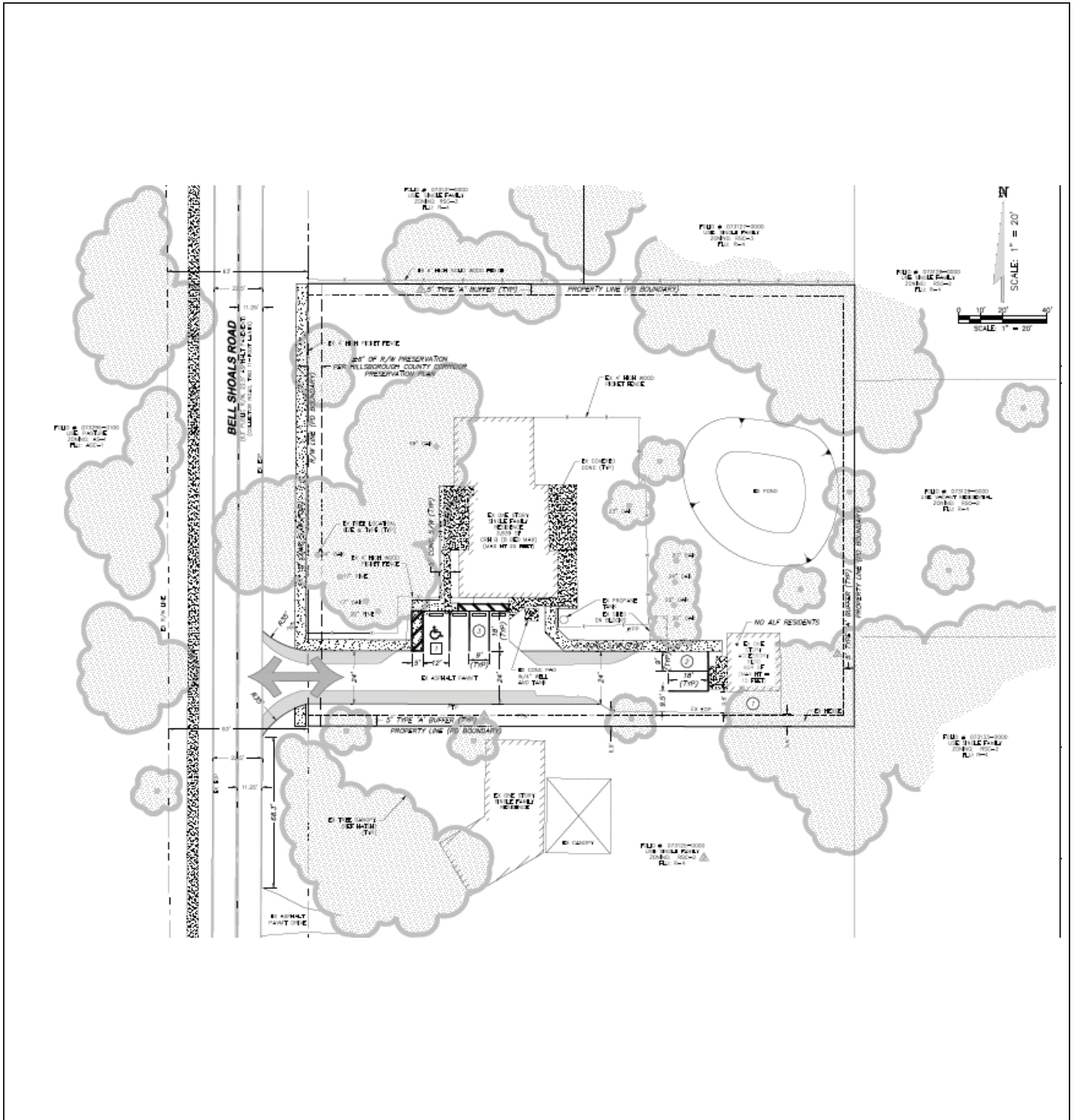


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-3	3 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-2	2 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RSC-2	2 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential, Vacant
West	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Pasture

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.
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
Thu Jul 13 2023 16:15:04

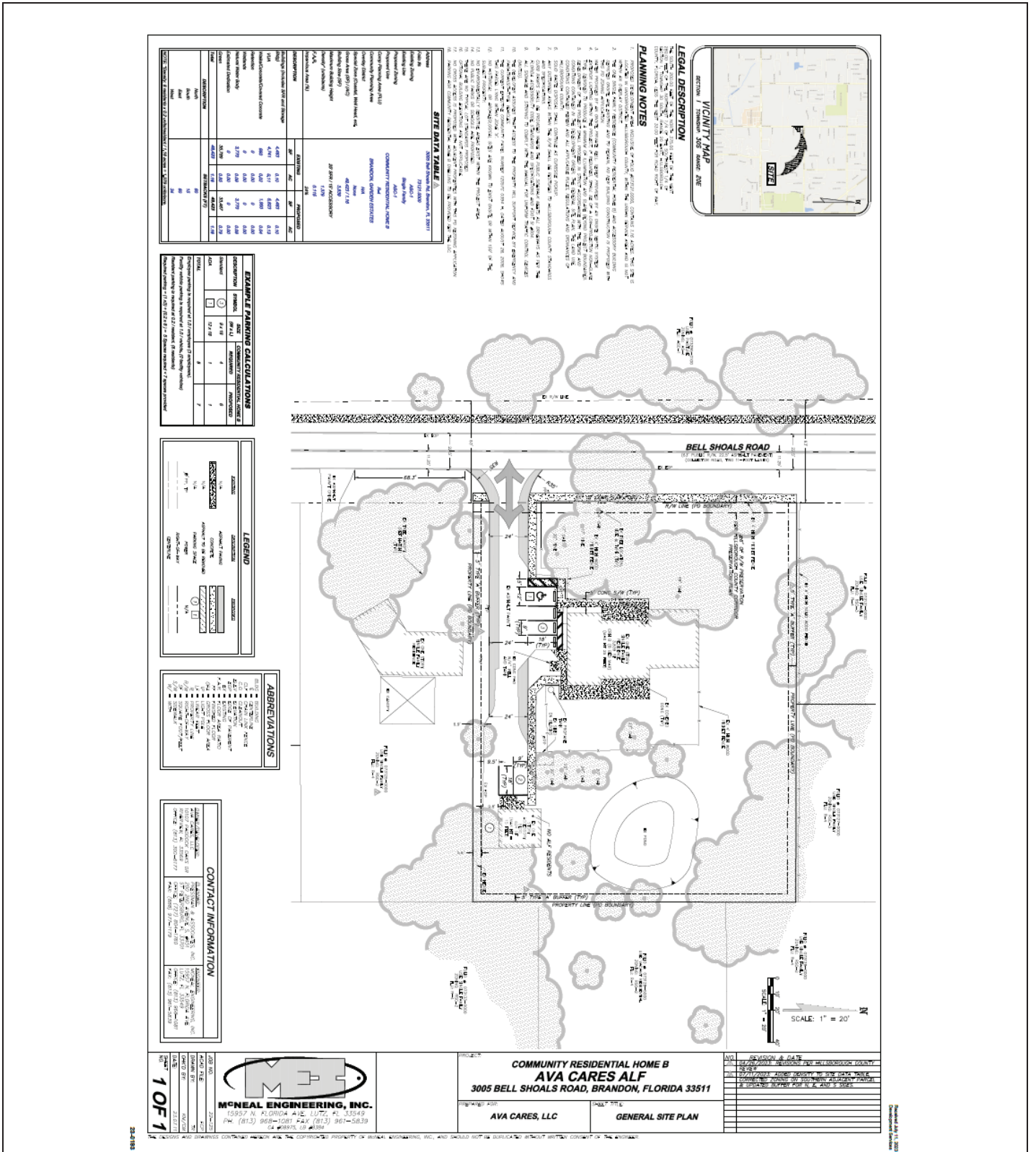
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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	PERCENTAGE
Lot Area	4,480	100	100
Building Footprint	1,120	25	25
Remaining Area	3,360	75	75
Lot Area	4,480	100	100
Building Footprint	1,120	25	25
Remaining Area	3,360	75	75

EXAMPLE PARKING CALCULATIONS

DESCRIPTION	PERCENTAGE	PERCENTAGE	PERCENTAGE
Lot Area	100	100	100
Building Footprint	25	25	25
Remaining Area	75	75	75

LEGEND

Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION

ABBREVIATIONS

Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION
Symbol	DESCRIPTION

CONTACT INFORMATION

NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE
NAME	ADDRESS	PHONE

McNEAL ENGINEERING, INC.
 15997 N. KILDORF AVE. LUTZ, FL 33549
 PH: (813) 966-1081 FAX: (813) 961-5839
 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	ISSUED FOR PERMITS	09/12/23
3	ISSUED FOR PERMITS	09/12/23

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.*

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 23-0193
Hearing date:	July 24, 2023
Applicant:	Roger and Evangeline Derosa
Request:	Rezone to Planned Development
Location:	3005 Bell Shoals Road, Brandon
Parcel size:	1.16 acres +/-
Existing zoning:	ASC-1
Future land use designation:	Res-4 (4 du/ga; 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Brandon Community Plan, Garden Estates Character District

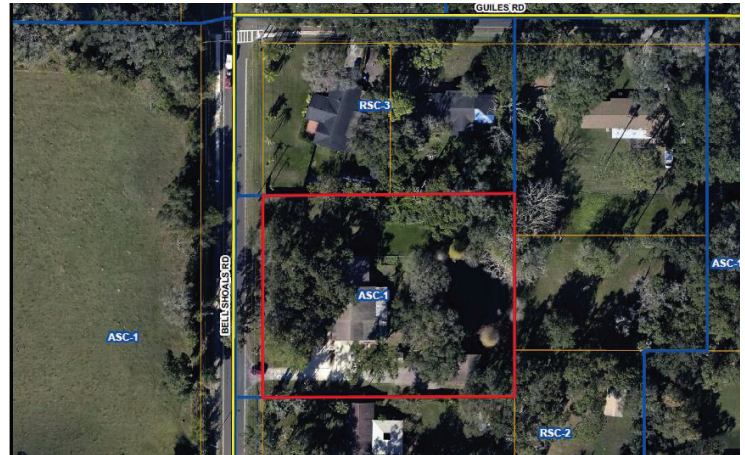
A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

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'

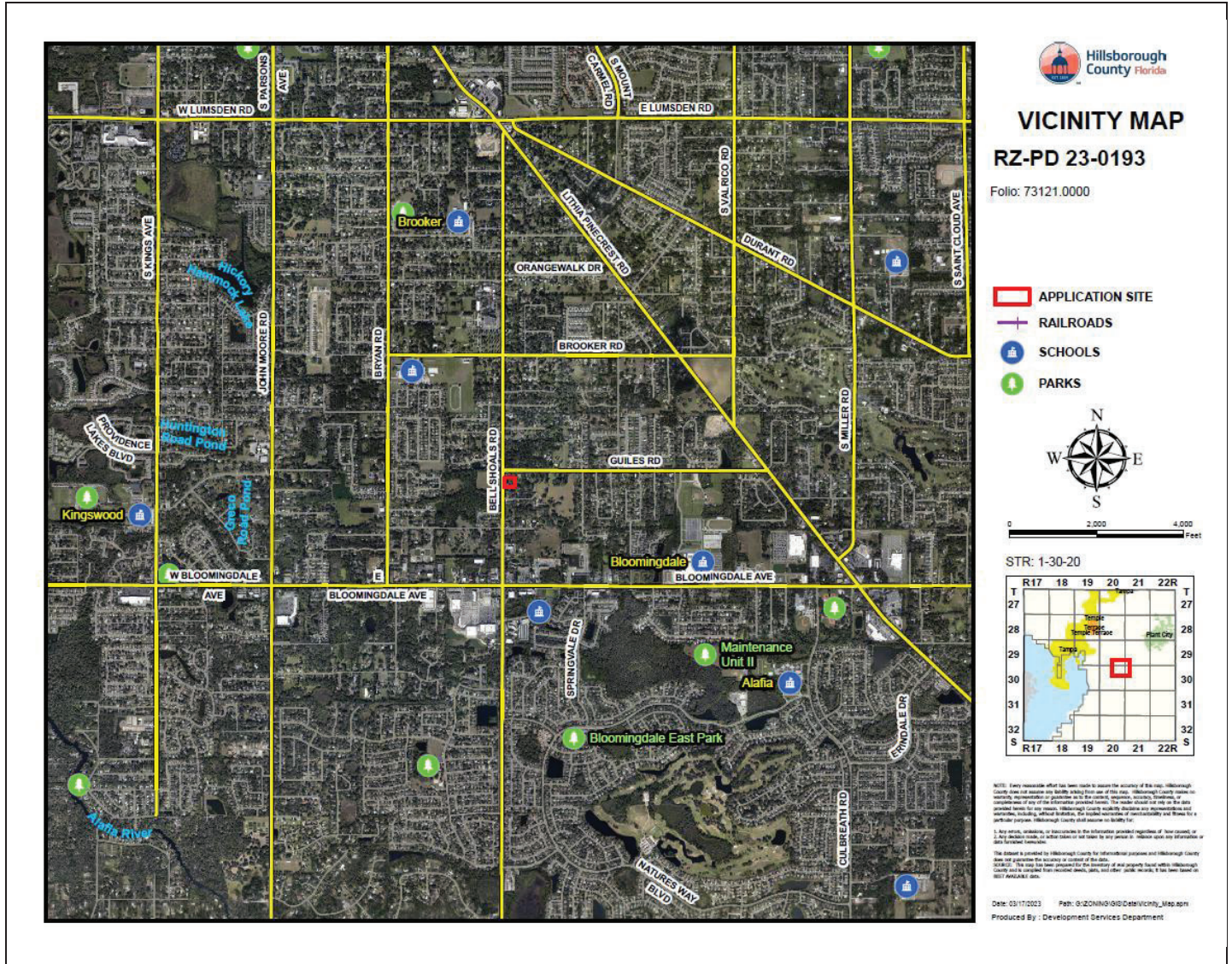
Additional Information:

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
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

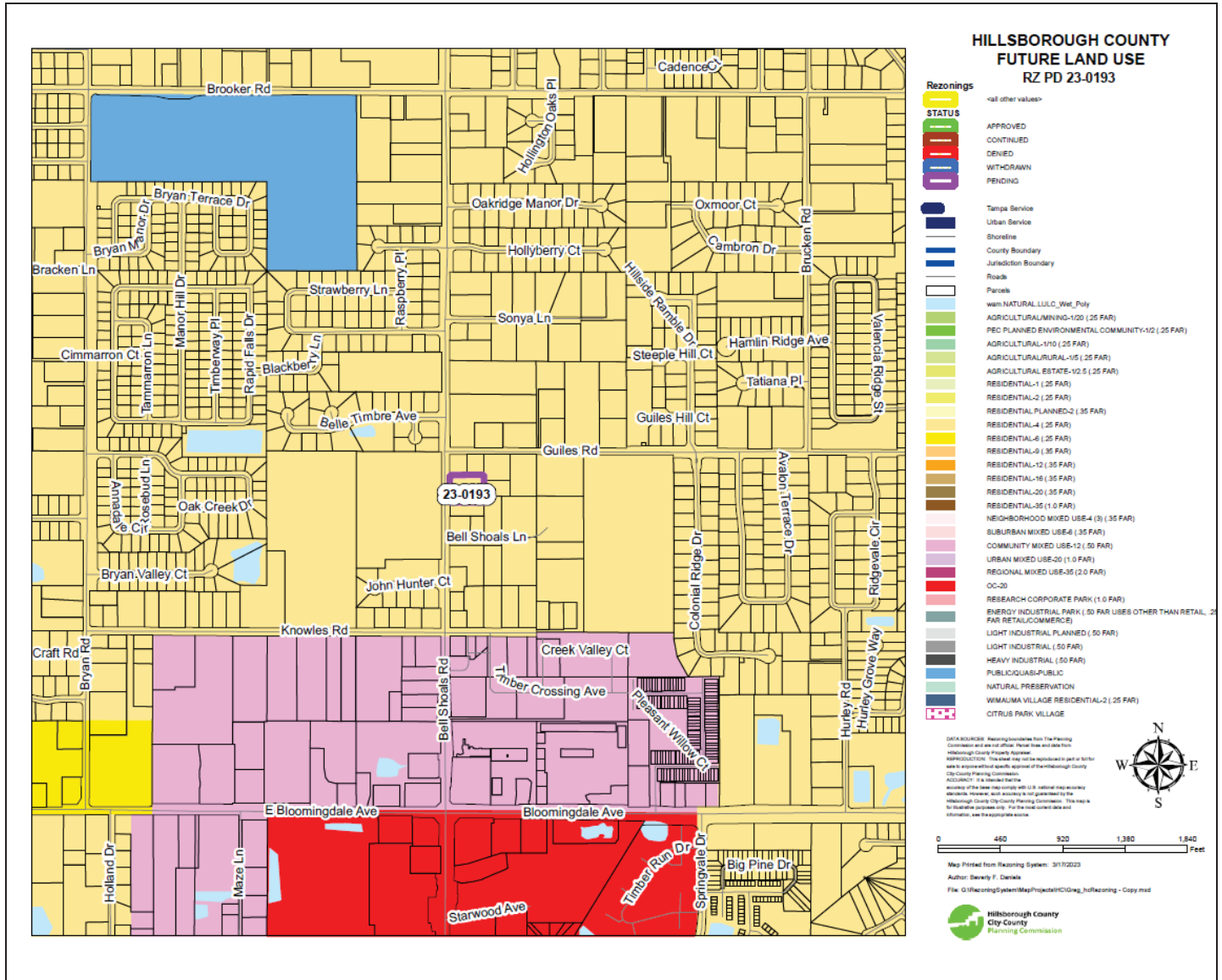


Context of Surrounding Area:

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

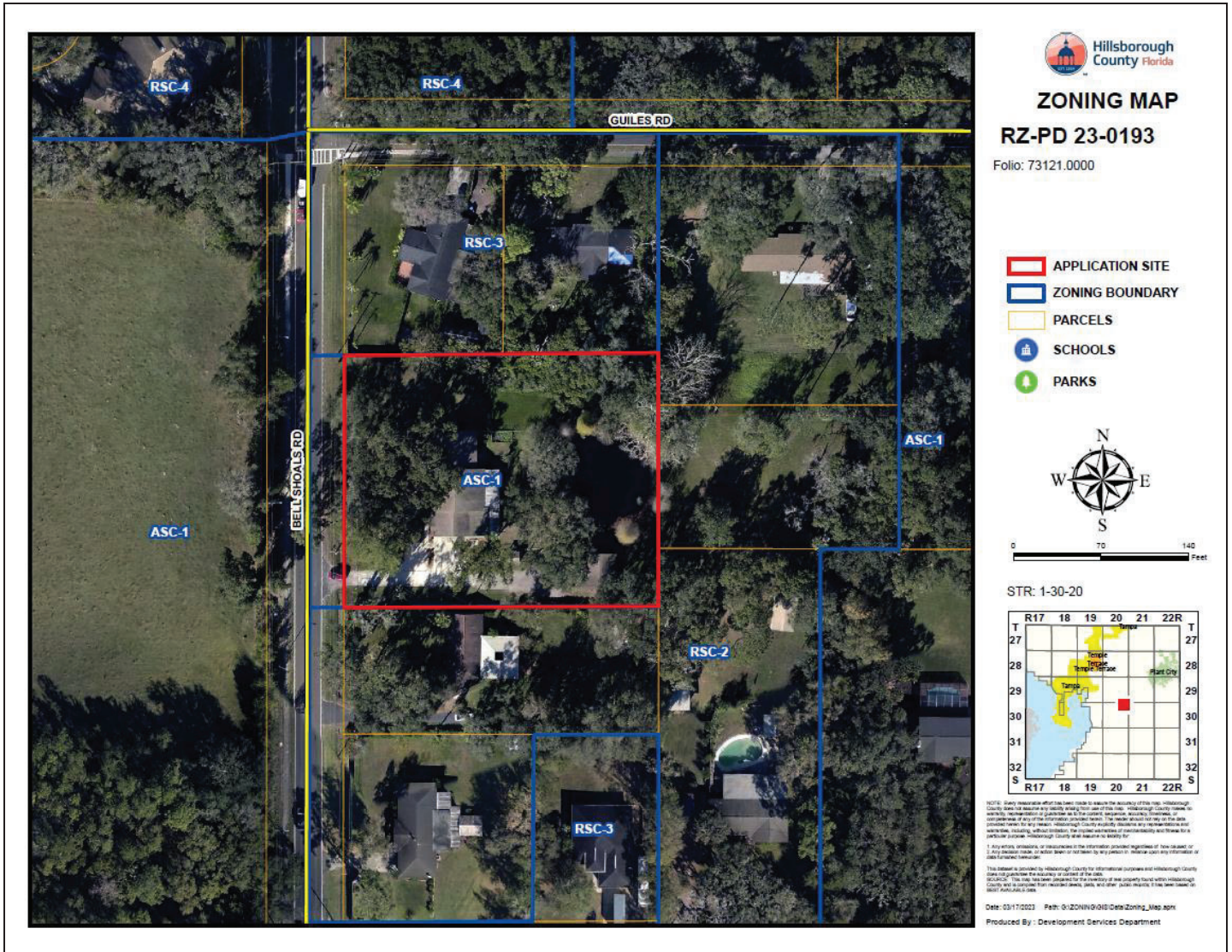
2.2 Future Land Use Map



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

2.3 Immediate Area Map

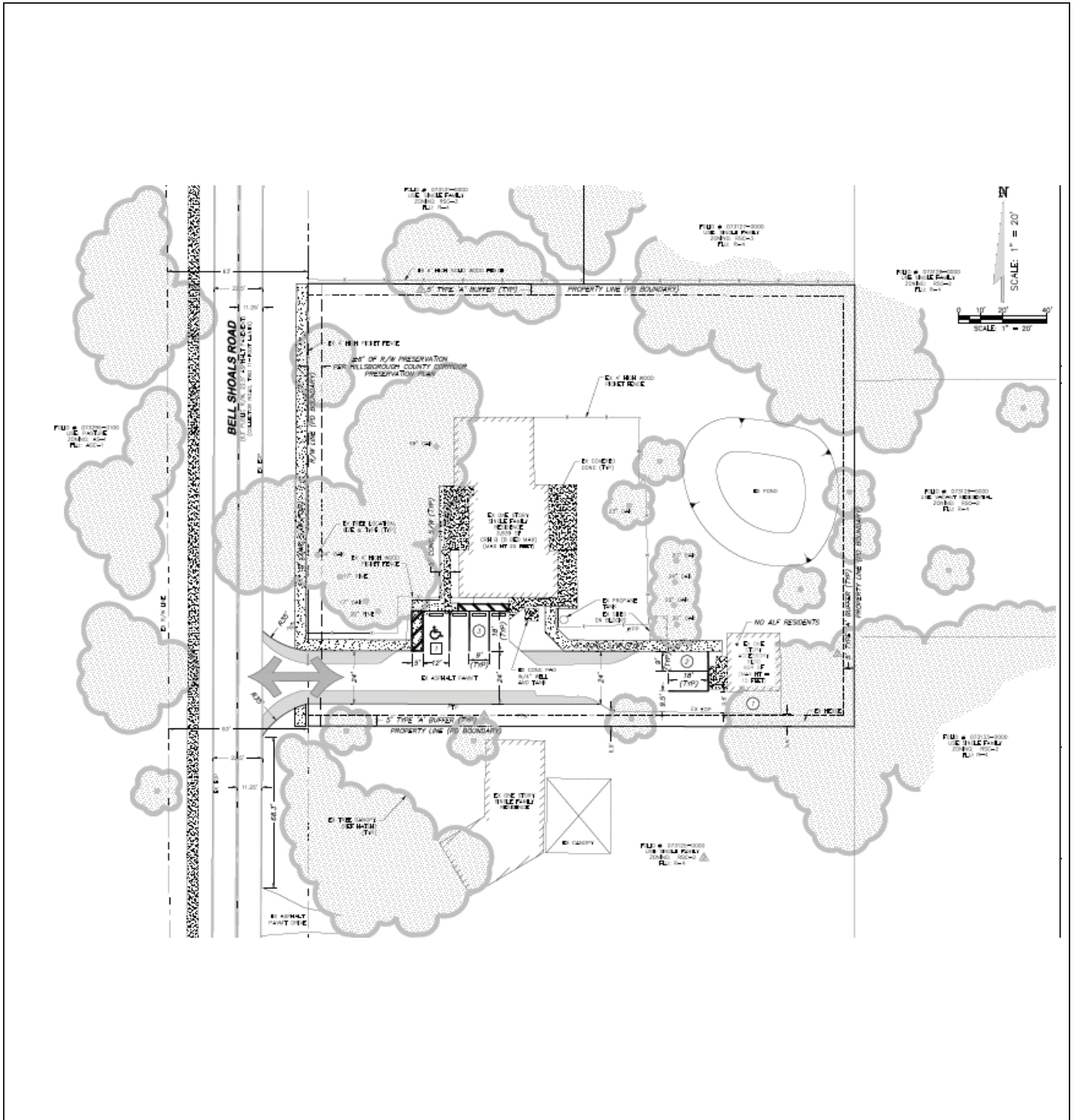


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-3	3 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-2	2 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RSC-2	2 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential, Vacant
West	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Pasture

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)



APPLICATION NUMBER: PD 23-0193

ZHM HEARING DATE: July 24, 2023

BOCC LUM MEETING DATE: September 12, 2023

Case Reviewer: Chris Grandlienard, AICP

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
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.
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
Thu Jul 13 2023 16:15:04

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on July 24, 2022. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

Planning Commission

Ms. Andrea Papendrew, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Ms. Heinrich stated the Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-PD 23-0193.

C. EVIDENCE SUBMITTED

Mr. Pressman submitted to the record at the hearing a copy of the applicant's presentation slides.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 1.16 acres at 3005 Bell Shoals Road in Brandon.

2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned ASC-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Brandon Community Plan in the Garden Estates Character District.
4. The general area surrounding the Subject Property consists of residential properties in single-family home development, and pastureland. Adjacent uses include properties zoned RSC-3 and developed with single-family homes to the north; properties zoned RSC-2 and developed with single-family homes to the east and south; and an undeveloped parcel of approximately 11.81 acres zoned ASC-1 in pastureland use to the west across Bell Shoals Road.
5. The Hillsborough County Property Appraiser's website shows the Subject Property is developed with a single-family residential structure that was built in 1971 and consists of 3,067 square feet of heated area. The applicant states the Subject Property has operated as a Type A Community Residential Home with six placed residents since 2008.
6. The LDC in Part 12 defines "Community Residential Home" as follows:

Any building, buildings, section of a building, or distinct part of a building, residence, private home, boarding-house, home for the aged or other place, whether operated for profit or not, which undertakes through its ownership or management to provide, for a period exceeding 24 hours, housing, food services, and one or more personal care services (as defined by this Code) to persons not related to the owner or operator by blood, marriage, or adoption and licensed, certified or approved by the State Department of Health and Rehabilitative Services. Such facilities shall contain congregate kitchen, dining and living areas, with separate sleeping rooms and may contain independent kitchens as long as three full meals are provided by the required congregate kitchen. Further, such facilities shall not be used for those persons in need of a structured environment, as it is defined herein. For purposes of this Code, Community Residential Homes shall not be deemed to include boarding houses; fraternities/sororities; monasteries; convents; hotels/motels; professional residential facilities; or nursing, convalescent and extended care facilities. "Placed", as used in reference to Community Residential Homes in this Code, shall mean the persons placed, supported or sponsored by, or the residents of a facility licensed by the State of Florida Health and Rehabilitative Services.

Community Residential Home A: A residence, dwelling or other place approved as a Community Residential Home which is limited to a maximum of six "placed" residents.

Community Residential Home B: A residence, dwelling or other place approved as a Community Residential Home which is limited to a maximum of 14 "placed" residents.

Community Residential Home C: Any premise, approved as a Community Residential Home, for more than 14 "placed" residents.

7. The applicant is requesting to rezone the Subject Property to allow expansion of the existing Type A Community Residential Home with six placed residents to a Type B Community Residential Home with eight placed residents.
8. The LDC at section 6.11.28.A, which provides in pertinent part as follows:

No community residential home type "B" or "C" shall be located within a radius of 1,200 feet of another existing Type B or C community residential home in a multi-family zone, nor within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. These 1,200- and 500-foot distances shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home. Required separations may be varied in accordance with Part 11.04.00 of this Code or, in cases which require Special Use approval, waived by the Land Use Hearing Officer reviewing the case.
9. The record shows the applicant provided documentation demonstrating that no other Community Residential Homes Type B or Type C exist within 1,200 feet of the Community Residential Home on the Subject Property.
10. The Community Residential Home on the Subject Property is within 500 feet of properties zoned for non-agricultural single-family use (RSC). The applicant is requesting a waiver of the LDC section 6.11.28.A. requirement that a Type B Community Residential Home not be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant stated the existing Community Residential Home has existed for many years, the expansion to accommodate two additional placed residents will not require any additions to the facility's exterior footprint, and the Subject Property will remain residential in character. Development Services Department staff does not object to the requested waiver. However, it is unclear on what criteria such a waiver must be based.
11. Development Services Department staff found the proposed Planned Development rezoning compatible with the existing zoning and development

pattern in the area and approvable, subject to conditions based on the applicant's general site plan submitted July 11, 2023.

12. Planning Commission staff found the proposed rezoning would allow development that is compatible with the existing development pattern in the surrounding area, and consistent with the Goals, Objectives, and Policies of the Comprehensive Plan for Unincorporated Hillsborough County.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of Unincorporated Hillsborough County Comprehensive Plan.

F. CONCLUSIONS OF LAW

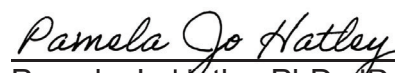
A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to allow expansion of the existing Type A Community Residential Home with six placed residents to a Type B Community Residential Home with eight placed residents. The applicant is requesting a waiver of the LDC section 6.11.28.A. requirement that a Type B Community Residential Home not be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request, subject to the conditions set out in the Development Services Department staff report based on the applicant's general site plan submitted July 11, 2023.


Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

August 14, 2023
Date:

1 MS. HEINRICH: Our next application is Item D.6,
2 PD 23-0193. The applicant is requesting a rezoning from ASC-1
3 to plan development. Chris Grandlienard will present Staff
4 findings after the applicant's presentation.

5 MR. PRESSMAN: Good evening, Hearing Officer.
6 Todd Pressman, 200 2nd Avenue South, Number 451, Saint
7 Petersburg. This is 23-0193, located in the Brandon area.

8 The issue is ASC-1 to PD to expand the community
9 residential home Type A from six beds to beds, which would be a
10 Type B, 1.16 acres, more or less. This site has served as a
11 Type A for six years. They have a very good operating history.
12 No complaints we're aware of. Development Services notes at the
13 area consist of mostly residential and agricultural uses.

14 Planning Commission notes it's consistent and meets
15 the policy direction of the Brandon Gardens Estate Character
16 District, compatible with the existing development pattern.
17 Development Services also approves, finds request PD compatible
18 with the existing zoning development pattern in the area.
19 Zoning map is very simple and very straightforward. This is the
20 site south of Giles Road and Bell Shoals. And a little closer
21 per the property appraiser, this is the site.

22 Very low trip generation would be five trips in a
23 24-hour, zero in the a.m. and one in the p.m. There's no change
24 to the building footprint. It will remain a residential
25 appearance. There's no expansion for the addition of two beds.

1 It will all be internal.

2 This is a photo of the site from the roadway. And
3 this is the rear of the site, which has a very nice setting.
4 And again, another photo.

5 There's a waiver with this application. A Type B
6 should not be located with the 500-feet from a nonagricultural
7 RSC zoning category. Again, we -- we present to you that the
8 Type A has been there for six years. There's no complaints, no
9 problems. I checked the record yesterday and there were no
10 communications in the file. The expansion's all interior.
11 There's no home footprint expansion. It'll remain residential
12 character. The parking area is already paved.

13 Community residential home is -- is an important use
14 in the community. It allows older resident, senior residents,
15 to stay in the community near their homes or -- I'm sorry, near
16 their families, promotes easier and close by visits, which is
17 good to have as a support system. This has extremely low trips.
18 And clearly this use has -- produces no noise, no parties, no
19 backyard pools. It's a very quiet neighborhood use.

20 So with that, we'd appreciate your consideration.
21 Thank you.

22 HEARING MASTER: All right. Thank you. And
23 Mr. Pressman, be sure and sign in for this one. Thank you.

24 Development Services.

25 MR. GRANDLIENARD: Chris Grandlienard again,

1 Development Services. I'm here to present PD 23-0193.

2 The approximate 1.16 acre parcel is zoned ASC-1
3 agricultural single-family conventional with a single-family
4 home that is used as a community residential home Type A with
5 six residents. The site is located at 3005 Bill Shoals Road.
6 The area consists mostly of residential and agricultural uses.
7 The subject property is adjacent to single-family residential
8 zoned RSC-3 to the north and RSC-2 to the south and east. To
9 the west across Bill Shoals Road is a pasture zoned ASC-1.

10 The request is to rezone the parcel from ASC-1 to a
11 planned development in order to expand the community residential
12 home from six beds to a community resin -- community residential
13 home Type B with eight beds. Per LDC Section 6.11.28.A, a
14 proposed community residential home Type B must be located at
15 least 1,200 feet from other community residential homes Type B
16 or C and a multi-family zoning and at least 500 feet from an
17 area of nonagricultural RSC single-family zoning.

18 These distances are measured from the nearest point of
19 the existing community residential home or area of a
20 single-family zoning to the nearest point of the proposed
21 community residential home. The applicant has proposed --
22 provided documentation for the agency for health care
23 administration, the Florida Department of Children and Families
24 and the agency for persons with disabilities, which shows that
25 no other community residential homes Types B or C exist within

1 1,200 feet of the proposed facility.

2 The applicant requests relief from the Land
3 Development Code Section 611.28.A, which requires a community
4 residential home Type B not be located 500-feet from a
5 nonagricultural single-family RSC zoning. The subject parcel is
6 surrounded by RSC single-family zoning to the north, south and
7 east. The applicant require -- argue -- the applicant argues
8 that the site has already been a community residential home with
9 six beds for many years. The expansion for the two new beds
10 will be entirely internal so there'll be no exterior home
11 footprint changes. The applicant states that there will be no
12 negative impact into the abutting residential.

13 Also, there's no additional scaling up for the two
14 additional beds. The property will remain -- according to the
15 applicant, the property will remain residential in character.

16 Staff does not object to the requested waiver and
17 concurs with the applicant's justification for relief from this
18 requirement. The area for -- the area for delineated parking is
19 to the side and rear in an area already paved. Therefore, the
20 current residential character of the area will not be adversely
21 impacted by the provision of required parking. The subject
22 property is designated Residential-4 on the Future Land Use Map.

23 The Planning Commission found the proposed use
24 consistent with the Comprehensive Plan. The surrounding uses
25 are similar to the request residential. Therefore, the rezoning

1 of the subject parcel from ASC-1 to PD with a community
2 residential home Type B with eight beds use, is a consistent
3 with the existing zoning pattern of the area.

4 Based on the res -- Residential-4 Future Land Use
5 classification, the surrounding zoning and development pattern
6 and the proposed uses for the planning develop -- plan
7 development district, Staff finds the request approvable subject
8 to proposed conditions.

9 That includes my Staff report. I'd be glad to answer
10 any questions you might have.

11 HEARING MASTER: Thank you very much. No questions
12 for you.

13 MR. GRANDLIENARD: Thank you.

14 HEARING MASTER: Planning Commission.

15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 Staff.

17 The site is in the Residential-4 Future Land Use
18 Category and within the Brandon Community Plan. The request for
19 eight beds is well below the maximum density permitted per
20 Policy 20.6, Policy 1.4 and Objective 12-1 and Policy 12-1.4 of
21 the community design component discussed how new development
22 shall be compatible with the established character of the
23 surrounding area. The proposed res -- community residential
24 home Type B is compatible as existing footprint will not change
25 and a Type A facility already exists. The site is surrounded by

1 Residential-4 on all sides and surrounded by -- mainly by
2 agricultural uses, single-family neighborhoods and vacant
3 residential land.

4 The proposed meets the intent of Objective 16 and
5 Policy 16.1, 16.2, 16.3 and 16.10. The proposal includes
6 appropriate setbacks and buffers and there's an existing pond
7 that serves as a buffer from the properties to the east. Policy
8 17.1, residential support uses must be compatible with the
9 surrounding land uses and zoning per the design intensity and
10 sale. The community residential home qualifies as a residential
11 support use as stated by the Department of Development Services.
12 While the proposed does not meet that 500-foot distance
13 requirement, the County has found the waiver request to be
14 supportable and meets Policy 17.1.

15 Per Policy 20.5, the development of congregating
16 facilities will be allowed within each of the land use planning
17 categories that permits residential development. The proposed
18 residential community home is allowed in the Residential-4
19 Future Land Use Category. The proposed means the intent of the
20 Brandon Community Plan. The Garden Estates Character District
21 states that these areas consist predominantly of single-family
22 homes with lot sizes at least half an acre. The site contains a
23 single-family dwelling and is on at least one half acre lot.

24 Based on this, Planning Commission Staff finds the
25 proposed plan development consistent the Unincorporated

1 Hillsborough County Comprehensive Plan, subject to conditions
2 proposed by the Development Services Department.

3 HEARING MASTER: All right. Thank you. Is there
4 anyone here or online who wishes to speak in support of this
5 application? I do not not hear anyone.

6 Is there anyone here or online who wishes to speak in
7 opposition to this application? All right. I do not hear
8 anyone.

9 Development Services, anything further?

10 MS. HEINRICH: No, ma'am.

11 HEARING MASTER: All right. And applicant, anything
12 further?

13 MR. PRESSMAN: No. We appreciate your consideration.

14 HEARING MASTER: All right. Thank you. This closes
15 the hearing on Rezoning PD 23-0193.

16

17

18

19

20

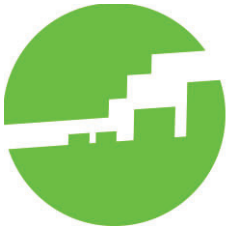
21

22

23

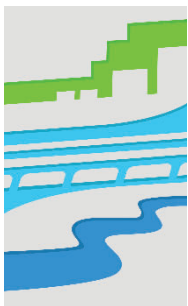
24

25



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2023 Report Prepared: July 12, 2023	Petition: PD 23-0193 3005 Bell Shoals Road <i>East side of Bell Shoals Road, between Guiles Road and Bell Shoals Lane</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Brandon, Garden Estates Character District
Request	Rezone from Agricultural, Single-Family Conventional-1 (ASC-1) to Planned Development (PD) for an existing Community Residential Home to change from a Type A to a Type B by increasing from 6 to 8 beds
Parcel Size (Approx.)	1.16 +/- acres
Street Functional Classification	Bell Shoals Road - County Collector Guiles Road- County Collector Bell Shoals Lane - Local
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located on approximately 1.16 ± acres on the east side of Bell Shoals Road, between Guiles Road and Bell Shoals Lane.
- The site is in the Urban Service Area and within the limits of the Brandon Community Plan in the Garden Estates Character District.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by the Residential-4 (RES-4) designation on all sides. The Community Mixed Use-12 (CMU-12) designation is located further south.
- A community residential home with 6 beds currently exists on the subject site. It is mainly surrounded by agricultural uses, single family neighborhoods, and vacant residential land.
- The subject site is zoned Agricultural, Single-Family Conventional-1 (ASC-1). It is mainly surrounded by ASC-1 zoning to the north, east and west. Residential, Single-Family Conventional (RSC-2, RSC-3, RSC-4) zoning districts are all also within the vicinity of the site.
- The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) to Planned Development (PD) for an existing Community Residential Home to change from a Type A to a Type B by increasing from 6 to 8 beds. There are no changes proposed to the existing building.

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

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

Relationship to Land Development Regulations

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

Policy 9.2: 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 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 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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 16.10: 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.

Neighborhood and Community Serving Uses

Objective 17: Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

- a) The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Residential-Targeted Groups & Incentives

Objective 20: The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.

Policy 20.5: The development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development; however, the locations of facilities shall be considered to prevent excessive concentration in any one area.

Policy 20.6: The Land Development Code shall include appropriate development standards and/or placed persons-to dwelling unit conversion factors shall be utilized for congregate living facilities to allow for the consistent application of residential densities otherwise established in this element. The resulting application of density equivalents to proposed congregate living facilities shall be utilized to ensure that cumulative impacts upon surrounding residential land uses are reasonable and to ensure compatible densities between congregate living facilities and other residential land uses in the surrounding area. Consideration should be given to having conversion factors which vary depending on the land use designation, to ensure compatibility with surrounding areas Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element: Brandon

Goal 6: *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

e. *Garden Estates – Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 1.16 ± acres on the east side of Bell Shoals Road, between Guiles Road and Bell Shoals Lane. The site is in the Urban Service Area and within the limits of the Brandon Community Plan in the Garden Estates Character District. The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) to Planned Development (PD) for an existing Community Residential Home to change from a Type A to a Type B by increasing from 6 to 8 beds. There are no changes proposed to the existing 3,839 SF building, which is a one-story single-family residence. Per FLUE Policy 20.6, the Land Development Code shall include placed persons-to dwelling unit conversion factors for congregate living facilities. Per the Land Development Code, to calculate density for Community Home Types B and C each "placed" resident in the facility shall equal one-fifth of a dwelling unit. With a 1.16-acre site, the development could be considered for up to 23 beds. The request for 8 beds is well below the maximum density permitted.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 80 percent of the county's growth is to be directed. 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 Community Residential Home Type B in the RES-4 FLU designation is compatible with the existing character of development in the area, as the existing footprint will not change, and a Type A facility already exists. The site is surrounded by the RES-4, on all sides. It is mainly surrounded by agricultural uses, single family neighborhoods, and vacant residential land.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, and 16.10. The proposal includes appropriate setbacks and buffers. In addition, an existing pond serves as a buffer from the properties to the east.

Per Policy 17.1 in the FLUE, residential support uses must be compatible with the surrounding land uses and zoning per the design, intensity, and scale. A Community Residential Home qualifies as a residential support use. In order to meet the desired intensity, per the Land Development Code, all community residential homes must be at least a distance of 500' from any area of non-agricultural (RSC) single-family zoning. The proposed 8 bed Community Residential Home does not meet this requirement. However, the applicant has submitted a waiver request and the County has found it to be supportable as it is an existing Community Residential Home Type A, and the request is for an additional 2 beds.

The subject property is in a residential Future Land Use classification. The development pattern along Bell Shoals Road consists predominantly of single-family residential dwellings, agricultural uses, and vacant land. Per Policy 20.5 of the FLUE, the development of congregate living facilities will be allowed within each of the land use plan categories that permit residential development. The proposed community residential home is allowed in the Residential-4 (RES-4) Future Land Use category.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains single family residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of the Brandon Community Plan. The Garden Estates Character District states that these areas consist predominantly of single-family homes with lot sizes of at least half-acre. The subject site contains a single-family dwelling and is on at least a one half acre lot.

Overall, staff finds that the proposed Community Residential Home Type B with 8 beds is consistent with policy direction in the Urban Service Area and the Brandon Garden Estates Character District. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, 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 23-0193

<all other values>

Rezoning

STATUS

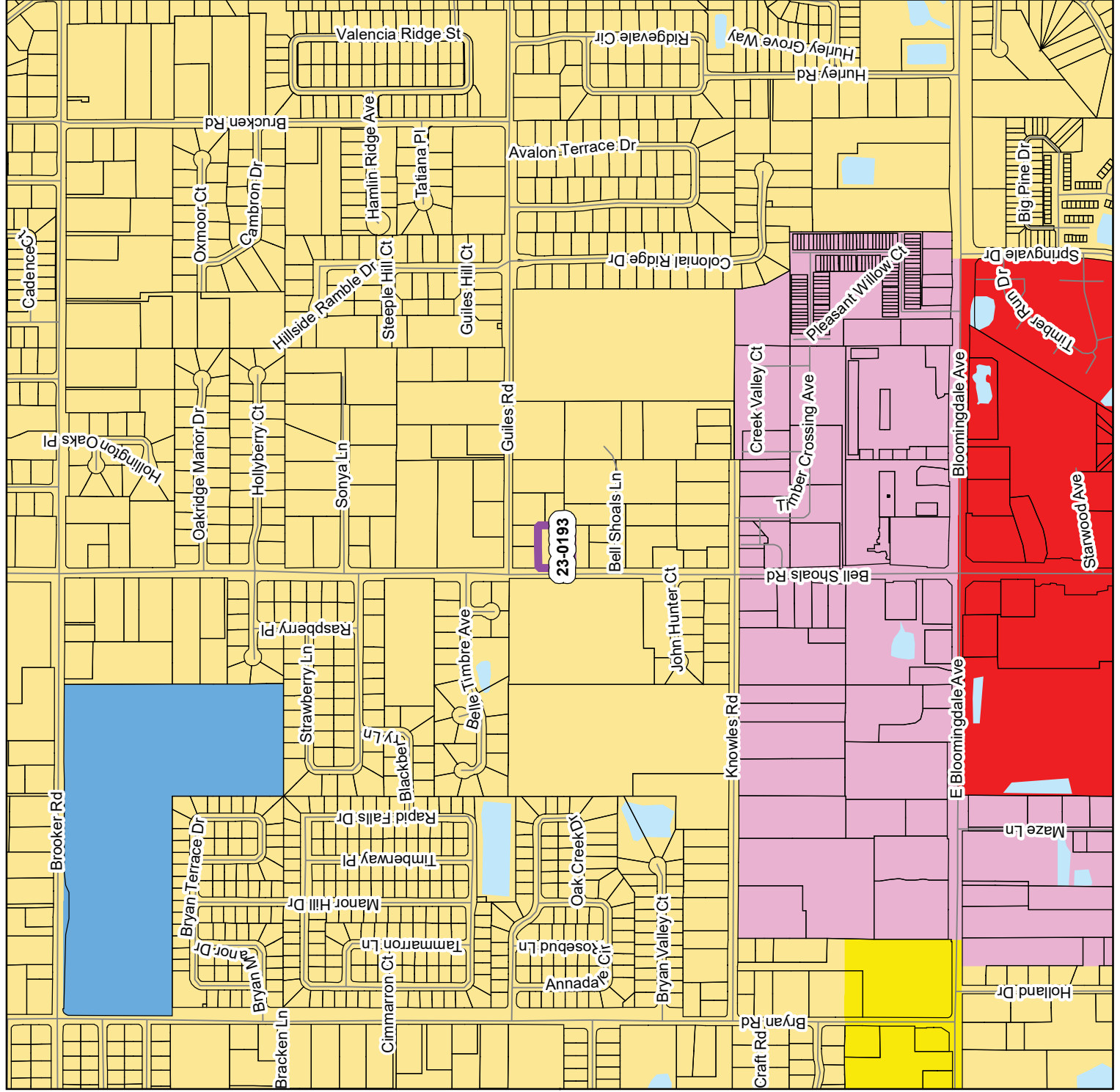
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL/ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-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/QUASH-PUBLIC
- 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 status is for informational purposes only. The rezoning status is subject to approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 3/17/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_HR\Rezoning_Copy.mxd





**GENERAL
SITE PLAN
FOR
CERTIFICATION**



AGENCY COMMENTS

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.	Bloomingtondale Rd.	Booker Rd.	D	C

Source: 2020 Hillsborough County Level of Service (LOS) 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
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			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project trip generation is de minimis.

COMMISSION

Joshua Wostal CHAIR
 Harry Cohen VICE-CHAIR
 Donna Cameron Cepeda
 Ken Hagan
 Pat Kemp
 Gwendolyn "Gwen" W. Myers
 Michael Owen



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
 Elaine S. DeLeeuw ADMIN DIVISION
 Sam Elrabi, P.E. WATER DIVISION
 Rick Muratti, Esq. LEGAL DEPT
 Diana M. Lee, P.E. AIR DIVISION
 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: June 20, 2023</p> <p>PETITION NO.: 23-0193</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: April 5, 2023</p> <p>PROPERTY ADDRESS: 3005 Bell Shoals Road, Brandon</p> <p>FOLIO #: 0731210000</p> <p>STR: 01-30S-20E</p>
<p>REQUESTED ZONING: Modification to an existing zoning</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	April 5, 2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	A pond exists in the east central portion of the project area.
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> 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. 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. 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 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- 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.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Todd Pressman, Agent - Todd@Pressmaninc.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 April 2023

REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: RZ-PD 23-0193

LOCATION: 3005 Bell Shoals Rd., Brandon, FL 33511

FOLIO NO: 73121.0000

SEC: 01 TWN: 30 RNG: 20

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 06/07/2023

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Roger and Evangeline Derosa

PETITION NO: 23-0193

LOCATION: 3005 Bell Shoals Rd

FOLIO NO: 73121.0000

Estimated 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

Project Summary/Description:

Urban Mobility, Central Park/Fire - Adding 2 units to current facility, no additional square footage



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**. THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Todd Frossman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pet</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>TRISH LAWTON</u> MAILING ADDRESS <u>8310 Jana Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Melissa Nordbeck</u> MAILING ADDRESS <u>6008 Hammock Woods Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813-505-9315</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Elizabeth White (virtual)</u> MAILING ADDRESS <u>17905 Burrell Rd Burrell Road</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Mac McGraw</u> MAILING ADDRESS <u>3000 W. San Nicholas St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>(813) 390-0627</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Keemi Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 5700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-0075	PLEASE PRINT NAME <u>Jane Graham for James Anderson</u> MAILING ADDRESS <u>737 Mar St, Ste 100</u> CITY <u>Safety Harbor</u> STATE <u>FL</u> ZIP <u>34695</u> PHONE <u>727 291 9522</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Ethel Hammer (virtual)</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Gary Gibbons</u> MAILING ADDRESS <u>800 29th Avenue North</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>813-785-2028</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>Sabine Prother</u> MAILING ADDRESS <u>1601 Bentwood Dr.</u> CITY <u>Seal</u> STATE <u>FL</u> ZIP <u>33823</u> PHONE <u>619-536-7381</u>
APPLICATION # 22-0075	PLEASE PRINT NAME <u>ALI AJEFI</u> MAILING ADDRESS <u>5023 West Laurel Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813-289-0039</u>
APPLICATION # 22-0648	PLEASE PRINT NAME <u>David Wright (virtual)</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1510	PLEASE PRINT NAME <u>NEALE STRAW</u> MAILING ADDRESS <u>51 E LEWIS BLVD # 100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>727-409-6450</u>
APPLICATION # 22-1510	PLEASE PRINT NAME <u>Richard Crager (virtual)</u> MAILING ADDRESS <u>6400 East Chelsea Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE _____
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Dhawn Richard Nevels</u> MAILING ADDRESS <u>3826 S. 78TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(863) 618-8789</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>SARA FORD</u> MAILING ADDRESS <u>534 Antigua Way</u> CITY <u>Mulberry</u> STATE <u>FL</u> ZIP <u>33810</u> PHONE <u>813-895-9377</u>
APPLICATION # 22-1577	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>787-804-1760</u>

DATE/TIME: 7-24-23HEARING MASTER: Pamela Jo HarleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 22-1688	PLEASE PRINT NAME <u>Debbie Caneen (virtual)</u> MAILING ADDRESS <u>1604 El Rancho Drive</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE _____
APPLICATION # 22-1688	PLEASE PRINT NAME <u>Atef Hanna (virtual)</u> MAILING ADDRESS <u>7345 Gunn Highway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # 23-0181	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 S Kennedy B W 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-8421</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>460 W. Ashly Dr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-4005</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Pr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-3907</u>
APPLICATION # 23-0184	PLEASE PRINT NAME <u>Stanley Bonilla</u> MAILING ADDRESS <u>1522 Old Country Rd</u> CITY <u>Plainview</u> STATE <u>NY</u> ZIP <u>11803</u> PHONE <u>631-539-0200</u>

DATE/TIME: 7-24-23

HEARING MASTER: Pamela Jo Harley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Todd Freeman</u> MAILING ADDRESS <u>200 1st Ave S #458</u> CITY <u>T. Pele</u> STATE <u>FL</u> ZIP <u>3314</u> PHONE <u>813-451-1100</u></p>
<p>APPLICATION # 23-0257</p>	<p>PLEASE PRINT NAME <u>Nazneen Noorani</u> MAILING ADDRESS <u>8916 Riverlachen Way</u> CITY <u>Livermore</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>630-881-6506</u></p>
<p>APPLICATION # 23-0269</p>	<p>PLEASE PRINT NAME <u>Catherine Cogle</u> MAILING ADDRESS <u>5312 N Sunnyside Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-767-2244</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

JULY 24, 2023 - ZONING HEARING MASTER

The Land Use Hearing Officer (LUHO), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 24, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services, reviewed the changes/withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Chief County Attorney Cameron Clark overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMANDS

B.1. RZ 22-0075

▶ Michelle Heinrich, Development Services, called RZ 22-0075.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 22-0075.

B.2. RZ 22-0648

▶ Michelle Heinrich, Development Services, called RZ 22-0648.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, closed RZ 22-0648.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

▶ Michelle Heinrich, Development Services, called RZ 23-0443.

▶ Testimony provided.

▶ Pamela Jo Hatley, ZHM, continued RZ 23-0443.

MONDAY, JULY 24, 2023

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM) :

D.1. MM 22-1510

- ▶ Michelle Heinrich, Development Services, called MM 22-1510.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 22-1510.

D.2. RZ 22-1577

- ▶ Michelle Heinrich, Development Services, called RZ 22-1577.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1577.

D.3. RZ 22-1688

- ▶ Michelle Heinrich, Development Services, called RZ 22-1688.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 22-1688.

D.4. RZ 23-0181

- ▶ Michelle Heinrich, Development Services, called RZ 23-0181.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0181.

D.5. RZ 23-0184

- ▶ Michelle Heinrich, Development Services, called RZ 23-0184.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0184.

MONDAY, JULY 24, 2023

D.6. RZ 23-0193

- ▶ Michelle Heinrich, Development Services, called RZ 23-0193.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0193.

D.7. RZ 23-0257

- ▶ Michelle Heinrich, Development Services, called RZ 23-0257.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed RZ 23-0257.

D.8. MM 23-0269

- ▶ Michelle Heinrich, Development Services, called MM 23-0269.
- ▶ Testimony provided.
- ▶ Pamela Jo Hatley, ZHM, closed MM 23-0269.

E. ZHM SPECIAL USE - None.

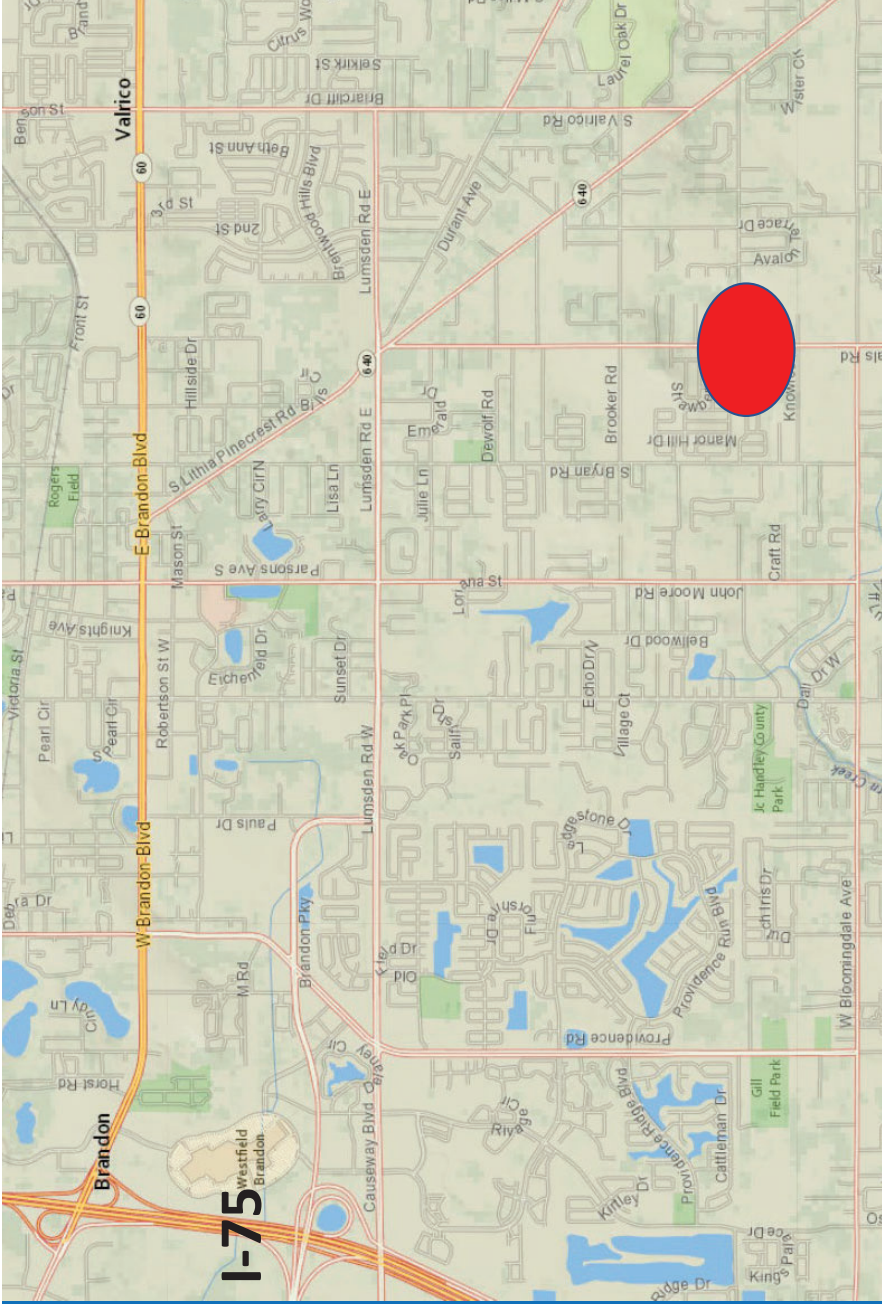
ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourned the meeting at 9:30 p.m.

RZ-STD 23-0193



Brandon



Issue: ASC-1 to PD

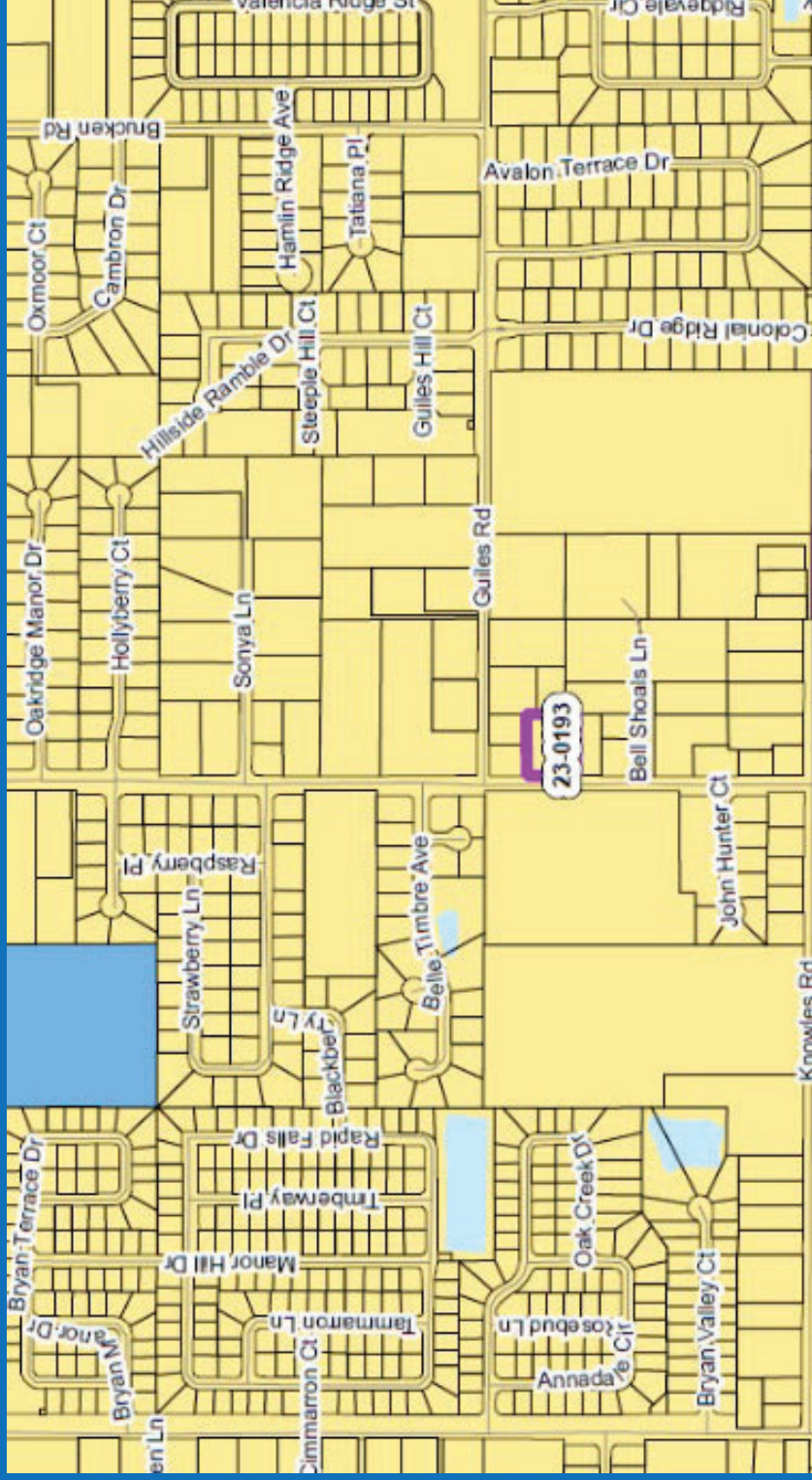
Expand Community Residential Home Type “A” from 6 beds to 8 beds Type “B”. 1.16 acres, mol. 6 years as a Type “A”.

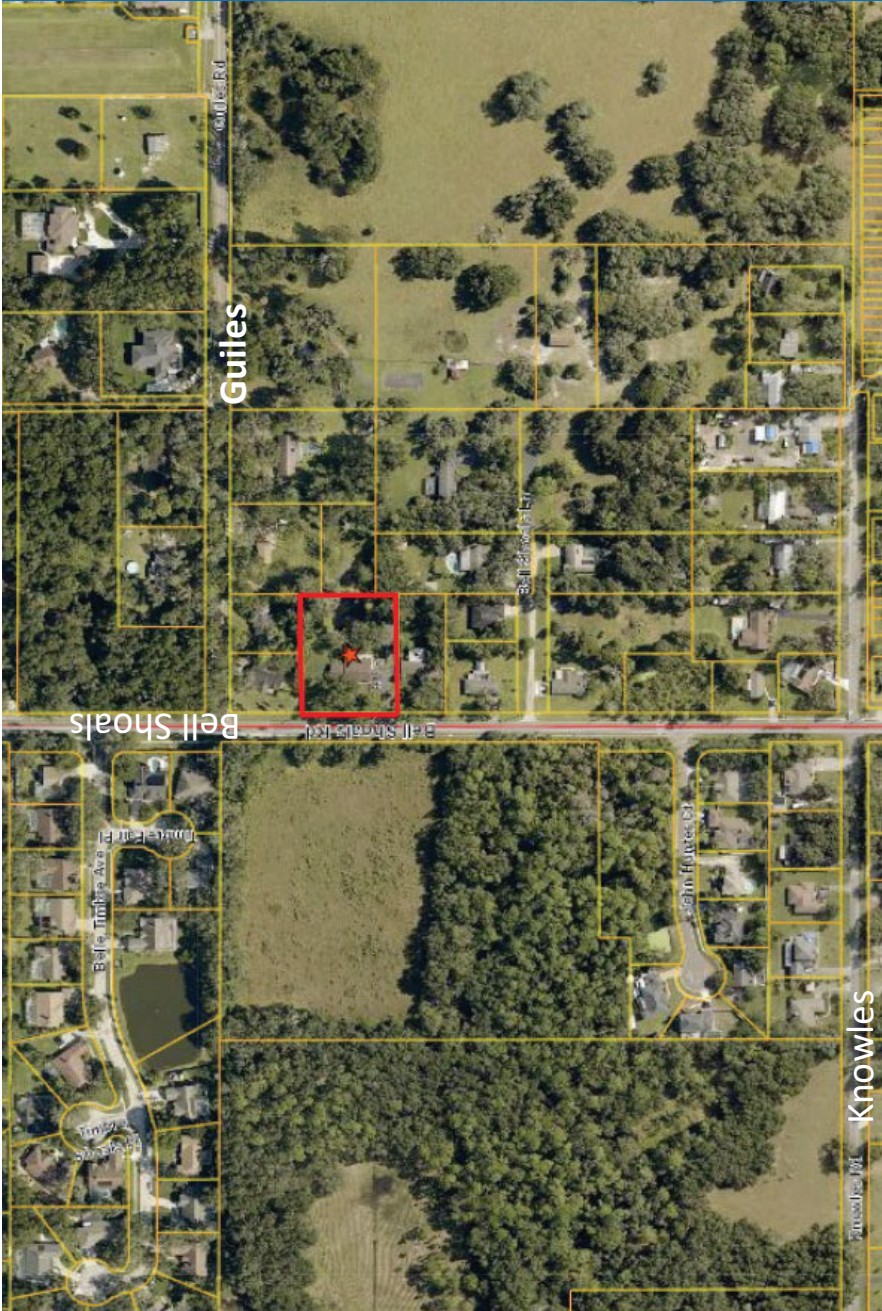
“Area consists of mostly residential and agricultural uses”, DSD.

Planning Commission Consistent, “ ...is consistent with policy direction in the Urban Service Area and the Brandon Garden Estates Character District...compatible with the existing development pattern found within the surrounding area.

Development Services Dept. approves, “ staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area” .

Zoning Map





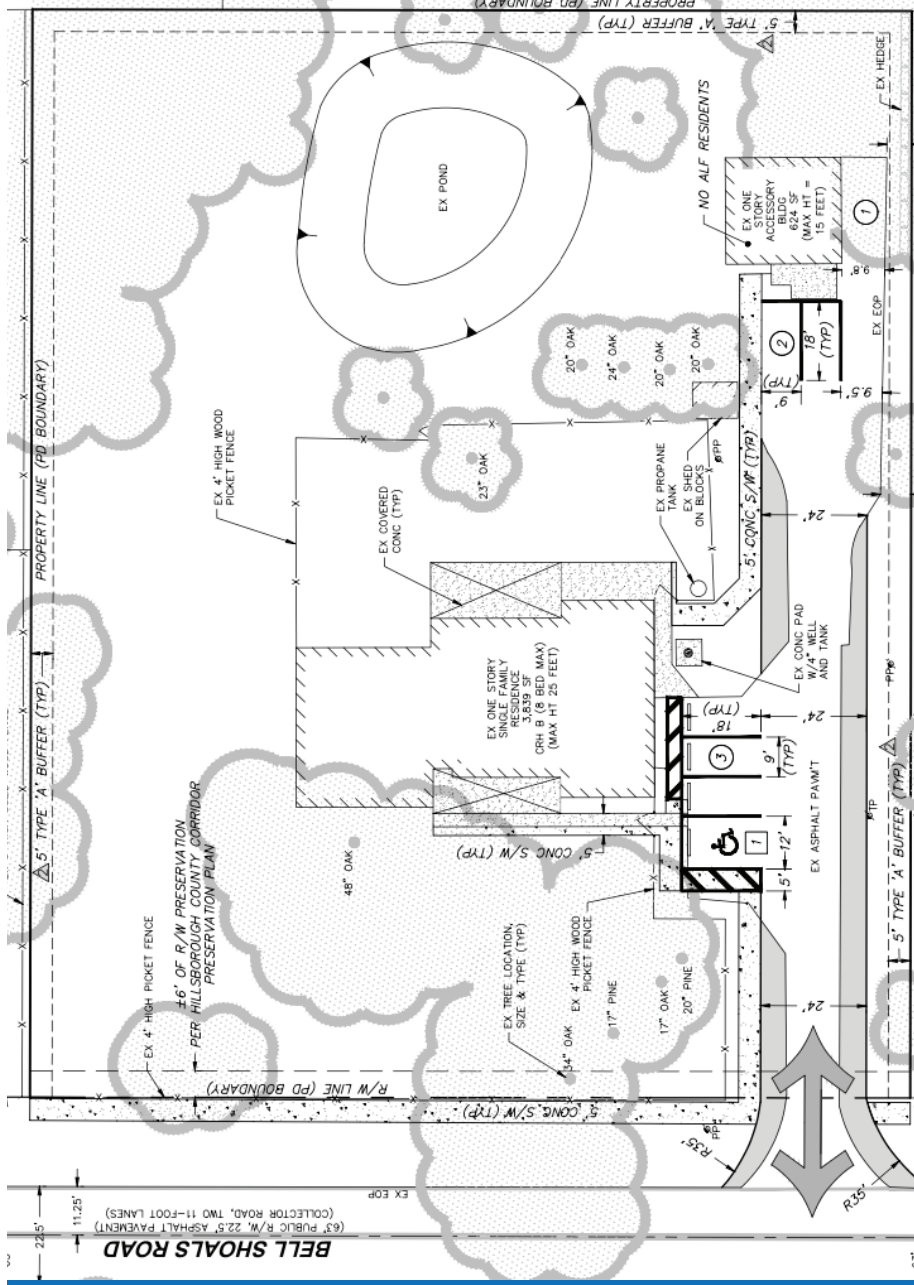
Property Appraiser



Trip Generation Difference:

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

No change of
 building
 footprint; remain
 residential
 appearance









Waiver: Type “B” not located within 500’ from Non-Ag/RSC zoning

- Type “A” for 6 years. No complaints or problems.
- Expansion is all interior, no home footprint expansion
- Remain residential in character
- Parking area already paved

Community Residential Home:

- Allows older residents to stay on the community
- Promotes easier and close-by visits
 - Extremely low trips
- No noise, no parties, back yard pools



VERBATIM TRANSCRIPT

1 MS. HEINRICH: Our next application is Item D.6,
2 PD 23-0193. The applicant is requesting a rezoning from ASC-1
3 to plan development. Chris Grandlienard will present Staff
4 findings after the applicant's presentation.

5 MR. PRESSMAN: Good evening, Hearing Officer.
6 Todd Pressman, 200 2nd Avenue South, Number 451, Saint
7 Petersburg. This is 23-0193, located in the Brandon area.

8 The issue is ASC-1 to PD to expand the community
9 residential home Type A from six beds to beds, which would be a
10 Type B, 1.16 acres, more or less. This site has served as a
11 Type A for six years. They have a very good operating history.
12 No complaints we're aware of. Development Services notes at the
13 area consist of mostly residential and agricultural uses.

14 Planning Commission notes it's consistent and meets
15 the policy direction of the Brandon Gardens Estate Character
16 District, compatible with the existing development pattern.
17 Development Services also approves, finds request PD compatible
18 with the existing zoning development pattern in the area.
19 Zoning map is very simple and very straightforward. This is the
20 site south of Giles Road and Bell Shoals. And a little closer
21 per the property appraiser, this is the site.

22 Very low trip generation would be five trips in a
23 24-hour, zero in the a.m. and one in the p.m. There's no change
24 to the building footprint. It will remain a residential
25 appearance. There's no expansion for the addition of two beds.

1 It will all be internal.

2 This is a photo of the site from the roadway. And
3 this is the rear of the site, which has a very nice setting.
4 And again, another photo.

5 There's a waiver with this application. A Type B
6 should not be located with the 500-feet from a nonagricultural
7 RSC zoning category. Again, we -- we present to you that the
8 Type A has been there for six years. There's no complaints, no
9 problems. I checked the record yesterday and there were no
10 communications in the file. The expansion's all interior.
11 There's no home footprint expansion. It'll remain residential
12 character. The parking area is already paved.

13 Community residential home is -- is an important use
14 in the community. It allows older resident, senior residents,
15 to stay in the community near their homes or -- I'm sorry, near
16 their families, promotes easier and close by visits, which is
17 good to have as a support system. This has extremely low trips.
18 And clearly this use has -- produces no noise, no parties, no
19 backyard pools. It's a very quiet neighborhood use.

20 So with that, we'd appreciate your consideration.
21 Thank you.

22 HEARING MASTER: All right. Thank you. And
23 Mr. Pressman, be sure and sign in for this one. Thank you.

24 Development Services.

25 MR. GRANDLIENARD: Chris Grandlienard again,

1 Development Services. I'm here to present PD 23-0193.

2 The approximate 1.16 acre parcel is zoned ASC-1
3 agricultural single-family conventional with a single-family
4 home that is used as a community residential home Type A with
5 six residents. The site is located at 3005 Bill Shoals Road.
6 The area consists mostly of residential and agricultural uses.
7 The subject property is adjacent to single-family residential
8 zoned RSC-3 to the north and RSC-2 to the south and east. To
9 the west across Bill Shoals Road is a pasture zoned ASC-1.

10 The request is to rezone the parcel from ASC-1 to a
11 planned development in order to expand the community residential
12 home from six beds to a community resin -- community residential
13 home Type B with eight beds. Per LDC Section 6.11.28.A, a
14 proposed community residential home Type B must be located at
15 least 1,200 feet from other community residential homes Type B
16 or C and a multi-family zoning and at least 500 feet from an
17 area of nonagricultural RSC single-family zoning.

18 These distances are measured from the nearest point of
19 the existing community residential home or area of a
20 single-family zoning to the nearest point of the proposed
21 community residential home. The applicant has proposed --
22 provided documentation for the agency for health care
23 administration, the Florida Department of Children and Families
24 and the agency for persons with disabilities, which shows that
25 no other community residential homes Types B or C exist within

1 1,200 feet of the proposed facility.

2 The applicant requests relief from the Land
3 Development Code Section 611.28.A, which requires a community
4 residential home Type B not be located 500-feet from a
5 nonagricultural single-family RSC zoning. The subject parcel is
6 surrounded by RSC single-family zoning to the north, south and
7 east. The applicant require -- argue -- the applicant argues
8 that the site has already been a community residential home with
9 six beds for many years. The expansion for the two new beds
10 will be entirely internal so there'll be no exterior home
11 footprint changes. The applicant states that there will be no
12 negative impact into the abutting residential.

13 Also, there's no additional scaling up for the two
14 additional beds. The property will remain -- according to the
15 applicant, the property will remain residential in character.

16 Staff does not object to the requested waiver and
17 concurs with the applicant's justification for relief from this
18 requirement. The area for -- the area for delineated parking is
19 to the side and rear in an area already paved. Therefore, the
20 current residential character of the area will not be adversely
21 impacted by the provision of required parking. The subject
22 property is designated Residential-4 on the Future Land Use Map.

23 The Planning Commission found the proposed use
24 consistent with the Comprehensive Plan. The surrounding uses
25 are similar to the request residential. Therefore, the rezoning

1 of the subject parcel from ASC-1 to PD with a community
2 residential home Type B with eight beds use, is a consistent
3 with the existing zoning pattern of the area.

4 Based on the res -- Residential-4 Future Land Use
5 classification, the surrounding zoning and development pattern
6 and the proposed uses for the planning develop -- plan
7 development district, Staff finds the request approvable subject
8 to proposed conditions.

9 That includes my Staff report. I'd be glad to answer
10 any questions you might have.

11 HEARING MASTER: Thank you very much. No questions
12 for you.

13 MR. GRANDLIENARD: Thank you.

14 HEARING MASTER: Planning Commission.

15 MS. PAPANDREW: Andrea Papandrew, Planning Commission
16 Staff.

17 The site is in the Residential-4 Future Land Use
18 Category and within the Brandon Community Plan. The request for
19 eight beds is well below the maximum density permitted per
20 Policy 20.6, Policy 1.4 and Objective 12-1 and Policy 12-1.4 of
21 the community design component discussed how new development
22 shall be compatible with the established character of the
23 surrounding area. The proposed res -- community residential
24 home Type B is compatible as existing footprint will not change
25 and a Type A facility already exists. The site is surrounded by

1 Residential-4 on all sides and surrounded by -- mainly by
2 agricultural uses, single-family neighborhoods and vacant
3 residential land.

4 The proposed meets the intent of Objective 16 and
5 Policy 16.1, 16.2, 16.3 and 16.10. The proposal includes
6 appropriate setbacks and buffers and there's an existing pond
7 that serves as a buffer from the properties to the east. Policy
8 17.1, residential support uses must be compatible with the
9 surrounding land uses and zoning per the design intensity and
10 sale. The community residential home qualifies as a residential
11 support use as stated by the Department of Development Services.
12 While the proposed does not meet that 500-foot distance
13 requirement, the County has found the waiver request to be
14 supportable and meets Policy 17.1.

15 Per Policy 20.5, the development of congregating
16 facilities will be allowed within each of the land use planning
17 categories that permits residential development. The proposed
18 residential community home is allowed in the Residential-4
19 Future Land Use Category. The proposed means the intent of the
20 Brandon Community Plan. The Garden Estates Character District
21 states that these areas consist predominantly of single-family
22 homes with lot sizes at least half an acre. The site contains a
23 single-family dwelling and is on at least one half acre lot.

24 Based on this, Planning Commission Staff finds the
25 proposed plan development consistent the Unincorporated

1 Hillsborough County Comprehensive Plan, subject to conditions
2 proposed by the Development Services Department.

3 HEARING MASTER: All right. Thank you. Is there
4 anyone here or online who wishes to speak in support of this
5 application? I do not not hear anyone.

6 Is there anyone here or online who wishes to speak in
7 opposition to this application? All right. I do not hear
8 anyone.

9 Development Services, anything further?

10 MS. HEINRICH: No, ma'am.

11 HEARING MASTER: All right. And applicant, anything
12 further?

13 MR. PRESSMAN: No. We appreciate your consideration.

14 HEARING MASTER: All right. Thank you. This closes
15 the hearing on Rezoning PD 23-0193.

16

17

18

19

20

21

22

23

24

25

1 24th, 2023 ZHM Hearing. Item A-17, PD Application 23-
2 0184. This application is out of order to be heard
3 and is being continued to the July 24th, 2023 ZHM
4 Hearing.

5 Item A-18, PD Rezoning 23-0193. This
6 application is out of order to be heard and is
7 being continued to the July 24th, 2023 ZHM Hearing.

8 Item A-19, PD Application 23-0257. This
9 application is out of order to be heard and is
10 being continued to the July 24th, 2023 ZHM Hearing.

11 Item A-20, Major Mod Application 23-0269. This
12 application is being continued by the applicant to
13 the July 24th, 2023 ZHM Hearing.

14 Item A-21, Major Mod Application 23-0281.
15 This application is out of order to be heard and is
16 being continued to the July 24th, 2023 ZHM Hearing.

17 Item A-22, PD 23-0287. This application is out of
18 order to be heard and is being continued to the
19 July 24th, 2023 ZHM Hearing.

20 Item A-23, Standard Rezoning 23-0324. This
21 application is out of order to be heard and is
22 being continued to the July 24th, 2023 ZHM Hearing.

23 Item A-24, Standard Rezoning 23-0443. This
24 application is being continued by staff to the July
25 24th, 2023 hearing.



**PARTY OF
RECORD**

NONE