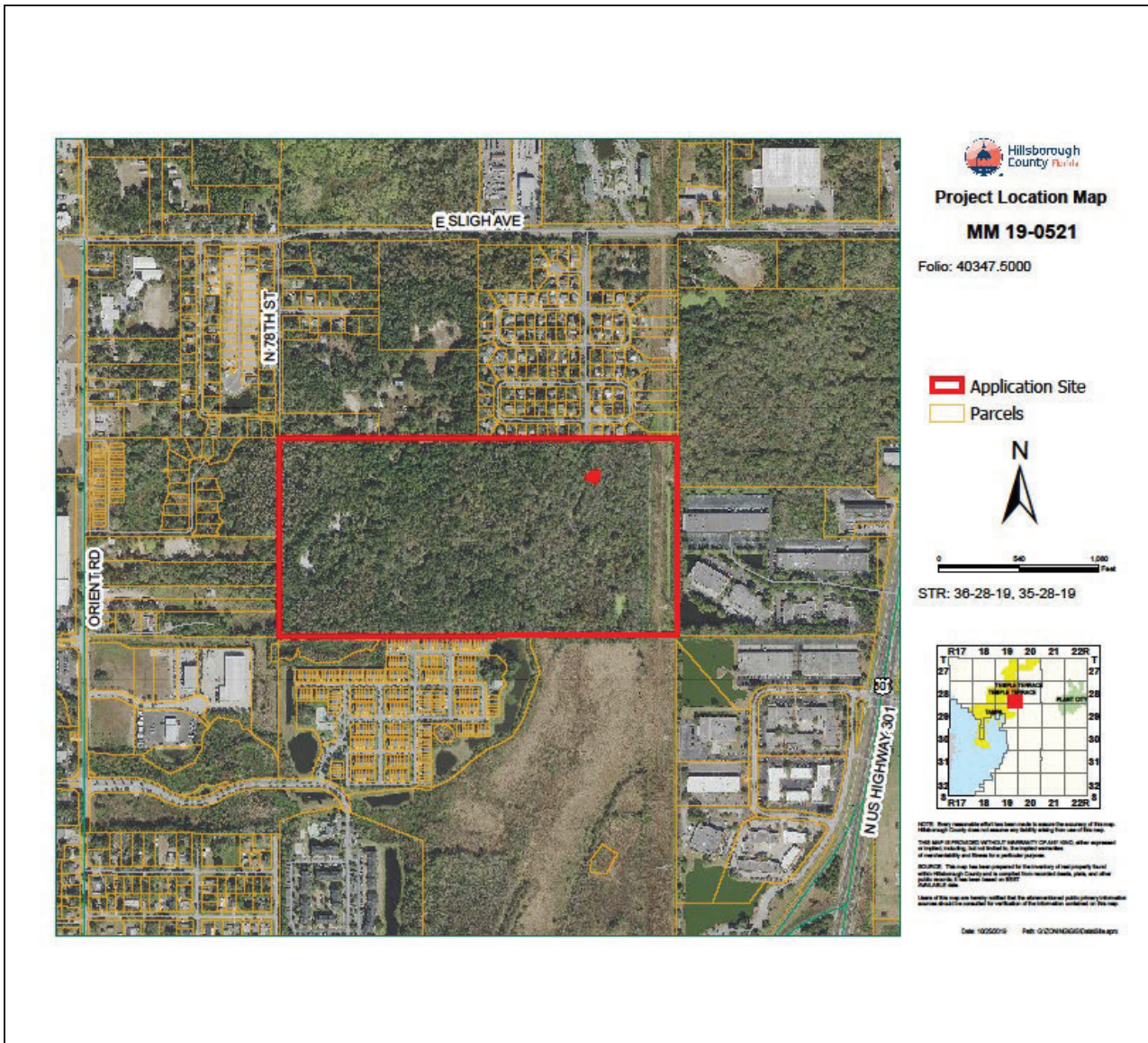




# Hillsborough County Florida

## SM STAFF REPORT

<b>SUBJECT:</b>	MM 19-0521	<b>PLANNING AREA:</b>	East Lake – Orient Park
<b>REQUEST:</b>	Major Modification to an Approved PD	<b>SECTOR</b>	Central
<b>APPLICANT:</b>	Bosra Development LLC		
<b>Existing Zoning:</b> PD 80-0090		<b>Comp Plan Category:</b> CMU-12	



## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

At the applicant's request, the BOCC approved a remand request of this application in January 2020. Under this remand application, no request changes are proposed. However, staff has found condition changes that are needed. They have been identified in this staff report in double underline and double strike-through. Those changes include the following:

- Recognize the original proposal of 2-family dwellings. The original request consisted of 2-12 unit townhome units. Conditions only addressed townhome units, which consists of 3 or more connected single-family units. The distinction for 2 unit buildings, which is considered a two-family dwelling, is needed.
- Provide development standards for single-family detached units at or exceeding 50 feet in width. While the existing developments standards are a minimum which could be met with larger lots, the standards provided front yard setback flexibility due to the garage placement on a narrow lot. Such considerations are not needed for wider lots. Therefore, specific standards for non-40 foot wide lots are provided for clarity.
- Since the initial preparation of proposed conditions, transportation staff has identified safety conflicts with front loaded garages when the remaining residential structure is set closer to the street and possibly obstructing visibility of a pedestrian or bicyclist. Additionally, garage setbacks at less than 20 feet will block sidewalks when cars are parked in the driveway. Therefore, a minimum garage setback of 20 feet in all cases is needed and a minimum front yard setback of 15 feet for the residential structure needs to be specified corner lots with garage access from the front yard functioning as a side yard.

The applicant is requesting a major modification to Planned Development (PD) 80-0090. The subject site is approximately 82.10 acres in size and located a quarter mile south of Sligh Avenue in the East-Lake/Orient Park community. The subject site is currently vacant.

The purpose of this modification is

- to increase the number of units from 400 units (single-family) to 565 units (single-family, two-family and townhome);
- to allow for two-family and townhome uses; and,
- to increase the minimum lot size per unit from 3,500 to ~~4,000~~ 3,630 square feet

PD 80-0090 was approved for 400 single-family "patio court" dwellings (4.85 units per acre) under the *Horizons 2000* Comprehensive Plan which permitted a maximum density of 7.5 unit per acre within an area designated for "Urban Transition." Previous to PD 80-0090, the subject area was approved for 269 lots (7,000 sf) within the R-1 zoning district as Phases II and III of the Woodlands. Phase I, located to the immediate north, was already platted for 114 lots (7,000 sf) within the R-1 zoning district at the time of PD 80-0090, not yet developed. The "patio court" homes were described as detached units or attached duplex units with each unit having a minimum lot size 3,500 sf (35' x 100'). A "zero lot line" concept was envisioned, which allows structures to be located on a lot line with no side yard setback, provided the

corresponding side yard provides a side yard setback to provide distance between homes. This concept uses narrow lots and provides the home with only one side yard. The “patio court” design is achieved by arranging two homes at opposite side yards of two adjacent lots with patios constructed within the side yards abutting each other. A detailed site plan for Phase II was approved in 1983 for 187 of the units.

*Future Land Use:*

The Future Land Use (FLU) category of the site is CMU-12 (Community Mixed Use - 12 units per acre) which is mixed use, urban land use category intended for urban intensity and density given existing infrastructure to support development. This mixed use category requires the integration of at least two land uses within a single project to avoid a pattern of segregated, unconnected uses. Different housing types within a project, such as single-family detached and attached, meet this requirement.

*Community Plan Area:*

The site is located within the East Lake-Orient Park Community Plan area, which is characterized as containing various community types ranging from rural to highly urbanized areas (see Figure 1). As previously stated, the subject site is located within the area of the community plan designated for urban level development, given the site’s proximity to major roadways and interstates. As illustrated in Figure 1, the site is located within an area developed with major transportation facilities - Sligh Avenue to the north, Hillsborough Avenue and I-4 to the south, Orient Road and 56<sup>th</sup> Street to the west and US Highway 301 and I-75 to the east.



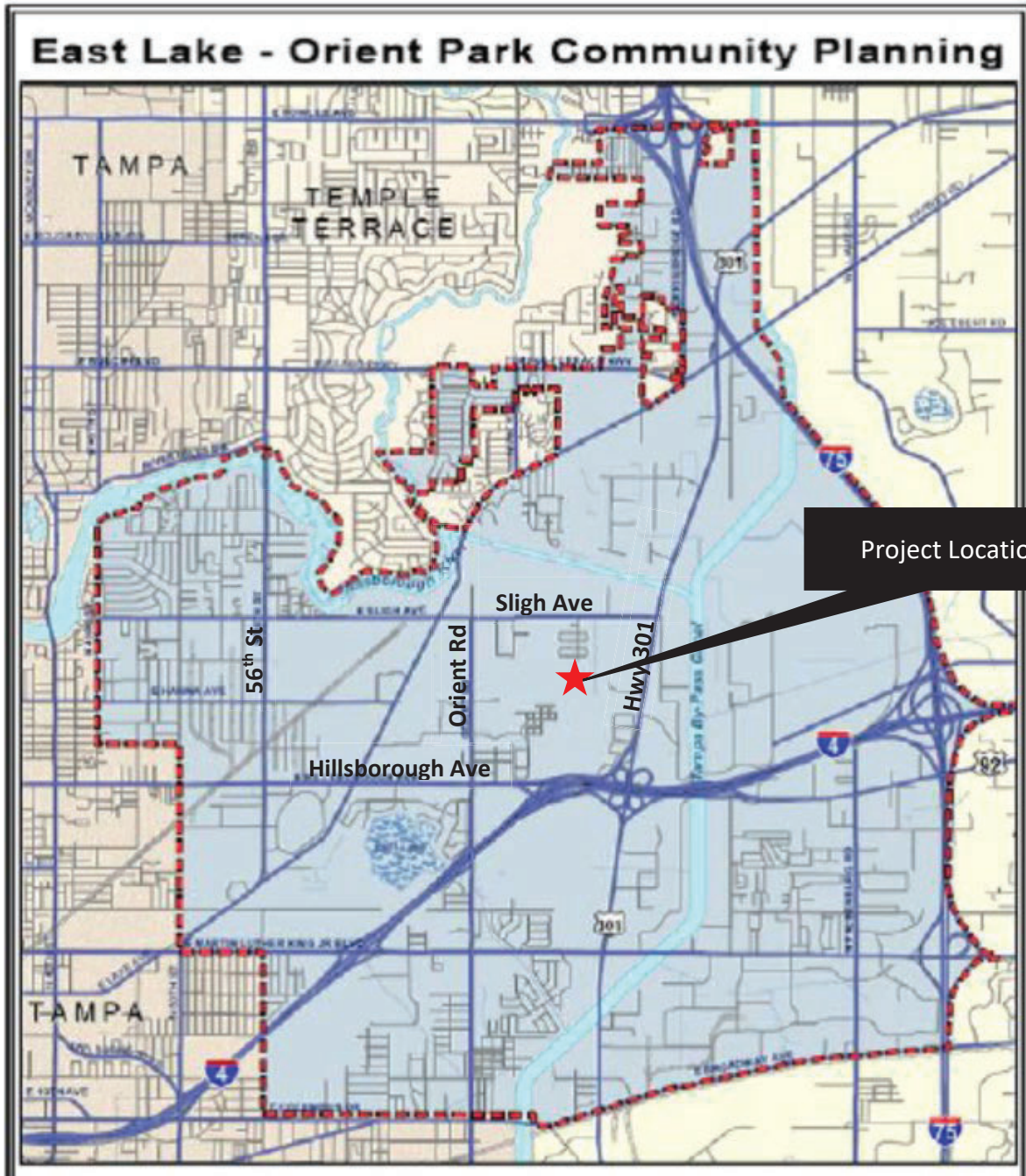


Figure 1: Site Location within the EL-OP Community Plan Area

This area includes regional attractions and facilities, such as the Seminole Hard Rock Hotel & Casino, the Florida State Fairgrounds, the Mid-Florida Credit Union Amphitheater, the NetPark Office Park, and the Tampa Executive Airport. Neighboring this community is Busch Gardens and the University of South Florida. As such, creating housing opportunities to complement the nearby employment/activity centers is appropriate when compatible with existing residential. The area also contains environmental attributes, such as the Hillsborough River, the Tampa Bypass Canal, and Harney Flats wetlands and public



recreational uses that the community values.

## **1.2 Compliance Overview with Land Development Code and Technical Manuals**

The application does not require any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

## **1.3 Evaluation of Existing and Planned Public Facilities**

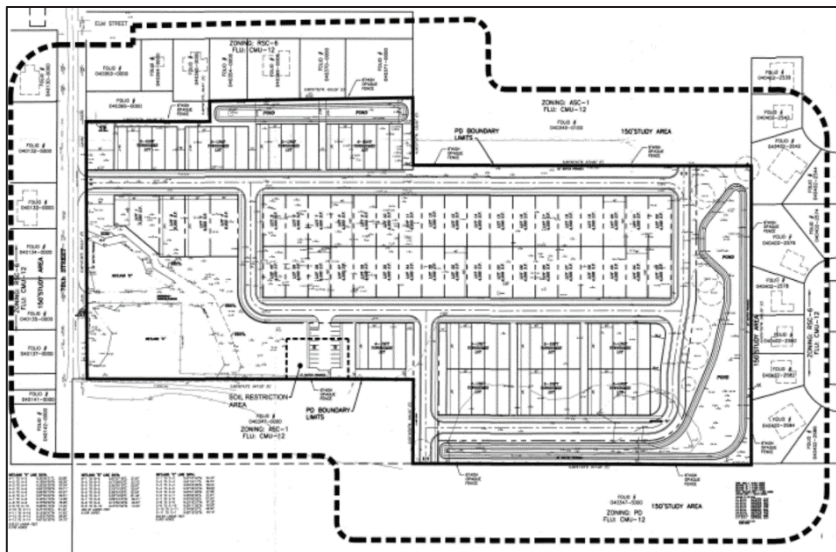
The project area is located in the Urban Service Area with water and wastewater service provided by the City of Tampa.

Per comments provided by the Hillsborough Area Transit Authority (HART), transit is available within the area with the closest transit stop located 1.2 miles from the site. Harney Road is a transit corridor (Route 48 – Temple Terrace) with transit service for Sligh Avenue projected.

Hillsborough County Public Schools (HCPS) has provided review comments which state that school capacity is adequate for the area's assigned middle (Jennings) and high (King) schools; however, school capacity is inadequate for the area's assigned elementary school (Robles). HCPS adds that elementary school capacity is available in the contiguous concurrency area. It should be noted that these review comments are not a determination for school concurrency, which must be met at time of platting if approved.

The site is the current southern terminus of Wood Branch Drive, which has been platted to the subject property line as a public road. Wood Branch Drive is a 2-lane, undivided collector roadway providing approximately 28 feet of pavement within the approximate 60 foot wide right-of-way. The roadway does not provide continuous sidewalks on either side. Wood Branch Drive provides direct access to Sligh Avenue. Sligh Avenue is a 2-lane collector roadway. The anticipated trip generation from this project will warrant the need for turn lanes at the Sligh Avenue/Wood Branch Drive intersection. No Design Exception or Administrative Variance is requested as part of this modification.

The project will provide an internal roadway connecting at two northern PD boundary points. Access to Wood Branch Drive, a public road, is proposed in the northeast portion of the site. An access in the northwest portion of the site is also proposed to provide connection to PD 19-0284 (see Figure 2). PD 19-0284, approved for single-family residential, has been approved for a southern cross access point to the subject property. This will provide for access from the subject site to 78<sup>th</sup> Street. The subject site's internal roads will be private and gated at both access points. No cross access to the west or east is proposed due to intervening wetlands. Additionally, no cross access to the south is proposed due to the existing development which does not provide a roadway opportunity. The applicant has provided two internal roadway layouts to account for varying levels of wetland impacts that may or may be approved by the Environmental Protection Commission subsequent to approval of this modification.



Transportation staff offers no objections, subject to proposed conditions which requires two access connections along the northern boundary, the provision of turn lanes at Sligh Avenue and Wood Branch Drive, and limits the maximum number of housing types to be consistent with the applicant's transportation study.

Figure 2: PD 19-0284 Located along the northwest PD Boundary

#### 1.4 Natural Resources/Environmental

The Environmental Protection Commission finds that the site does contain wetlands. EPC staff does not object, subject to proposed conditions which require subsequent reviews and approval for possible wetland impacts.

The site contains approximately 32.47 acres of wetlands, which constitutes 40% of the site. Therefore, use of the Environmentally Sensitive Land Credit is applied to the upland acreage (49.63 acres). With this credit, the uplands acreage is increased to 62 acres providing a maximum of 744 units on the site. The applicant proposes 565 units, which meets the Comprehensive Plan's minimum density requirement for lands within the USA and a FLU category of 4 units or more per acre.

Natural Resources staff has reviewed the application and offers no objections, subject to proposed conditions which note the presence of mature trees and wetland setback compliance.

The site is not located within a Wellhead Resource Protection Area Zone, a Surface Water Resource Protection Area Zone, a Potable Water Wellfield Protection Area Zone, a Significant Wildlife Habitat or the Coastal High Hazard Area. Additionally, the site is not adjacent to any ELAPP property.

No designed scenic corridors are present along project boundaries or within the site.

#### 1.5 Comprehensive Plan Consistency

The project is located within the CMU-12 Future Land Use (FLU) category and within the East Lake-Orient Park Community Plan Area. Per Planning Commission staff, has found the application to be **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

#### 1.6 Compatibility

The subject property is located within a predominately residential area to the east of the US Highway 301 commercial corridor.

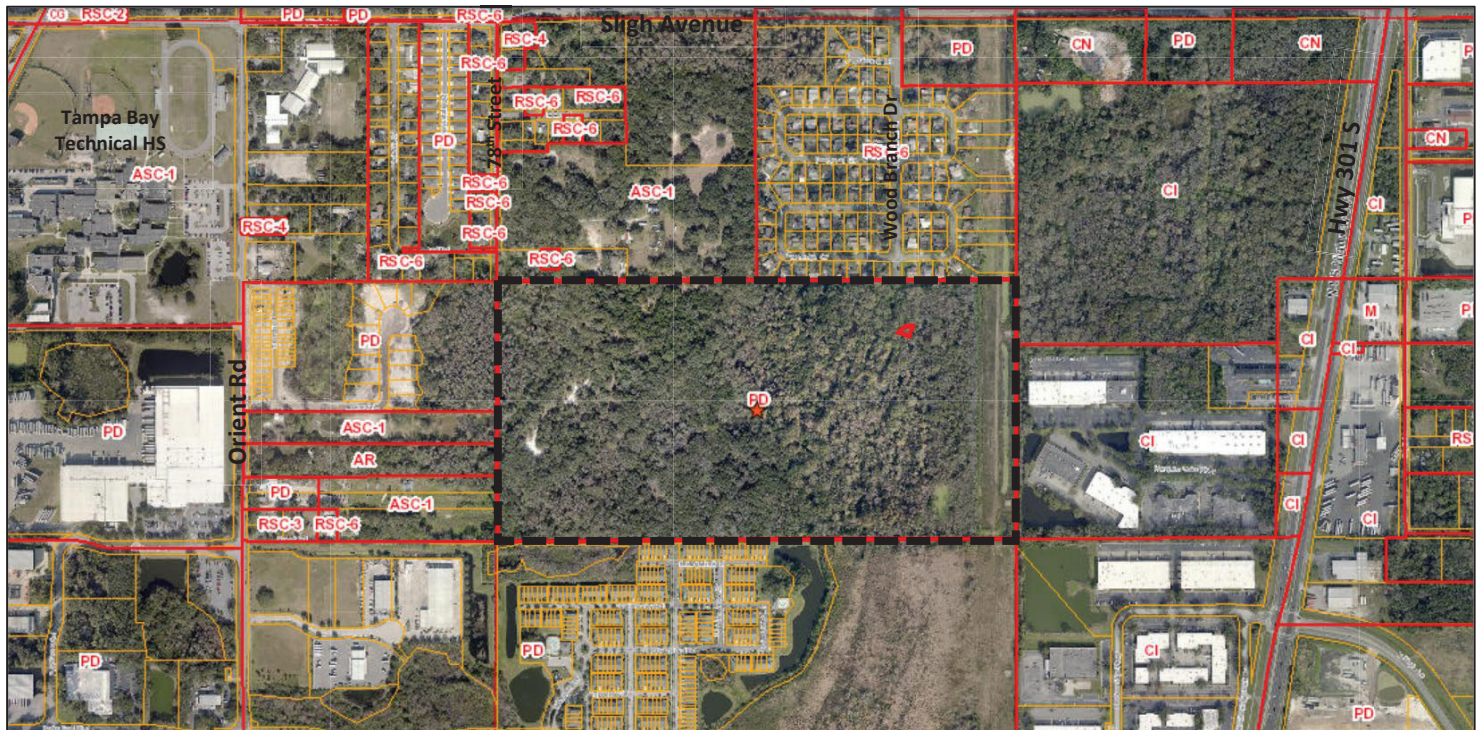


Figure 3: Surrounding Zonings and Development

- Property to the immediate north is zoned RSC-6 and ASC-1. The RSC-6 zoned area to the northeast is developed with a single-family subdivision (The Woodlands). Typical lot sizes are 7,000 square feet in size. This neighborhood was platted in 1980 and developed in the early 1980s. The neighborhood's primary road is Wood Branch Drive, which is a platted public street that was platted to the southern property line. The proposed project is proposed for residential uses as either single-family detached lots or townhomes. If developed with single-family detached units, lots will have a minimum lot width of 40 feet (which is increased from the existing width of 35 feet) and minimum lot size of 3,630 square feet (which is increased from the existing size of 3,500). Under the existing approval, no rear yard setback is provided, which is likely due to the "zero lot line" concept. This modification proposes a 10 foot rear yard setback to accommodate the narrow lot width. If developed with single-family attached units (townhomes), the applicant has agreed to adhering to the 2:1 setback for any buildings over 20 feet in height, limit building height to 2-stories and to provide a 20 foot wide buffer with Type A screening (6 foot high landscaping, fence/wall or berm combination) along the property line.

Property to the northwest, shown as zoned ASC-1 is at the time of this report filing, is zoned PD 19-0284. This PD is approved for single-family attached and detached units. Single-family detached lots have a minimum lot size requirement of 4,500 square feet/45 lot width. This project provided a cross access connection along its southern boundary, which this PD will connect with.

- Property to south is zoned PD 87-0107 and developed with a 2-story townhome project. Sole access for this project is via Wexford Park Drive to the south. No cross access point along the



northern portion of this PD was provided and internal roads are private.

- Properties to the west are zoned PD 05-1375, ASC-1 and AR. PD 05-1375 is vacant, but approved for single-family attached and detached residential accessing from Orient Road. The ASC-1 and AR zoned properties are developed with single-family homes. This project will be separated from these properties by wetlands with no opportunities for cross access.
- Properties to the east are zoned CI (Commercial Intensive). Part of the CI zoned property is vacant, while part of the CI zoned property is developed with flex space (warehouse/office). The project is separated from these CI zoned properties by 17.85 acres of wetlands within the subject PD. These wetlands are not proposed for development.

Staff finds the proposed modification is compatible with the surrounding properties given the site's existing approvals, location within the CMU-12 future land use category, proposed site layout which centralizes development outside of the majority of wetlands on the site, use of 40 lot alternatives and sensitivity to immediately adjacent residential to the north with increased setbacks, building height limits and buffering/screening if developed with townhomes. The single-family detached lots, under this modification, are increasing in lot size and lot width, when compared to the existing standards while providing a rear yard setback which was previously unaddressed.

### 1.7 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Transportation
- Environmental Protection Commission
- Hillsborough Area Regional Transit Authority
- Hillsborough County Public Schools
- Natural Resources
- Water Resource Services
- Conservation and Environmental Lands Management
- Public Utilities

### 1.8 Exhibits

Exhibit 1: Future Land Use Map  
Exhibit 2: Aerial/Zoning Map – General Area  
Exhibit 3: Aerial/Zoning Map – Immediate Area  
Exhibit 4: Existing Site Plan (PD 80-0090)  
Exhibit 5: Proposed Site Plan (MM 19-0521)

### 2.0 Recommendation

Approvable, subject to conditions.

Requirements for Certification:

- ~~1. Remove "Typical Lot Layout B" from Sheet 1 as it is identical to "Typical Lot Layout A."~~
- ~~2. "Typical Lot Layout A" to be revised to "Typical Lot Layout."~~
- ~~3. Sheet 1's "Multi-family Attached Unit Layout" to be revised to match Sheet 2's "Development Use Matrix" development standards.~~
- ~~4. Sheet 1's "General Development Plan - 40' Lot" to be revised in compliance with conditions.~~

- ~~5. Sheet 1's "General Development Plan" to be removed.~~
- ~~6. Site Data Table on Sheets 2 and 3 to state proposed use as Single Family Detached & Single Family Attached (Townhomes).~~
- ~~7. Development Use Matrix on Sheets 2 and 3 to remove Floor Area Ratio row.~~
- ~~8. Note 1 on Sheets 2 and 3 to be removed.~~
- ~~9. Note 2 on Sheets 2 and 3 to be revised to allow a maximum of 8 attached units.~~
- ~~10. Notes 6 and 7 on Sheets 2 and 3 to be removed.~~
- ~~11.~~ 11. The following notations along southern PD boundary on Sheets 2 and 3 to be removed:
  - 0' buffer for single-family detached.
  - 10' setback for single-family attached.
  - Building setbacks as per Typical Unit on Sheet 1 of 2.
2. General Development Plan – 40' Lot Detail to be removed.
3. Typical Lot Detail to be modified in accordance with or note conditions #2, #3, and #3.1 - #3.7
4. Multi-Family Attached Unit Detail to be titled "Single-Family Attached Detail" and modified in accordance with or note conditions #4, #4.1 and #4.2
5. Development Use Matrix on Sheets 2 and 3 to be updated to reflect conditions of approval.

Approvable, subject to the following conditions:

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 17, 2022.

- ~~1. Minimum lot size shall be 35 x 100 feet and evidence shall be furnished at the detailed site plan stage that the proposed structures on these sites will adequate provide for the health, safety and welfare of the eventual occupants of the property and the open space provided on the plan shall be adequate.~~
- ~~2. That the adequacy of design of off-street and overflow parking shall be determined at the detailed site plan stage.~~
- ~~3. That the desirability of the stub out road on the southern portion of the general site plan shall be reviewed and determined at the detailed site plan or subdivision stage.~~
- ~~4. Compliance and approval of the detailed site plan and subdivision requirements.~~
1. The site shall be limited to a total of 565 residential units to consist of single-family detached and single-family attached (townhome) lots.
2. Single-family detached lots developed at lot widths under 50 feet shall be developed in accordance with the following:

<u>Minimum lot size:</u>	<u>3,630 square feet</u>
<u>Minimum lot width:</u>	<u>40 feet</u>
<u>Minimum front yard setback:</u>	<u>20 - 25 feet*</u>
<u>Minimum front yard functioning as a side yard setback:</u>	<u>5 - 15 feet**</u>
<u>Minimum rear yard setback:</u>	<u>10 feet</u>

Minimum side yard setback: 5 feet  
Minimum building height: 35 feet/2-stories  
\*not applicable to garage setbacks. This setback is applicable to any attached entry features/covered porches.  
\*\*Corner lots shall permit a minimum front yard functioning as a side yard setback of ~~5~~ 15 feet when no garage access is proposed to be accessed from the side yard functioning as a front yard, or when garages are setback at least 20 feet. ~~however, garages shall be setback a minimum of 15 feet within the front yard functioning as a side yard.~~ For front yards functioning as side yards, garages may be flush with the residential structure at a minimum setback of 20 feet.

2.1 Single-family detached units developed at lot widths at or over 50 feet in width shall be developed in accordance with the following:

Minimum lot size: 3,630 square feet  
Minimum lot width: 50 feet  
Minimum front yard setback: 20 feet\*  
Minimum front yard functioning as a side yard setback: 15 feet\*\*  
Minimum rear yard setback: 10 feet  
Minimum side yard setback: 5 feet  
Minimum building height: 35 feet/2-stories  
\*This setback is applicable to any attached entry features/covered porches.  
\*\*Corner lots shall permit a minimum front yard functioning as a side yard setback of ~~5~~ 15 feet when no garage access is proposed to be accessed from the side yard functioning as a front yard, or when garages are setback at least 20 feet. For front yards functioning as side yards, garages may be flush with the residential structure at a minimum setback of 20 feet.

3. Any single-family detached units/lots developed at a width under 50 feet shall comply with the following:

3.1 No more than 65% of the overall PD's single-family detached lots may be under 50 feet in width. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of lots under 50 feet in width proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the percentage maximum of lots under 50 feet in width, the permissibility for lots under 50 feet in width will be restricted accordingly elsewhere in the PD.

3.2 Should the single-family detached unit provide a 2-car garage, the following shall apply:

(a) Garages shall be permitted to extend a maximum of 5 feet in front of the front plane of the residential structure if an entry feature over the primary entrance facing the street is provided. The minimum garage setback shall be ~~15~~ 20 feet. The front yard setback for the residential structure setback shall be a minimum of ~~20~~ 25 feet. The offset created by these two setbacks shall be occupied by an entry feature and the offset



amount shall serve as the minimum depth required of the entry feature. In no case shall this offset be less than 5 feet. ~~The entry feature shall be permitted to extend further into the front yard at minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.~~

- (b) Should garages be located behind the front plane of the residential structure, the residential structure shall provide a minimum 20 foot front yard setback and the garage shall provide a minimum 25 foot front yard setback. The offset between these setbacks shall be a minimum of 5 feet. This offset shall not require the use of any entry feature or covered porch. ~~Should an entry feature or covered porch be provided, the minimum front yard setback of 10 feet shall apply.~~
- (c) In no case shall single-family residential units with 2-car garages be placed flush with the front plane of the residential structure be permitted, except as permitted in (d) below. Garages must be placed in front of the front plane of the residential structure with an entry feature provided or the garage shall be placed behind the front plane of the residential structure with or without an entry feature.
- (d) Corner lots utilizing 2-car garages that access the garage from the front yard functioning as a side yard shall provide a minimum ~~15~~ 20 foot garage setback. No entry feature shall be required. ~~Conditions 3.2(a), 3.2(b) and 3.2(c) shall not apply. However, Conditions 3.2(e) and 3.2(f) shall apply.~~
- (e) Garage doors shall not account for more than 60% of the width of the street facing building façade.
- (f) The driveway shall be a minimum of 18 feet in width.

3.3 Should the single-family detached unit provide a 1-car garage, the following shall apply:

- (a) Garages shall be permitted to be located behind or flush with the front plane of the residential structure, and not permitted to be located in front of the front plane of the residential structure.
- (b) Should an entry feature or covered porch be provided, the minimum front yard setback ~~of 10 feet~~ shall apply. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.
- (c) Corner lots utilizing 1-car garages that access the garage from the front yard functioning as a side yard shall provide a minimum ~~15~~ 20 foot garage setback.
- (d) The garage door shall not exceed 40% of the unit's façade length.

- (e) Single-family detached units providing a 1-car garage shall be limited in height to 1 story.
  - (f) An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence or masonry wall along the side rear yards. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 6 foot high, solid wood or PVC fence or masonry wall shall be provided within a 10 foot wide buffer. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of site development/platting. The island shall be landscaped with grass, vegetative ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources at the time of site development/planning. Sand or pavement within the island is prohibited.
- 3.4 All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right side) as the adjacent home. The alternating pattern may be adjusted at corner lots as necessary.
- 3.5 Street trees may include alternating shade and ornamental trees, subject to the review and approval of Natural Resources staff.
- 3.6 Each unit's primary entrance door shall face the roadway.
- ~~3.7 A maximum of 40% of the single-family detached units on lots under 50 feet in width may be 1-story in height. A minimum of 60% of the single-family detached units on lots under 50 feet in width shall be 2-stories in height. If the project will be platted by pod or phase, individual pods or phases shall meet this requirement for each individual pod or phase submitted for plat review. If these percentages will be blended throughout the PD, each plat shall provide a table providing the number and percentage of 1-story and 2-story units proposed and approved within the entire PD. If when blended an individual pod or phase at platting will exceed the 1-story height percentage maximum, the permissibility for 1-story units will be restricted accordingly elsewhere in the PD.~~
- 3.87 All 2-story single-family detached units shall provide a transition between the first and second floor to break up the façade by using one or more of the following:
- (a) A roof feature with a minimum projection of 1 foot from the wall surface.

The projection shall consist of overhangs or other roof elements.

(b) A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.

(c) A change in materials between the first and second floors.

4. Two-Family attached and Single-family attached (townhome) lots shall be developed in accordance with the following:

<u>Minimum lot size:</u>	<u>600 square feet</u>
<u>Minimum lot width:</u>	<u>15 feet</u>
<u>Minimum front yard setback:</u>	<u>10 feet (when using surface parking)</u>
<u>Minimum front yard setback:</u>	<u>15 feet (when using attached garage parking)</u>
<u>Minimum front yard setback for attached garage:</u>	<u>20 feet</u>
<u>Minimum rear yard setback:</u>	<u>10 feet*</u>
<u>Minimum side yard setback (end units):</u>	<u>5 feet</u>
<u>Minimum building height:</u>	<u>45 feet/3-stories**</u>

\*Townhome Two-Family attached and Single-Family attached lots along the northern PD boundary shall be located least 20 feet from to the PD boundary. Within the individual townhome two-family attached and single-family attached lot, a 10 foot wide rear yard setback shall be provided.

\*\*Townhomes Two-Family attached and Single-Family attached lots along the northern PD boundary shall be limited in building height to 35 feet/2-stories and subject to the 2:1 setback for buildings over 20 feet in height.

4.1. ~~Townhome~~ Single-Family attached buildings shall be limited to a maximum of ~~8~~ 12 attached units.

4.2 Two-Family attached buildings shall be limited to a maximum of 2 attached units.

5. The project is located within the CMU-12 Future Land Use Category requiring the horizontal or vertical integration of at least two land uses. To comply with this requirement, the project shall provide ~~both~~ at least two of the following uses with horizontal integration: single-family detached, and two-family attached, and/or single-family attached (townhome) uses ~~with horizontal integration~~. At least 57 of the 565 units (or 10% of the proposed number of units if less than 565 units are proposed for platting) shall be one of the approved housing types with the remaining number of units being the other housing type or types. Should this project be platted in phases, each phase shall meet this requirement, unless the first phase contains ~~both~~ more than one housing types with one of those housing types being at least 57 units. Furthermore, the total number of housing types shall comply with conditions ~~13~~ 11.1 and ~~13~~ 11.2. Vehicular and pedestrian connections between both uses shall be provided.

6. The project shall provide buffering and screening in as depicted on the site plan, which includes the following:




- 6.1 A 40 foot wide buffer shall be provided along the southern PD boundary.
- 6.2 A 20 foot wide buffer with Type A screening shall be provided along the northern PD boundary in areas developed with two-family attached and single-family attached (townhomes). This buffer shall be platted as a separate lot to be owned and maintained by the HOA or similar entity.
- 6.3 Buffering and screening between single-family attached and single-family detached uses within the project shall be provided.
7. ~~The applicant project shall be allowed served by one (1) access point on Wood Branch Drive. The general design and location of the access point(s) shall be regulated by the Hillsborough County Access Management regulations. The developer shall also construct one (1) vehicular and pedestrian roadway stubout along its northern project boundary with PD 19-0284.~~
- ~~8. The applicant shall construct a roadway stubout along its northern boundary ( to folio 40349.0000), zoned PD 19-0284.~~
- ~~98. Internal transportation facilities shall be constructed to Type TS-3 roadway standards. Internal roadways may be privately owned and maintained and gated. ~~however, all gates at the proposed project entry or roadway stubout~~ If gated, the proposed project entry and roadway stubout shall comply with the Typical Detail – 9 (TD-9) requirements as found within the Hillsborough County Transportation Technical Manual.~~
- ~~10. The developer shall construct a westbound left turn lane and an eastbound right turn lane on Sligh Avenue at the intersection of Wood Branch Drive.~~
- ~~119. The developer shall construct a 5 foot wide sidewalk along both sides of internal roadways.~~
- ~~1210. The project’s internal road network shall be as generally depicted on Sheet 2 or 3.~~
- ~~1311. The project shall be limited to a maximum of 565 dwelling units. The project shall consist of a mix of single-family detached, two family attached and single-family attached dwellings. The project mix actually built shall not consist of more than 90% of one housing type (or less than 10% of the other type). Additionally:~~
- ~~1311.1. No more than 361 single-family detached units may be constructed; and,~~
- ~~1311.2. No more than 508 two-family attached and single-family attached townhomes may be constructed.~~
12. Prior to or concurrent with the initial increment of development, the developer shall undertake the following site access improvements:
- a. Construction of a westbound to southbound left turn lane on Sligh Ave. onto Wood Branch Dr., consistent with the Design Exception referenced hereinbelow;

- b. Construction of an eastbound to southbound to right turn lane on Sligh Ave. onto Wood Branch Dr.; and,
  - c. Modification of the existing eastbound to northbound left turn lane on Sligh Ave. onto Emery Mill Dr. to the extent necessary to permit construction of the above-described improvements, and consistent with the Design Exception referenced hereinbelow.
13. If MM 19-0521 is approved, the County Engineer is anticipated to approve a Design Exception (dated June 24, 2022) which is anticipated to be found approvable (prior to the ZHM hearing) for the Wood Branch Dr. substandard road improvements. As Wood Branch Dr. is a substandard collector roadway, the developer will be required to make certain improvements to Wood Branch Dr. and Sligh Ave. consistent with the Design Exception. Specifically, prior to or concurrent with the initial increment of development to the developer shall:
- a. Construct 5-foot wide sidewalks along both sides of Wood Branch Dr. where needed to ensure a continuous pedestrian pathway exists between the project access and Sligh Ave.; and,
  - b. Construct +/- 735 linear feet of minimum 5-foot wide sidewalk and a crosswalk along Sligh Ave., in the locations shown on the graphics within the Design Exception request (generally east and west of the Sligh Ave. and Wood Branch Dr. intersection).
14. If MM 19-0521 is approved, the County Engineer is anticipated to approve a Design Exception (dated June 24, 2022) which is anticipated to be found approvable (prior to the ZHM hearing) regarding the minimum turn lane lengths required pursuant to Section 5.6 of the Transportation Technical Manual (TTM). Approval of this Design Exception will reduce the minimum required turn lane length from 285 feet to +/- 225 feet.
- ~~1415.~~ Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission 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 nor the ability of the developer to develop the maximum number of units permitted.
- ~~1516.~~ The construction and location of any proposed wetland impacts are not approved by EPC review comments, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- ~~1617.~~ Prior to the issuance of any building or land alteration permits, the wetlands on site must be field delineated by the staff of the EPC or Southwest Florida Water Management District and the wetland line incorporated into a Specific Purpose Survey, which must then be submitted to EPC staff for review. After approval, the wetland line must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
- ~~1718.~~ An evaluation of the property identified mature trees warranting preservation that may include grand oaks. The applicant is encouraged to consult with staff of the Natural Resource Unit for design input addressing these trees prior to submittal of preliminary plans through the Land

Development Code's Site Development or Subdivision process.

- 1819. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals and where land alterations are restricted.
- 1920. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2021. The construction and location of any proposed environmental impacts are not approved by this review, but shall be considered by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code (LDC).
- 2122. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

<b>Staff's Recommendation: Approvable, subject to conditions</b>	
Zoning Administrator Sign-off:	 J. Brian Grady Tue Jul 19 2022 10:13:38

# HILLSBOROUGH COUNTY RZ-MM 19-0521

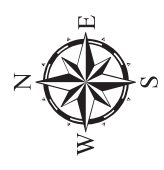
Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- 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 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/GROUP/PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Department, GIS, and other sources. The Planning Department, GIS, and other sources are not responsible for any errors or omissions in this map. The Planning Department, GIS, and other sources are not responsible for any errors or omissions in this map. The Planning Department, GIS, and other sources are not responsible for any errors or omissions in this map.

Map Printed from Rezoning System: 4/22/2019  
 Author: Gregory E. Colangelo  
 File: G:\Rezoning\SystemMap\Projects\HC\Reg\_19-0521\Rezoning.mxd

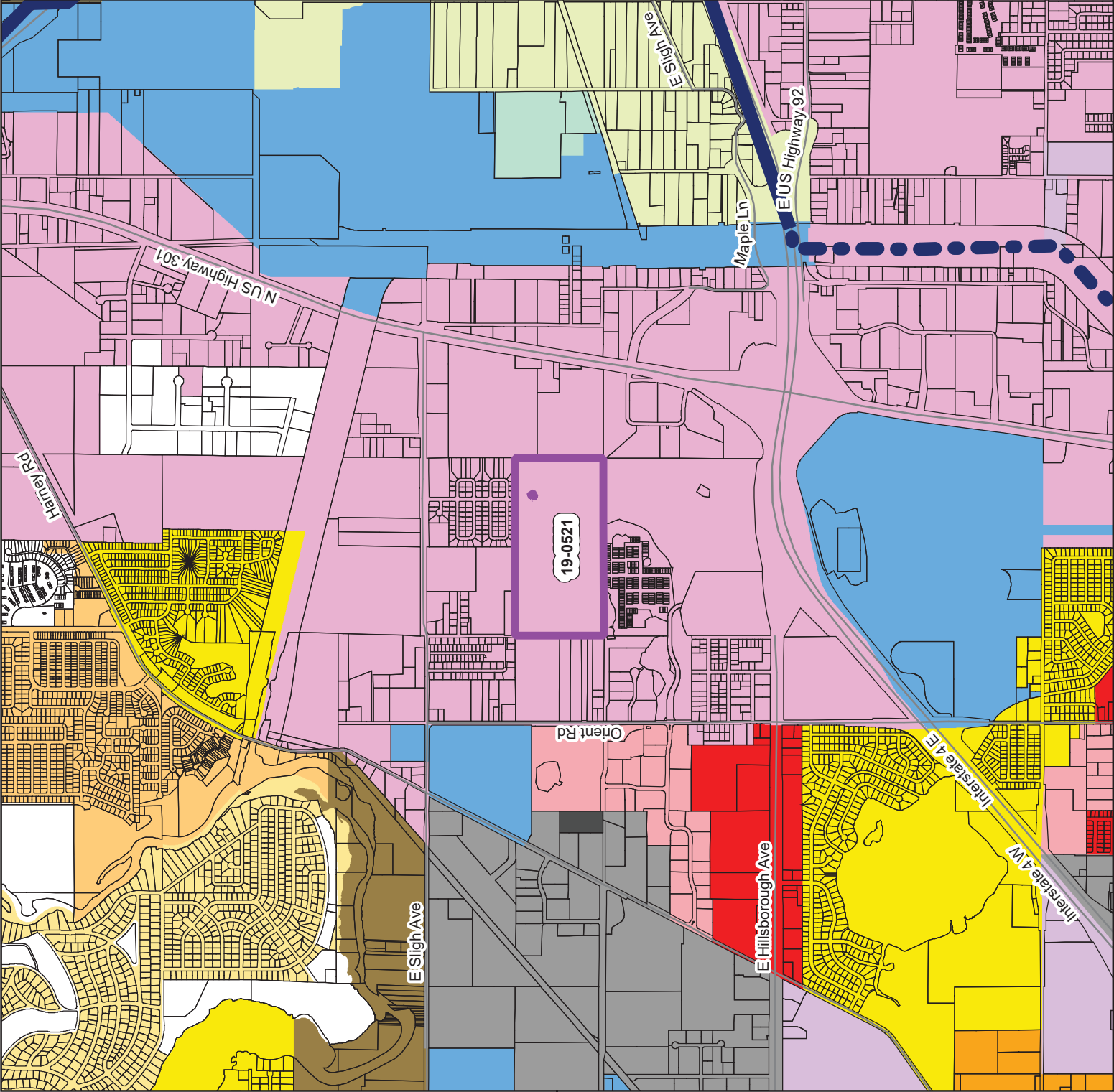


Exhibit 1: Future Land Use Map

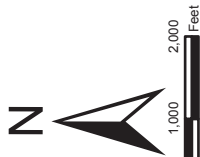




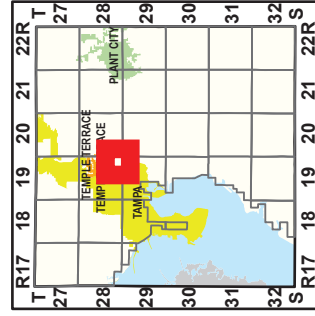
# General Aerial Zoning Map MM 19-0521

Folio: 40347.5000

- Application Site
- Zoning Boundary
- Parcels



STR: 36-28-19, 35-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: The map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this map.

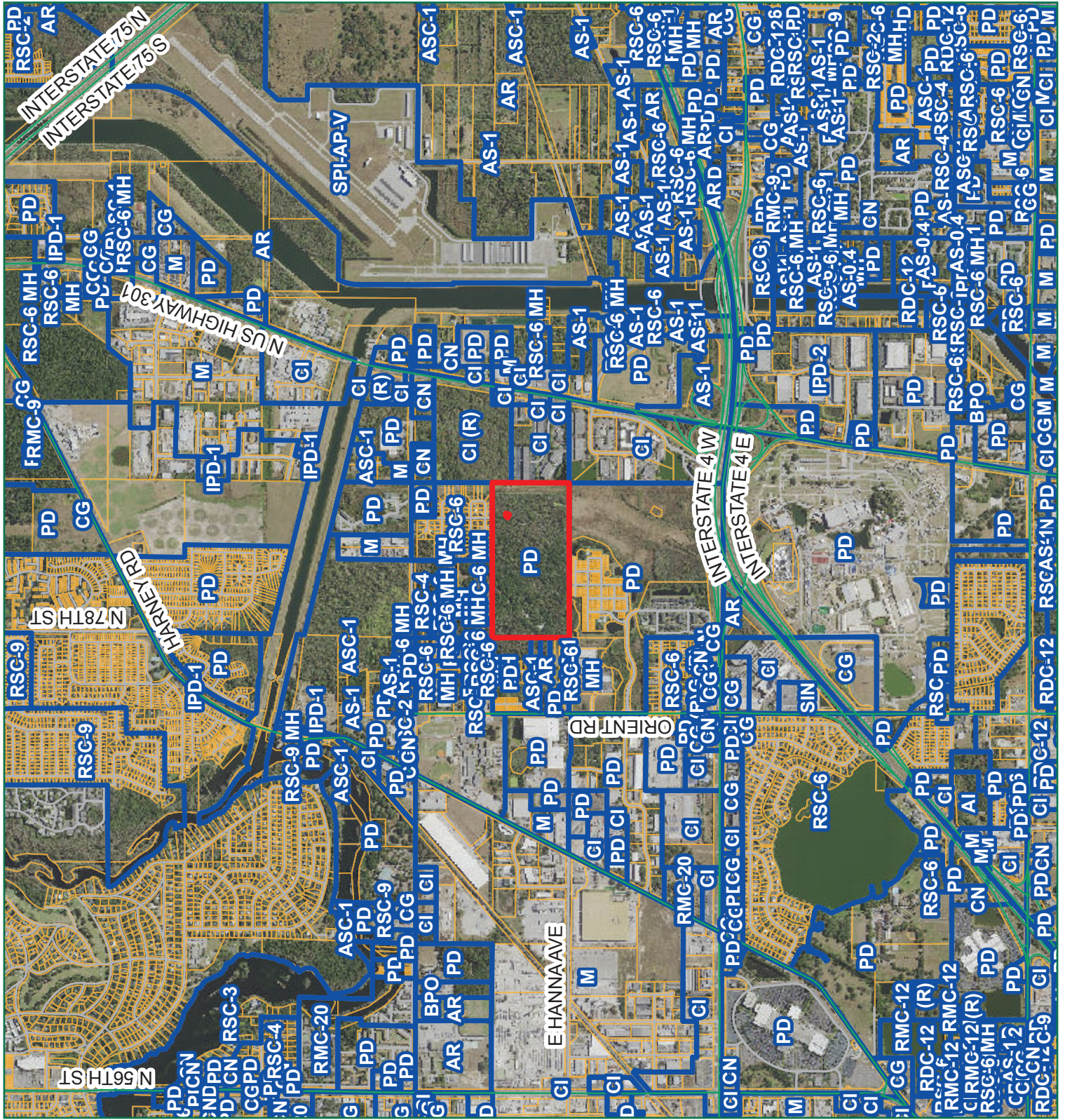


Exhibit 2: Aerial/Zoning Map - General Area



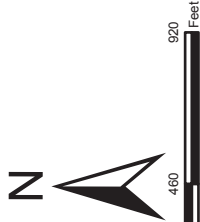


# Immediate Aerial Zoning Map

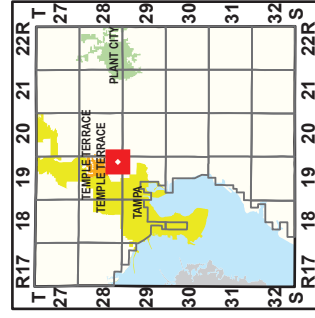
## MM 19-0521

Folio: 40347.5000

- Application Site
- Zoning Boundary
- Parcels



STR: 36-28-19, 35-28-19



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.  
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SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.  
Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

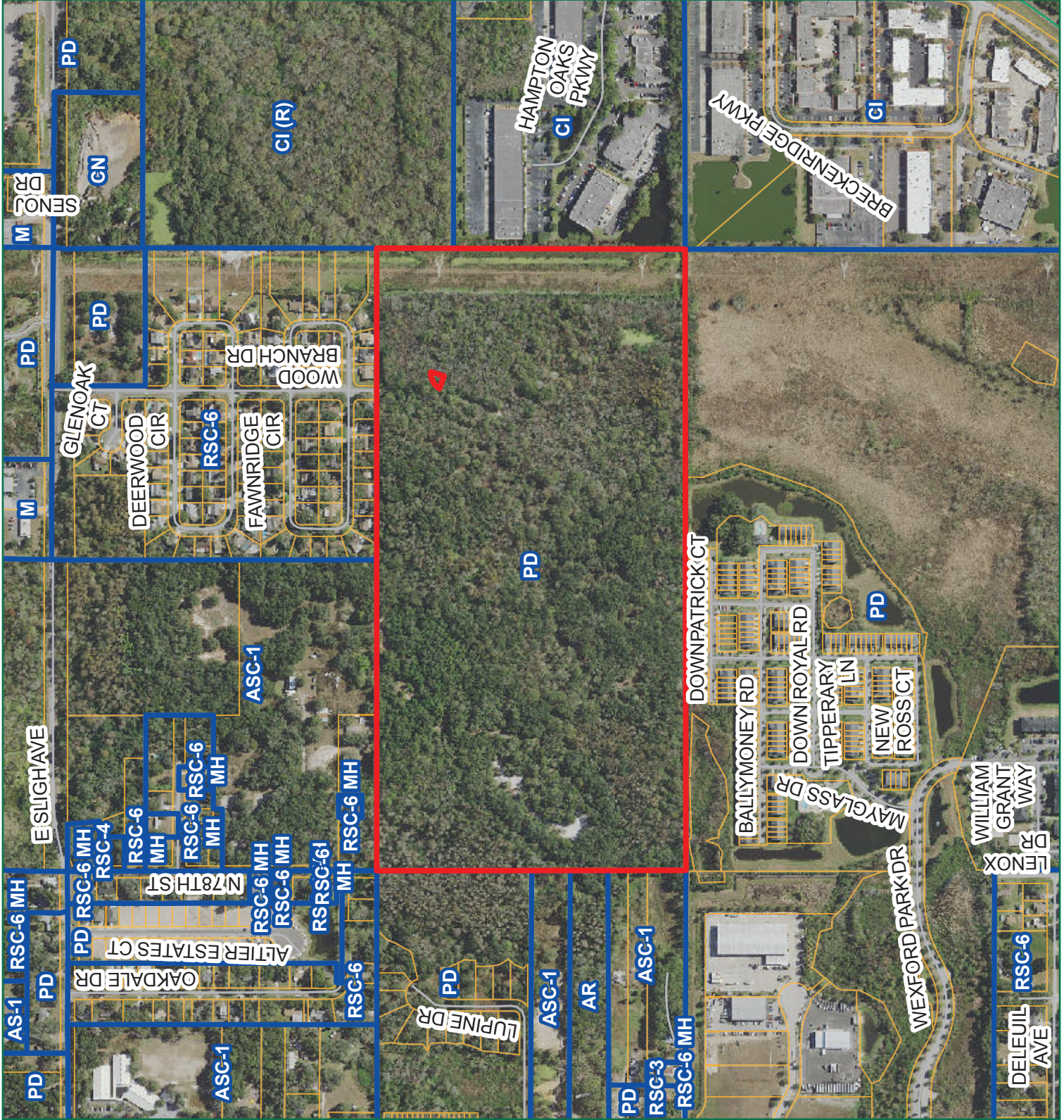


Exhibit 3: Aerial/Zoning Map - Immediate Area





**SYCAMORE ENGINEERING, INC.**  
3378 W. Millington Ave., Suite 202  
Tampa, FL 33610  
Phone: 813.886.8700  
Fax: 813.886.8701  
www.sycamoreeng.com

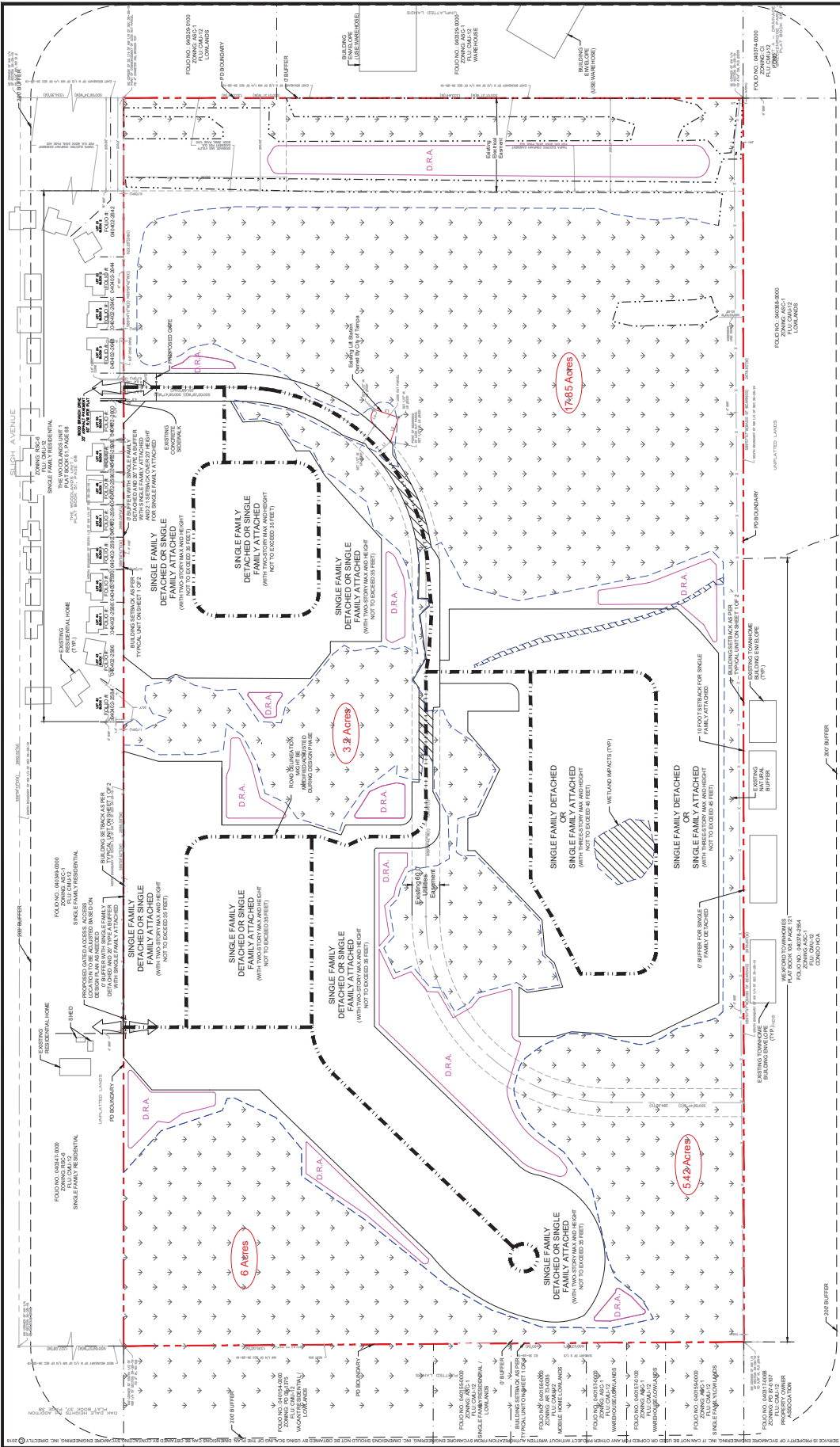
No.	Date	Revision - Description
10-16-22	Revised Per County Comments	
09-27-19	Revised Per County Comments	
08-22-19	Revised Per County Comments	
07-23-19	Revised Per County Comments	

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3378 W. Millington Ave., Suite 202  
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Fax: 813.886.8701  
www.sycamoreeng.com

**WOOD BRANCH DR. & FAWNBRIDGE CIR.  
WOOD BRANCH MIXED USE DEVELOPMENT**  
Project Location:  
City of Tampa, Hillsborough County, FL 33610  
Site Development Plan

Project Title:  
Wood Branch Dr. & Fawnbridge Cir.  
City of Tampa, Hillsborough County, FL 33610  
Project No.: 2022-00000  
Drawn by: JDA  
Approved by: JDA  
Date: 01-26-19

**20F3**  
Sheet No.: 01-26-19



**PROPOSED SINGLE FAMILY DETACHED OR MIXED OF SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED (TOWNHOMES)**

**SITE DATA**

EXISTING ZONING:	FO-30 (OFFICE)
PROPOSED ZONING:	RS-1 (RESIDENTIAL SINGLE-FAMILY)
PROPOSED USE:	SINGLE FAMILY DETACHED OR MIXED SINGLE FAMILY ATTACHED (TOWNHOMES)
PROPERTY AREA:	482,742 SQ. FT.
FUTURE LAND USE:	RESIDENTIAL
NUMBER OF UNITS:	SEE DEVELOPMENT USE MATRIX
ALLOWED DENSITY:	60.89 UNITS PER ACRE (SEE PACKAGE CHART ON THIS SHEET)
PROPOSED DENSITY:	285 UNITS PER ACRE (SEE PACKAGE CHART ON THIS SHEET)

\* THE NET CALCULATED BASED ON UP AND AREA AVERAGE (SEE PACKAGE CHART ON THIS SHEET)

**DEVELOPMENT USE MATRIX (2)(4)(5)**

PROPOSED USE:	MIN. LOT SIZE:	MIN. BUILDING SETBACK (FRONT):	MIN. BUILDING SETBACK (SIDE):	MIN. BUILDING SETBACK (REAR):	MAX. BUILDING HEIGHT:	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK FROM WETLANDS:	MIN. LOT SETBACK FROM WETLANDS:	TOTAL UNITS:
DETACHED HOUSES (1)(2) ATTACHED HOUSES (2)(3)	3,000 SQ. FT.	20 FEET	5 FEET	5 FEET	35 FEET (2 FEET @ 35 FEET)	35%	35 FEET	35 FEET	555 (LESS THAN ALLOWED OF 744 UNITS)
SINGLE-FAMILY DETACHED	3,000 SQ. FT.	20 FEET	5 FEET	5 FEET	35 FEET (2 FEET @ 35 FEET)	35%	35 FEET	35 FEET	555 (LESS THAN ALLOWED OF 744 UNITS)

(1) MIN. LOT SETBACK FROM WETLANDS: 35 FEET  
(2) MIN. LOT SETBACK FROM WETLANDS: 35 FEET  
(3) MIN. LOT SETBACK FROM WETLANDS: 35 FEET  
(4) MIN. LOT SETBACK FROM WETLANDS: 35 FEET  
(5) MIN. LOT SETBACK FROM WETLANDS: 35 FEET



THE DESIGN AND CONSTRUCTION HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE IS PREPARED BY OR UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY TO PERSONS OR PROPERTY, INCLUDING THE PROPOSED DEVELOPMENT, ARISING FROM THE USE OF THIS INSTRUMENT OF SERVICE, WHETHER OR NOT SUCH DAMAGE, LOSS, OR INJURY IS CAUSED BY NEGLIGENCE OR OTHERWISE. THE USER OF THIS INSTRUMENT OF SERVICE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.



**SYCAMORE ENGINEERING, INC.**  
1735 S. TAMPA AVENUE, SUITE 205  
TAMPA, FL 33606  
TEL: 813.833.8800  
WWW.SYCAMOREENGINEERING.COM

PROJECT: WOOD BRANCH DR. & FAWNBRIDGE CIR.  
CITY OF TAMPA, HILLSBOROUGH COUNTY, FL 33610  
SHEET NO. 30 OF 3

No.	Date	Revision - Description
01	06-16-22	Reviewed Per County Comments
02	10-28-19	Reviewed Per County Comments

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

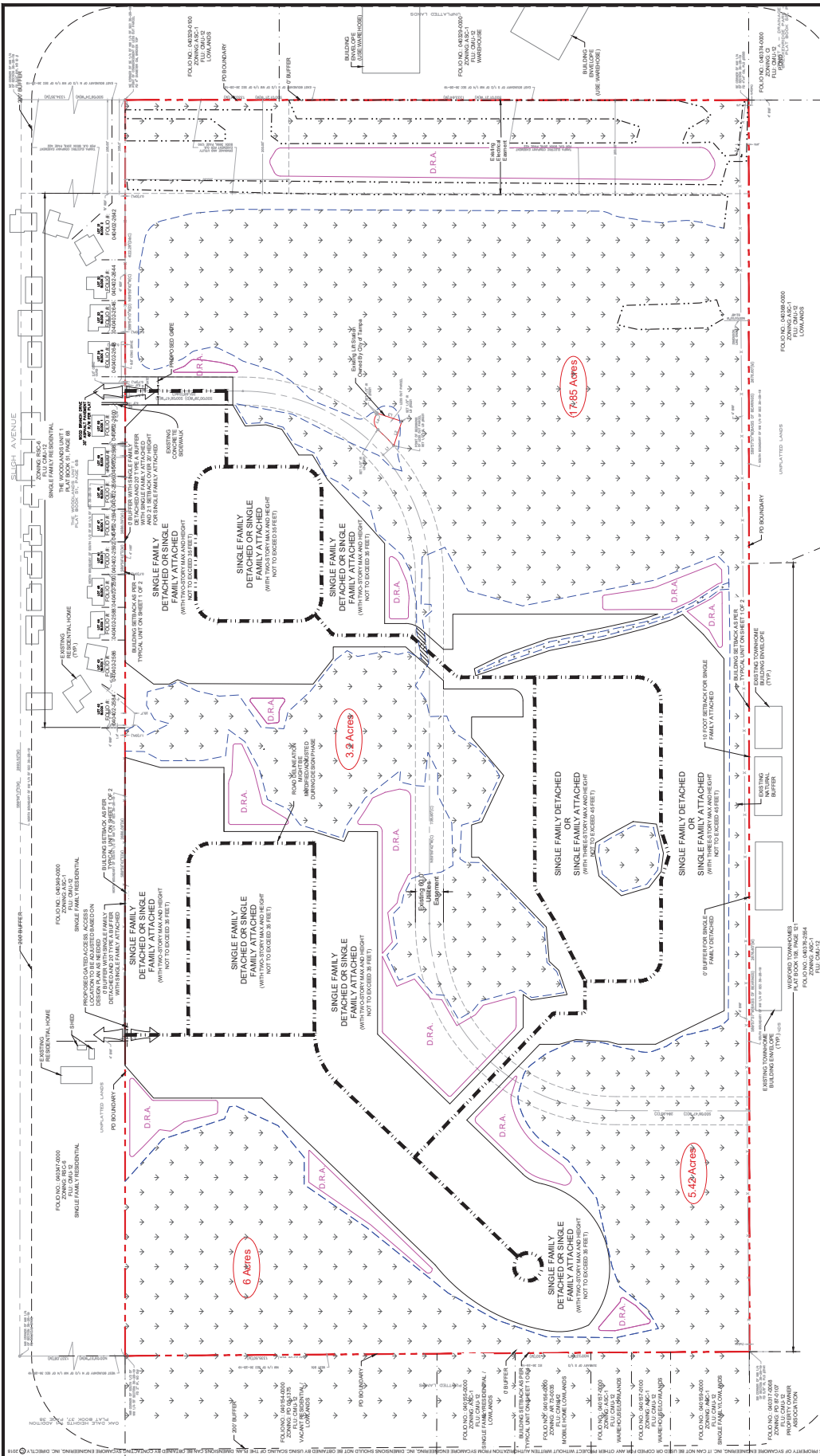
PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
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DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

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DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET



### PROPOSED SINGLE FAMILY DETACHED OR MIXED OF SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED (TOWNHOMES)

#### SITE DATA

EXISTING ZONING:	RS-10
PROPOSED ZONING:	RS-10
PROPOSED USE:	SINGLE FAMILY DETACHED OR MIXED OF SINGLE FAMILY DETACHED AND/OR SINGLE FAMILY ATTACHED (TOWNHOMES)
PROPERTY AREA:	852,124
FUTURE LAND USE:	RESIDENTIAL
NUMBER OF UNITS:	33 (21 UNITS = 21 UNITS (2/1) + 12 UNITS (2/1.5))
DENSITY:	38.7 UNITS PER ACRE

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

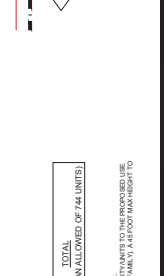
PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

#### DEVELOPMENT USE MATRIX (2/1)(1.5)

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

PROPOSED USE:	MIN. LOT SIZE:	MIN. BLDG. SETBACK (FRONT):	MIN. BLDG. SETBACK (SIDE):	MAX. BLDG. SETBACK (REAR):	MAX. BUILDING COVERAGE:	MIN. LOT SETBACK (FRONT):	MIN. LOT SETBACK (SIDE):	MIN. LOT SETBACK (REAR):	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:	MIN. DRIVEWAY WIDTH:	MIN. DRIVEWAY SETBACK:
DETACHED HOUSES (2/1.5)	3,000 SF	20 FEET	10 FEET	20 FEET	35 PERCENT	5 FEET	5 FEET	5 FEET	10 FEET	5 FEET	5 FEET	5 FEET

#### PROPOSED LEGEND



#### CONTRACTOR SHALL CONTACT

FOR ALL INFORMATION REGARDING THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND HILLSBOROUGH COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND HILLSBOROUGH COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TAMPA AND HILLSBOROUGH COUNTY.

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#### CONTRACTOR SHALL CONTACT

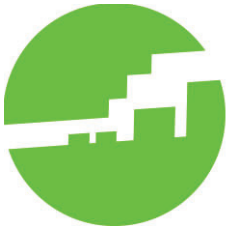
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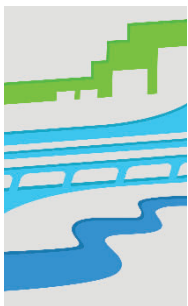
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**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> July 25, 2022	<b>Petition: MM 19-0521 Remand</b>
<b>Report Prepared:</b> July 13, 2022	<i>East side of Orient Road, south of Sligh Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Community Mixed Use-12 (12 du/ga; 0.50 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>East Lake Orient Park</b>
<b>Requested Modification:</b>	Major Modification to Planned Development (PD 80-0090) to allow for single family attached and single- family detached units.
<b>Parcel Size (Approx.):</b>	3,571,920 sq. ft. (82± acres)
<b>Street Functional Classification:</b>	Orient Road – <b>Collector</b> Sligh Avenue – <b>Collector</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	The subject property is not in an Evacuation Zone.



## **Context**

- The subject property is approximately 82± acres and contains approximately 32± acres of wetlands. The site is located south of Sligh Avenue, on the east side of Orient Road. The site is in the Urban Service Area and is within the limits of the East Lake Orient Community Plan.
- The subject property is currently zoned PD. The property's current zoning was approved in 1980 (RZ 80-0090) for 400 units.
- The subject site and surrounding properties are designated Community Mixed Use-12 (CMU-12) in all directions. Typical uses of the CMU-12 Future Land Use classification include residential, community scale retail commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.
- The overall area contains a mixture of uses, which includes single family residential to the north, west and south. Further west of Orient Road the uses intensify, with commercial and light industrial uses. East of the site are light Industrial uses developed as a business park.
- The immediate surrounding zoning pattern includes Planned Developments (PD), which are predominately development with residential uses. There is also a large area of Residential Single Family Conventional-6 (RSC-6) to the north. Scattered Agricultural Single - Family Conventional-1 (ASC-1) are present to the north and west. Commercial Intensive (CI) is located east of the site.
- The applicant is requesting to modify Planned Development (PD 80-0090) to allow a mixed-use development with single family attached and detached units.

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

#### ***Policy 1.2: Minimum Density***

*All new residential or mixed- use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

***Policy 1.3:*** *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the*

land use category will be permitted only in cases where one or more of the following criteria are found to be met:

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

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots

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

### **Environmental and Sustainability Section**

**3.5.1:** Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

**3.5.2:** Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

**3.5.4:** Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

### **Community Design Component**

#### **5.2 Urban/Suburban**

**Policy 13-1.4:** Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

#### **Policy 13.3: Environmentally Sensitive Land Credit**

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:



- Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
- Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

### **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:*

- *the creation of like uses; or*
- *creation of complementary uses; or*
- *mitigation of adverse impacts; and*
- *transportation/pedestrian connections*

### **MIXED USE LAND USE CATEGORIES**

**Objective 19:** *All development in the mixed use categories shall be integrated and interconnected to each other.*

**Policy 19.1:** *Larger new projects proposed in all mixed use plan categories shall be required to develop with a minimum of 2 land uses in accordance with the following:*

- *Requirements for 2 land uses will apply to properties 10 acres or greater in the RMU-35, UMU-20, and CMU-12 land use categories, and to properties 20 acres or greater in the SMU-6 and NMU-4 land use categories.*
- *At least 10% of the total building square footage in the project shall be used for uses other than the primary use.*
- *The mix of uses may be horizontally integrated (located in separate building). Horizontal integration may also be achieved by utilizing off-site uses of a different type located within ¼ mile of the project, on the same side of the street of a collector or arterial roadway connected by a continuous pedestrian sidewalk.*
- *The land uses that may be included in a mixed use project include: retail commercial, office, light industrial, residential, residential support uses, and civic uses provided that the use is permitted in the land use category.*
- *These requirements do not apply within ½ of a mile of an identified Community Activity Centers (if other mixed use standards have been adopted for that area or when the project is exclusively industrial).*

**Policy 19.2:** *In the mixed use land use categories, when two or more uses are required on the same project, then the development shall be implemented through a zoning district that demonstrates street connectivity, description of land uses, and site placement, access locations and internal connections at a minimum.*

#### **Livable Communities Element: East Lake Orient Park Community Plan**

*Parks, Recreation, and Natural Resources* – *Protect and enhance East Lake-Orient Park’s natural environment.*

- *Wetlands shall be protected to the fullest extent of the law.*

*Housing* – *Create housing opportunities.*

- *Evaluate land uses along Orient Road to allow higher density quality residential dwelling units.*
- *New residential developments that provide home ownership are preferred.*
- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*

#### **Staff Analysis of Goals, Objectives, and Policies:**

The applicant is proposing a Major Modification to an existing Planned Development (80-0090) to allow a mixed-use project for detached and attached single family residential units. The proposed use is an allowable use and is consistent with the Community Mixed Use-12 Future Land Use designation.

The site is surrounded by CMU-12 to the north, east, south, and west. Further west is Research Corporate Park (RCP), Light Industrial (LI) and Heavy Industrial (HI) Future land use categories. The character of the immediate area is a mix of residential, commercial, and transitions further west and east to light industrial uses. The proposed development complements the surrounding land uses and is therefore consistent Objective 16, Policy 16.1, Policy 16.2 and 16.3 of the FLUE.

The requested modification would be similar to the established residential character in the area. The proposed single family attached units are of comparable scale and density of the residential in the area to the south, which is developed with townhomes.

There are a substantial amount of wetlands on the site. The total site is acreage is 82.1 acres. Approximately 32.47 acres of the site is wet. Being that the site is over 25 % wetlands, it has to be calculated based on the Environmentally Sensitive Land Credit (*Policy 13.3*). At an upland acreage of 49.6 acres, (49.6 X 1.25 X 12) the site can be considered for up to 744 units. Given that the subject property is within the Urban Service Area, as per Policy 1.2 of the Future Land Use Element, these sites are to be developed at a minimum of 75% of the allowable density per the land use classification. The site is meeting this provision with the proposed 565 units.

Policy 19.1 requires a minimum of two land uses for new projects proposed in mixed use Future Land Use categories at a certain acreage threshold. The applicant is providing two different housing types, single family detached, and single family attached residential to meet this provision. Additionally, the uses will be internally connected as per Policy 19.2

Comprehensive Plan policies encourage a diversity of lot sizes. The definition of compatibility indicates it “does not mean the same as”. Rather it refers to sensitivity of development proposals in maintaining the character of existing development. The applicant will be required to meet buffering and screening requirements as per the LDC.

The Comprehensive Plan includes guidance on the protection of wetlands. EPC has reviewed this rezoning and included conditions of approval as a part of this application. Planning Commission staff finds this request consistent given that there is a separate approval process for wetland impacts with the EPC.

As per conditions from the Development Services transportation staff, the site will be required to provide cross access to the north, this is consistent with Policy 13-1.4 of the Community Design Component.

The proposed request supports the vision of the East Lake Orient Park Community plan by accommodating diverse income levels and a diverse population of homeownership as well as encourages higher density residential dwelling units.

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

#### **Recommendation**

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

# HILLSBOROUGH COUNTY RZ-MM 19-0521

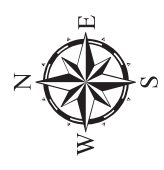
Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels
- 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 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/GUASH PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

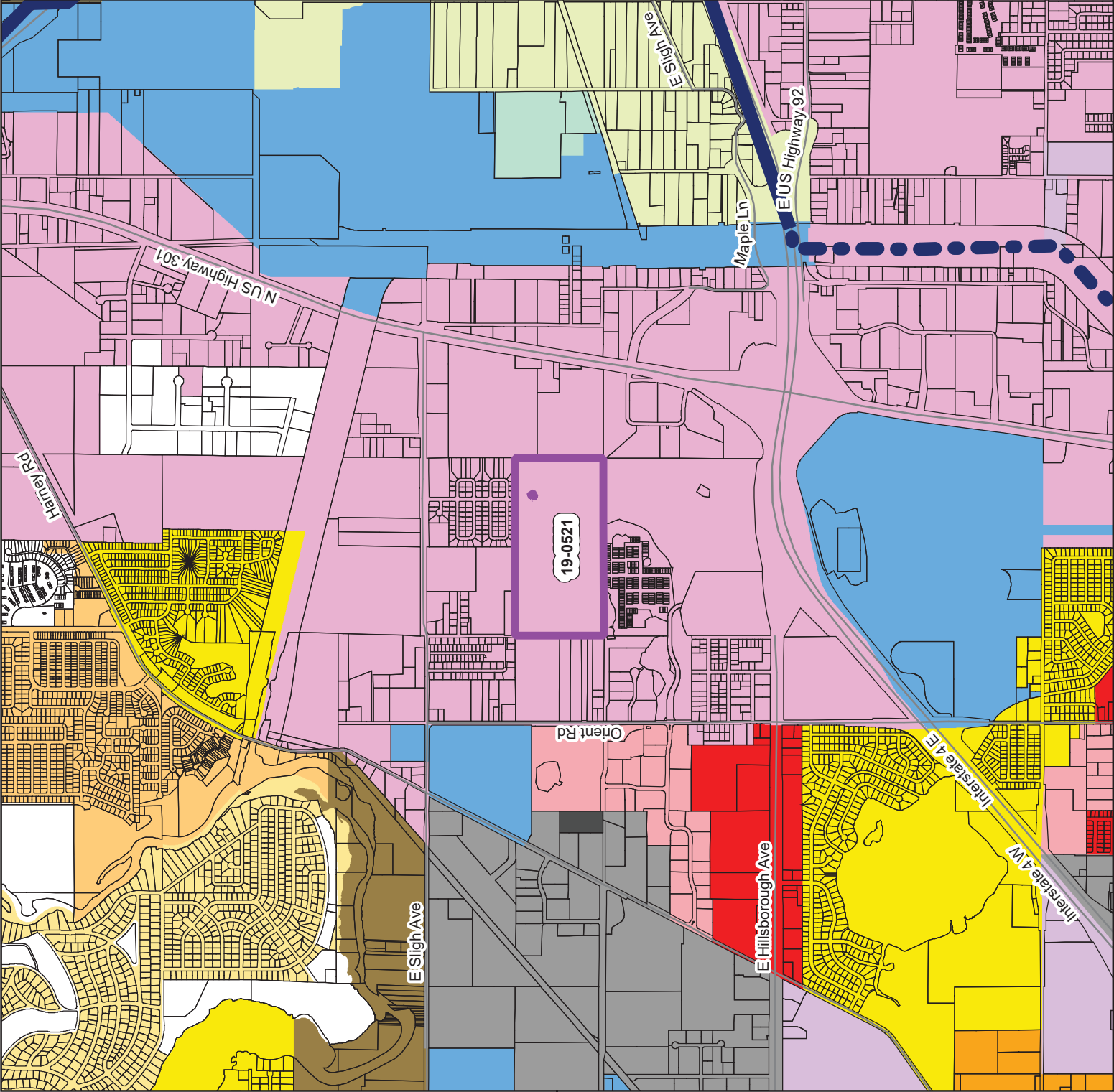


DATA SOURCES: Rezonings boundaries from The Planning Department, GIS, and other sources. Parcel boundaries from Hillsborough County Property Appraiser. Other data from various sources.

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ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, the County does not warrant the accuracy of the base map company with U.S. national map accuracy standards. The County is not responsible for any errors or omissions in this map. For the most current data and information, use the appropriate source.

Map Printed from Rezoning System: 4/22/2019  
 Author: Gregory E. Colangelo  
 File: G:\Rezoning\SystemMap\Projects\HC\Reg\_19-0521\Rezoning.mxd





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# **PRIOR RECORD**

CAPTIONING  
JANUARY 13, 2020  
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS  
LAND USE MEETING

\*\*\*This is not an official, verbatim transcript of the  
\*\*\*following meeting. It should be used for informational  
\*\*\*purposes only. This document has not been edited;  
\*\*\*therefore, there may be additions, deletions, or words  
\*\*\*that did not translate.

>> LES MILLER, JR.: GOOD MORNING AND WELCOME TO YOUR  
HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS LAND USE  
MEETING.

WOULD EVERYONE PLEASE RISE FOR THE PLEDGE OF ALLEGIANCE AND  
INVOCATION GIVEN BY CHAPLAIN COMMISSIONER STACY WHITE.

>> STACY WHITE: THANK YOU, MR. CHAIRMAN.

WE'LL BEGIN --

>> LES MILLER, JR.: MA'AM?

>> STACY WHITE: WE'LL BEGIN WITH THE PLEDGE OF ALLEGIANCE.  
ATTENTION, SALUTE, PLEDGE.

[PLEDGE OF ALLEGIANCE]

WE'LL NOW HAVE THE INVOCATION IF YOU WILL PLEASE BOW YOUR HEADS.  
HEAVENLY FATHER, I PRAY THAT YOU WILL GUIDE THIS BOARD, OUR STAFF  
AND STAKEHOLDERS AS WE MAKE IMPORTANT DECISIONS THIS MORNING.  
AS ALWAYS, I HOPE THAT YOU WILL HELP US TO FIND THAT DELICATE

BALANCE BETWEEN THE PRIVATE PROPERTY RIGHTS OF LARGE LANDOWNERS AND FOSTERING OUTSTANDING NEIGHBORHOODS HERE IN HILLSBOROUGH COUNTY.

AS ALWAYS, I PRAY FOR MEMBERS OF OUR ARMED FORCES, AND OUR FIRST RESPONDERS.

PRAY THAT YOU WILL GUIDE THEM, COMFORT THEM, AND KEEP THEM SAFE EACH AND EVERY DAY.

I ASK FOR ALL OF THESE BLESSINGS IN YOUR HEAVENLY NAME, AMEN.

>> LES MILLER, JR.: THANK YOU, COMMISSIONER WHITE.

MR. MOREDA, CHANGES TO THE AGENDA.

>> THANK YOU, COMMISSIONERS.

JOE MOREDA, DEVELOPMENT SERVICES FOR THE RECORD.

WE DO HAVE ONE CHANGE TO THE AGENDA ITSELF.

IT'S FOUND ON AGENDA PAGE 11.

ITEM G, 02.

MAJOR MOD 19-0521, THE APPLICANT IS REQUESTING THAT THE

APPLICATION BE REMANDED TO THE MARCH 16th, 2020, ZONING HEARING

MASTER MEETING STARTING AT 6:00 P.M.

HAVING SAID THAT, I'LL MOVE ON TO THE CHANGES ON THE AGENDA

ITSELF.

19-07481.

STAFF IS REQUESTING A CONTINUANCE TO THE FEBRUARY 11th, 2020, BOARD MEETING STARTING AT 9:00 A.M.

ITEM A2, REZONING PD-18-0996, STAFF IS REQUESTING A CONTINUANCE



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