

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

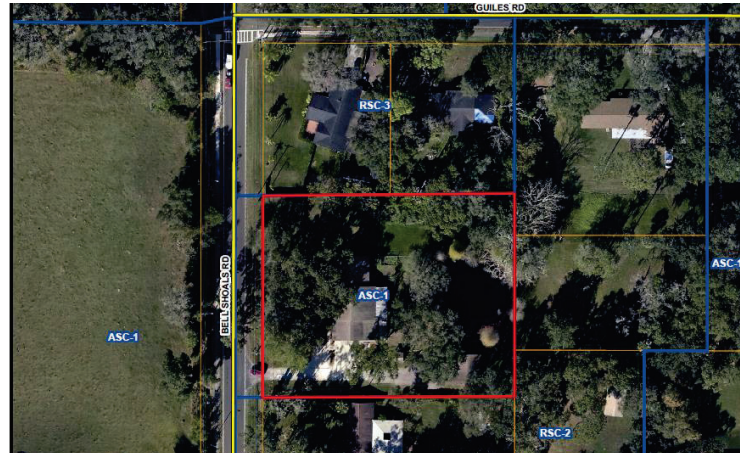


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

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



Introduction Summary:

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

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

*number represents a pre-development approximation

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

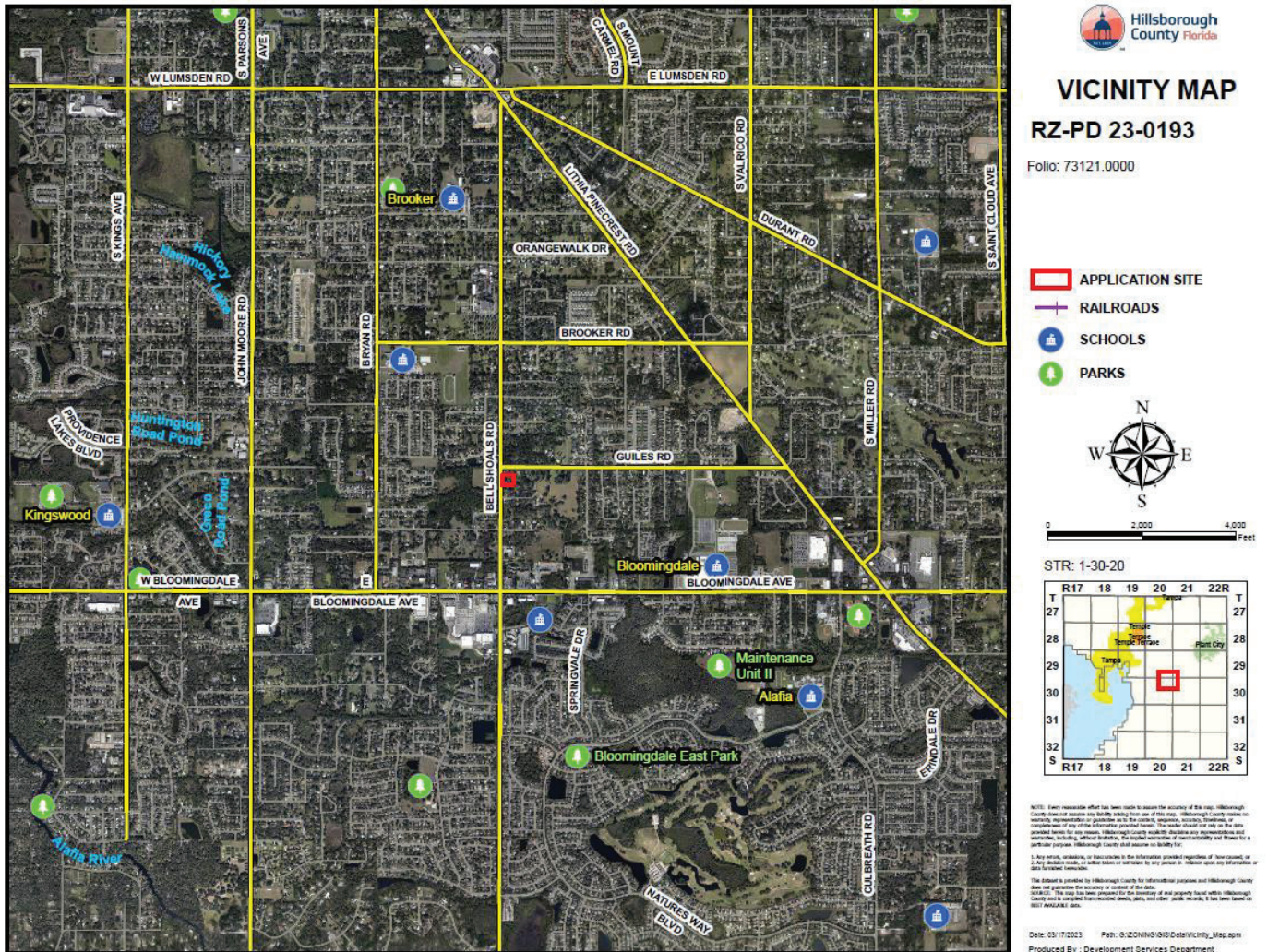
Additional Information:

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

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

2.1 Vicinity Map

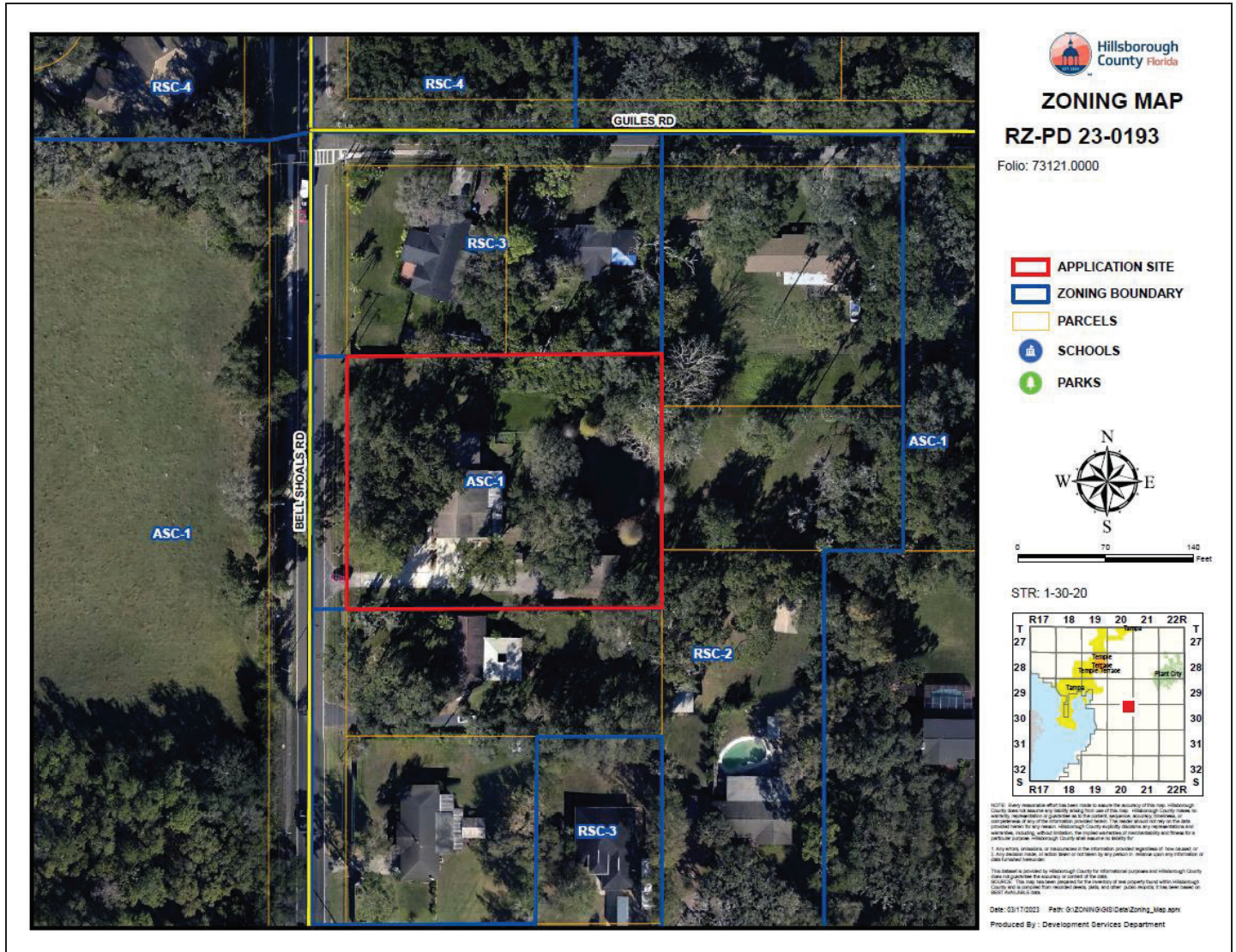


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 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

APPLICATION NUMBER: PD 23-0193

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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 ☐ 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 ☐ 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 ☐ 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: <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

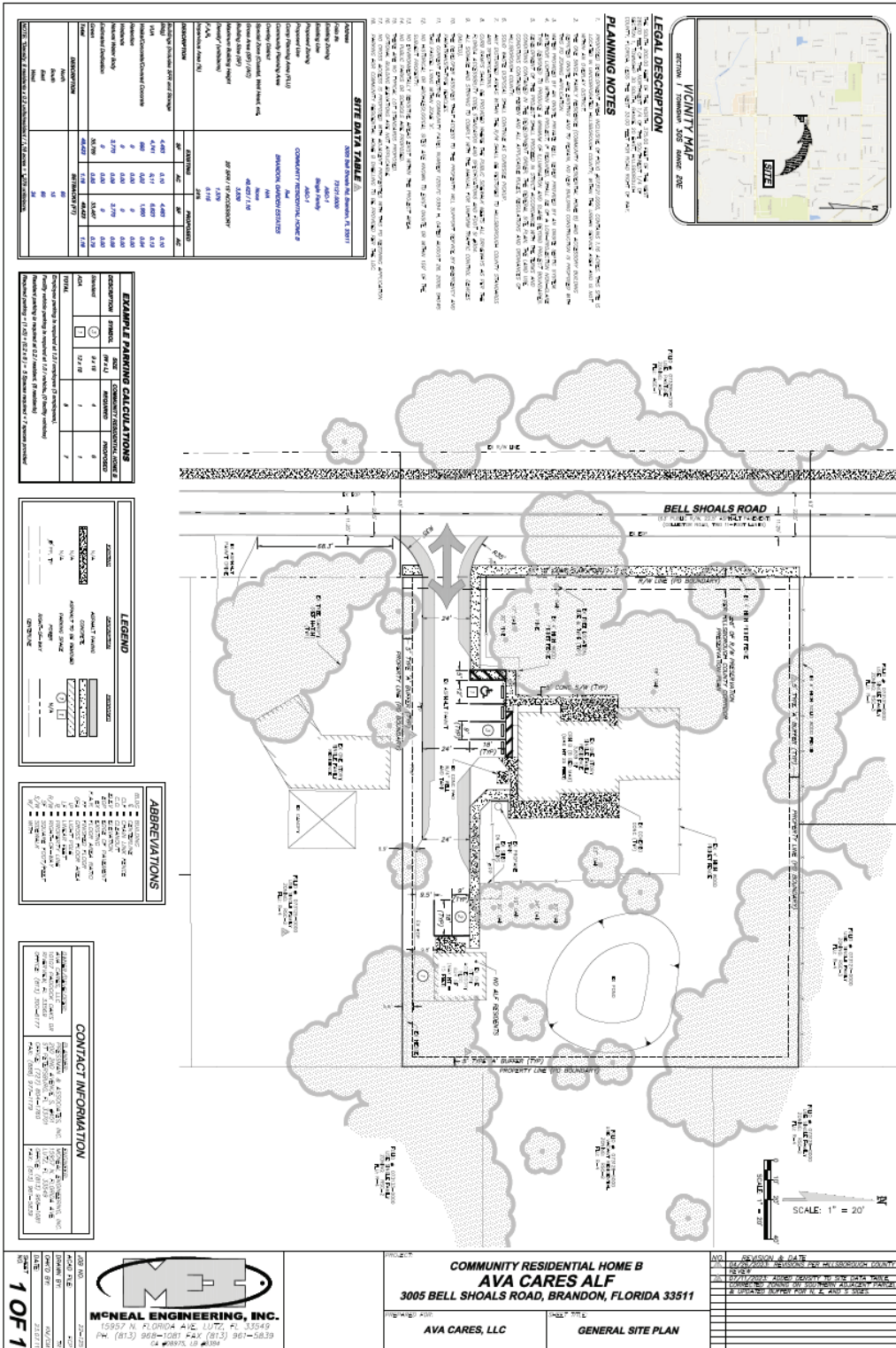
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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)



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.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 24, 2023	Petition: PD 23-0193
Report Prepared: July 12, 2023	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.

RZ PD 23-0193

<all other values>

Rezonings
STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

 Tampa Service

Shoreline
County Boundary
Jurisdiction Boundary

Parcels

wam.NATURAL.LULC Wet Poly

AGRICULTURAL/MINING-1/20 (.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 F

RESIDENTIAL PLANNED-Z (.33 FAR)

1. *Introduction*

DECLASSIFICATION AUTHORITY DERIVED FROM:
FBI AUTOMATIC DECLASSIFICATION GUIDE
DATE 08-28-2018

RESIDENTIAL - 12 / 35 EAP

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)

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)

FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

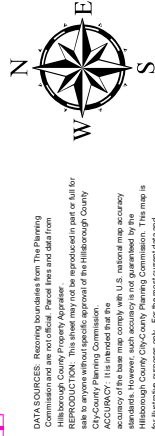
LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE R



Map Printed from Rezoning System: 3/17/2023

Author: Beverly F. Daniels

File: G:\Re zoningSystem\MapProjects\HC\Greg_hcRe zoning - Copy.mxd

