

APPLICATION NUMBER: PD 24-1155

ZHM HEARING DATE: April 15, 2025

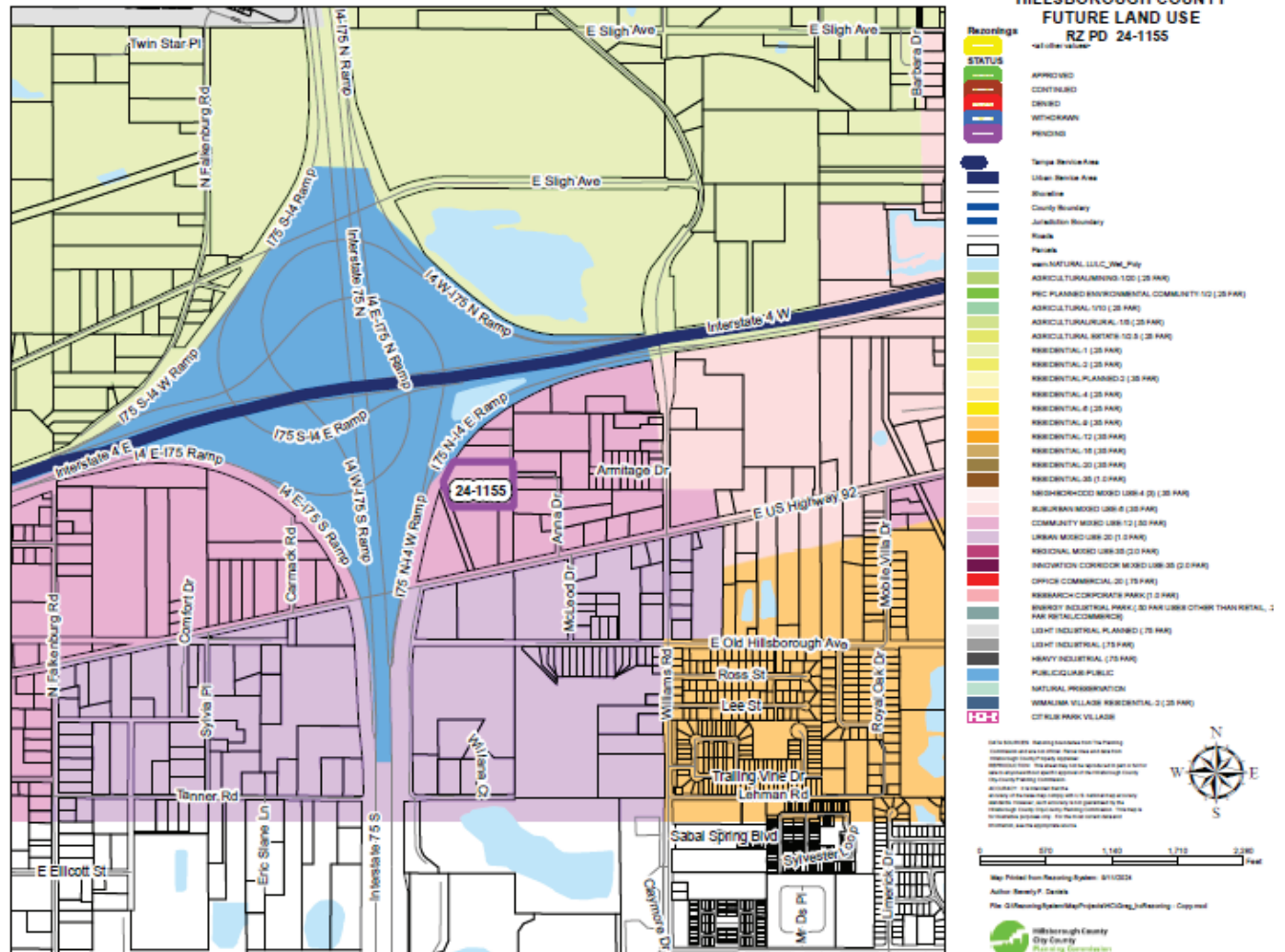
BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tim Lampkin, AICP

| Development Standards: | | Existing | Proposed |
|--|---|---|-----------------|
| District(s) | ASC-1 | | PD |
| Setbacks/Buffering and Screening | Front: 50 ft. Side: 15 ft. Rear: 50 ft. | Per site development plan / 30-ft minimum northern PD boundary setback. West: 0'-wide buffer with Screening South: 20'-wide buffer with Screening North: 20'-wide buffer with Screening East: 20'-wide landscape buffer | |
| Height | 50 ft. Max. Ht. | | 14 ft. Max. Ht. |
| Additional Information: | | | |
| PD Variation(s) | | LDC Part 6.06.00 (Landscaping/Buffering) | |
| Waiver(s) to the Land Development Code | | None requested as part of this application. | |

Planning Commission Recommendation:
CONSISTENT

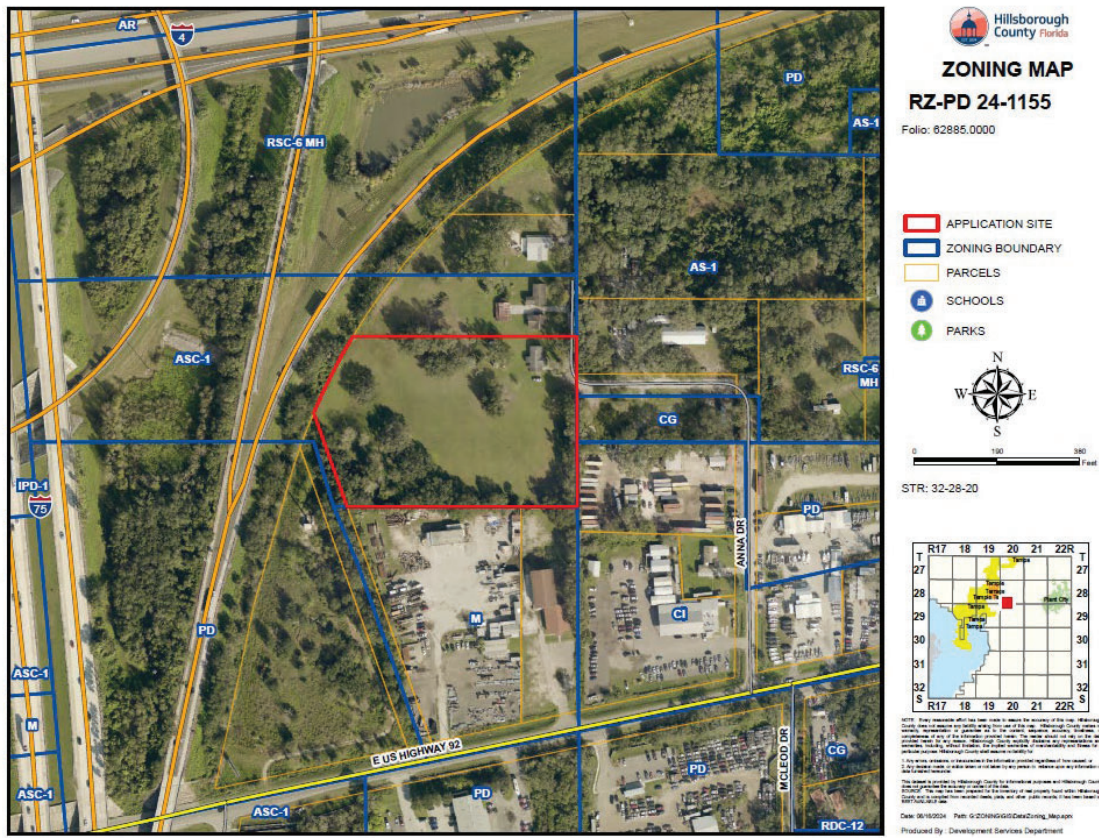
Development Services Recommendation:
APPROVABLE, Subject to Conditions.



| | |
|--|---|
| Subject Site Future Land Use Category: | CMU-12 |
| Maximum Density/F.A.R.: | Residential: 12 du/acre Maximum FAR: 0.35 - 0.50 |
| Typical Uses: | Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. |

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

| Location: | Zoning: | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use: | Existing Use: |
|-----------|----------------------|--|-----------------------|-----------------------|
| North | ASC-1 | 1 unit per acre | Agricultural / SF | Single Family |
| South | RZ 12-0486 (M) | 0.75 FAR | Industrial | Open Storage |
| East | AS-1 | 1 unit per 1 acre | Agricultural / SF | Vacant and Anna Drive |
| | PD 24-0459 | +/-4.6 dwelling units per acre | Mobile Home Park | Mobile Home Park |
| | CG | 0.27 FAR | Commercial Activities | Vacant (Per PAO) |
| | Commercial Intensive | 0.30 FAR | Intensive Commercial | Open Storage |
| West | ASC-1 | N/A | ROW & Utility | Vacant |

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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 |
| Anna Dr | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width Note: A portion is private unplatted. | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 47 | 4 | 5 |
| Proposed | 260 | 18 | 24 |
| Difference (+/-) | +213 | +14 | +19 |

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

| Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request | | | | |
|---|----------------|--------------------------------|-----------------|-----------------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | | Choose an item. | Choose an item. | Choose an item. |
| South | | Choose an item. | Choose an item. | Choose an item. |
| East | | Choose an item. | Choose an item. | Choose an item. |
| West | | Choose an item. | Choose an item. | Choose an item. |
| Notes: The applicant has opted to defer determining the exact location of the project access until site construction plan review. | | | | |

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| Anna Dr./Substandard Roadway | Design Exception Requested | Approvable |
| | Choose an item. | Choose an item. |
| Notes: | | |

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

| INFORMATION/REVIEWING AGENCY | | | | |
|--|--|--|--|---------------------------------|
| Environmental: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Environmental Protection Commission | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Natural Resources | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Conservation & Environ. Lands Mgmt. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <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: <u>Airport Height Restriction 90' AMSL</u> | | | | |
| Public Facilities: | Comments Received | Objections | Conditions Requested | Additional Information/Comments |
| Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input checked="" 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 | |
| Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Impact/Mobility Fees Assisted Living (Per bed mobility) (Per 1,000 s.f. fire) Mobility: \$1,253 Fire: \$95 Urban Mobility, Northeast Fire - 100 person rehab facility - best fit assisted living/nursing home | | | | |
| Comprehensive Plan: | Comments Received | Findings | Conditions Requested | Additional Information/Comments |

| | | | | |
|---|--|---|--|--|
| Planning Commission <div><div><input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A</div><div><input type="checkbox"/> Locational Criteria Waiver Requested</div><div><input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</div></div> | <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div> | <div><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</div> | <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div> | |
|---|--|---|--|--|

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 5.06-acre unified development consisting of one folio located at the located approximately 500 feet north of East U.S. Highway 92, and approximately 450 feet south of the Interstate 75 (I-75) and Interstate 4 (I-4) interchange and adjacent to the off-ramp from I-75 to I-4.

The applicant proposes a maximum building height of 14 feet which is under the 20-foot building height and therefore does not require an additional compatibility setback. The applicant proposes a 0'-wide buffer with an Opaque Fence which is adjacent to a +/-50-foot drainage ditch to the West/Southwest which is adjacent to the off-ramp from I-75 to I-4. On the North boundary of the site the applicant proposes a 20-foot-wide buffer with Type "B" Screening, which exceeds the required 5-foot-wide buffer with Type "A" screening. Along the East (Front) property boundary and behind the access road the applicant proposes a 20-foot-wide "landscape buffer" equivalent to Urban Scenic Roadway requirements.

PD Variations to buffering and screening requirements along the south and south/west property lines are proposed (see Section 7.0). Staff does not object to those requests.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, subject to conditions.

Requirements for Certification:

Prior to site plan certification, the applicant shall complete the following:

1. Remove page 3 entitled "Boundary & Topography" from the general site plan.
2. In the Site Data Table replace "North: 30' Type B/Type A" with "North: 20' / Type "B".
3. In the Site Data Table replace "East: 20' Type B" with "East: 20' Landscape Buffer".
4. On south boundary revise "20' Landscape Buffer" to "20-foot buffer w/Modified Type "C".
5. On the North boundary revise "30' Building Setback and Landscape Buffer" to "30-foot Building Setback with a 20-foot-wide concurrent buffer with Type "B" Screening".
6. Remove setbacks in the site data table and address as "To be developed as shown on the site plan."

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted February 24, 2025.

1. The project shall be limited to Professional Residential Facility with a maximum of 100 "places residents". Buildings shall be developed where generally depicted on the site plan.
2. The development shall comply with the following development standards.
 - a. Maximum Building Coverage: 10 percent
 - b. Maximum Building Height: 14 feet
 - c. Minimum north PD boundary setback: 30 feet
3. The project shall comply with the following:
 - A 0-foot wide buffer with a 6-foot high solid fence (constructed of masonry, wood or PVC) shall be provided along the northwest. The fencing may be permitted to be located internal to the site to meet any wetland setbacks.
 - The Northern buffer shall be a 20-foot-wide buffer with Type "B" Screening.
 - The Eastern "landscape buffer" shall be a 20-foot-wide landscape buffer with screening equivalent to LDC Section 6.06.03.I.2.c with one street tree per 40 feet of frontage and one canopy tree for every 50 feet of yard frontage. The 20-foot-wide landscape buffer adjacent to the proposed 50-foot right-of-way in the northeast shall not be required where any access ingress/egress connects to Anna Drive.
 - A 20-foot-wide buffer with Type B screening shall be provided along the southwest. Should fencing be utilized to meet portions of the screening requirement, the fencing may be permitted to be located internal to the site to meet any wetland setbacks.
 - The Southern buffer shall be a 20-foot-wide buffer with modified Type "C" Screening. A 6-foot-high masonry wall shall not be required.
4. The site shall comply with LDC Section 6.11.75.B. If developed with fewer than 16 residents, the site shall comply with LDC Section 6.11.75.E.
5. Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access

location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.

6. If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
7. Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
8. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
9. Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
10. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
11. All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.
12. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
13. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
14. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
15. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

16. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
17. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
18. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited
19. 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.
20. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
21. 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, unless otherwise stated herein.
22. 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

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Zoning Administrator Sign Off:

J. Brian Grady

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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

The applicant requests variations to Land Development Code Parts 6.06.00 (Landscaping/Buffering) as follows.

South Property Boundary (adjacent to “M” zoning and developed with Open Storage):

The applicant proposes a 20-foot-wide buffer w/Type “C” Screening. The required buffer is a 30-foot-wide buffer with Type “C” screening. In lieu of the Type “C” screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type “C” and provide additional screening in any place it does not meet Type “C” screening requirements.

Additional justification was included in the applicant’s submittal for the variation. The Rezoning Hearing Master’s recommendation for this application is required to include a finding on whether the requested variance meets the criteria for approval per LDC Section 5.03.06.C.6.

West-southwest Property Boundary (adjacent to folio no. 290000.0327 / PD 06-0547):

The applicant proposes a 20-foot-wide buffer with Type “B” Screening which is the required buffer. In lieu of the Type “B” screening, the applicant proposes utilizing the existing vegetation where the vegetation meets the standards of Type “B” and provide additional screening in any place it does not meet Type “B” screening requirements pursuant to Land Development Code Section 6.06.06.C.12, which permits an applicant to submit an alternative screening plan at the time of site and development review. It should also be noted that LDC Section 6.11.75.D pertaining to Professional Residential Facilities also states that the required screening may be reduced or eliminated. if the applicant can provide alternatives providing equivalent protection of adjacent properties from undesirable views, lighting, noise or other external impacts through such techniques as alternative forms of landscaping, berming, and provision of open space among other characteristics.

8.0 PROPOSED SITE PLAN (FULL) Page 1

PLANNED DEVELOPMENT PLANS

FOR

ANNA DRIVE PROFESSIONAL RESIDENTIAL
FACILITY

5702 ANNA DRIVE

TAMPA, FLORIDA

FOLIO: 62885.0000

PREPARED FOR:

WOS PROPERTIES III

1709 MARY LANE

LUTZ, FL 33558

PREPARED BY:



2600 CYPRESS RIDGE BLVD, STE 1

WESLEY CHAPEL, FL 33544

P: (813) 694-7676

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (UNITS) 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

REZONING RECORD IDENTIFICATION

HILLSBOROUGH COUNTY, 24-1155

VICINITY MAP



INDEX OF REZONING PLANS

P-1 COVER SHEET
P-2 GENERAL DEVELOPMENT PLAN
P-3 SURVEY (BY OTHERS)

PROFESSIONAL TEAM

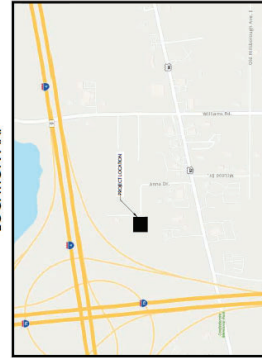
CIVIL ENGINEER:
SUNCOAST CIVIL LLC
2600 CYPRESS RIDGE BLVD, STE 1
WESLEY CHAPEL, FL 33544
PHONE: (813) 694-7676
CONTACT: TROY CARTER

SURVEYOR:
TERRINUS SURVEYING LLC
11111 N. W. 11TH AVE, SUITE 100
TAMPA, FL 33613
PHONE: (813) 681-1481
CONTACT: MICHAEL MOONEY

OWNER/DEVELOPER:
WOS PROPERTIES III INC
1709 MARY LANE
LUTZ, FL 33558
PHONE: (813) 417-4435
CONTACT: TROY CARTER

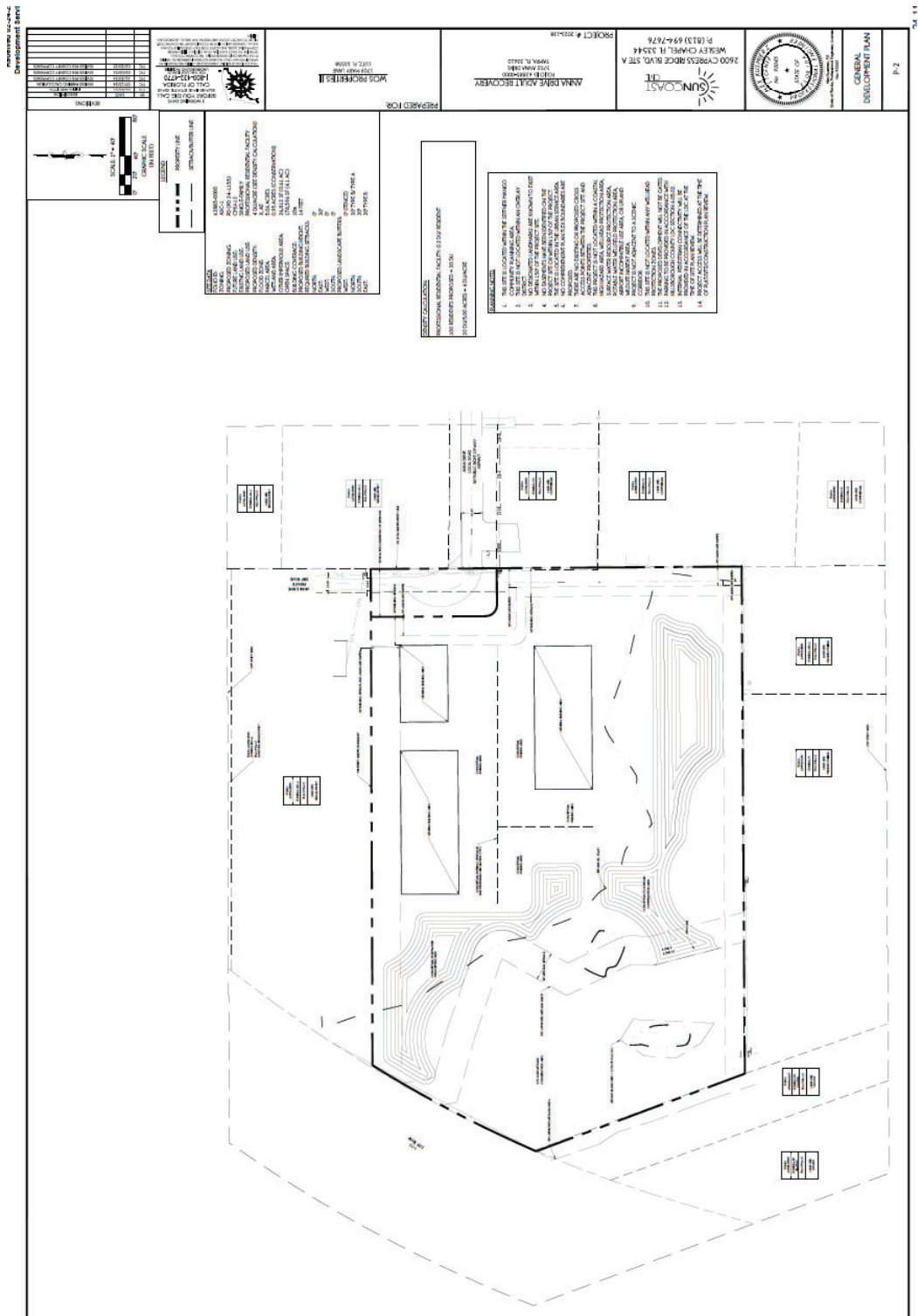
OWNER'S AGENT:
PRESSMAN & ASSOCIATES, INC.
11111 N. W. 11TH AVE, SUITE 100
TAMPA, FL 33613
PHONE: (777) 894-5608
CONTACT: TODD PRESSMAN

LOCATION MAP



Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No. 74103

8.0 PROPOSED SITE PLAN (FULL) Page 2



APPLICATION NUMBER: PD 24-1155

ZHM HEARING DATE: April 15, 2025

BOCC LUM MEETING DATE: June 10, 2025

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 4/09/2025

REVIEWER: Richard Perez, AICP, Executive Planner AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: SM/ Central

PETITION NO: PD 24-1155

- ☐ 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

- Notwithstanding anything shown on the PD site plan to the contrary, the presence or absence of access, number, design and location of the access point(s), including roadway stub outs and/or vehicular cross access shall be regulated by the Hillsborough County Land Development Code, Transportation Technical Manual (TTM) and other applicable regulations. The design, relocation, modification, closure or addition of median openings and curb cuts are subject to approval by Hillsborough County Development Services at the time of plat/site/construction plan approval. The need for site access improvements at project entrances and affected intersections will be determined at the time of plat/site/construction plan approval, and access location or characteristics may require Sec. 6.04.02.B. Administrative Variances and/or Design Exceptions which will be adjudicated at the time of plat/site/construction plan approval. Applicants who are unable to meet access management regulations, other applicable regulations, and/or obtain the appropriate relief may be unable to construct the project to its maximum entitlements.
- If PD 24-1155 is approved, the County Engineer will approve the Design Exception (dated April 6, 2025 and found approvable on April 9, 2025), for Anna Dr. substandard road improvements. As Anna Dr. is a substandard local roadway, the developer will be required to construct a 5-foot sidewalk from the project access connection and US Hwy 92. consistent with the Design Exception.
- Concurrent with the initial increment of development, the segment of unimproved Anna Dr., identified on the PD site plan, shall be dedicated as proffered by the applicant. Alternatively, and notwithstanding anything shown on the PD site plan or the conditions herein, the applicant may choose to plat the roadway segment as a private roadway with a recorded public access easement. In either scenario, the developer shall submit a right of way or easement conveyance package prior to site plan approval and dedication of said right of way or easement shall be accepted by the County prior to Certificate of Occupancy.
- Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from all site access points to all building entrances, on-site amenities and parking areas consistent with LDC, Sec. 6.03.02.
- Minimum off-street parking spaces shall be provided for per Sec. 6.05.02 of the LDC.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

- All construction ingress and egress shall be limited to the project access. The developer shall include a note in each site/construction plan submittal which indicates same.

PROJECT SUMMARY AND ANALYSIS

The subject property is located at 5702 Anna Dr., approximately 1,000 feet north of US Hwy 92. The applicant is requesting to rezone a +/- 5.08-acre site from Agricultural, Single Family Conventional 1(ASC-1) to Planned Development (PD). The proposed PD is seeking approval of a Professional Residential Facility for up to a maximum of 100 residents. The future land use designation is Community Mixed Use 12 (CMU-12).

Staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario.

Approved Uses:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|----|
| | | AM | PM |
| AR, 5 Single Family Detached Dwelling Unit (ITE LUC 210) | 47 | 4 | 5 |

Proposed Uses:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|--|------------------------|-----------------------|----|
| | | AM | PM |
| PD, Community Residential Home, 100 Residents/Beds (ITE LUC 254) | 260 | 18 | 24 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips | |
|-------------------------|------------------------|-----------------------|------------|
| | | AM | PM |
| Difference (+/-) | +213 | +14 | +19 |

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS

Anna Dr. is a substandard local roadway, maintained by FDOT, that serves as a frontage road to Interstate 75. The roadway consists of +/- 16-foot paved surface in poor condition, lying within a +/- 60-foot wide right-of-way along the project's western boundary. There are no sidewalks or bicycle facilities present along Anna Dr. in the vicinity of the proposed project.

Per the Transportation Technical Manual (TTM) a Local Urban Road Typical Section (TS-3) requires 12' travel lanes within 54' minimum right of way for a non-Residential Development. The applicant has submitted a design exception to allow for 10' travel lanes within 50' of right of way. See the section titled *Requested Design Exception* below for more details.

On the subject site's eastern perimeter there is a private unplatted and unimproved segment of Anna Dr. serving separate residential parcels to the north as there only means of access. It is not on the Hillsborough County corridor preservation plan or on the Hillsborough County functional classification map, however the County GIS and historical County Zoning maps recognize said segment of Anna Dr. The applicant is proposing to dedicate the segment of the roadway at the time of site construction plan review. Staff is

proposing a condition of approval to address the timing of dedication and allow an alternative option to plat it as a private roadway with a publicly dedicated access easement.

SITE ACCESS AND CONNECTIVITY

While the site has frontage on Anna Dr. the applicant has chosen to defer the determination of the exact location of the project site access to the site construction plan review. The applicant is proposing to dedicate the privately owned and unimproved segment of Anna Dr. along subject site's frontage. This segment will be required to be designed and constructed to county standards at the time of site construction plan review.

The applicant will be required to construct a sidewalk along the site frontages consistent with Section 6.03.03 of the Land Development Code. At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from all site access points to all building entrances and parking areas consistent with Section 6.02.03. B. of the LDC.

Additionally, parking shall be provided consistent with Section 6.05.02 of the LDC.

DESIGN EXCEPTION REQUEST: ANNA DR.

As Anna Dr. is a substandard local roadway, the applicant's Engineer of Record (EOR) submitted a Design Exception request for Anna Dr. (April 6, 2025) to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the Design Exception request approvable (on April 9, 2025). The developer will be required to construct a 5-foot sidewalk from the project access to US 92 consistent with the Design Exception.

If this zoning is approved, the County Engineer will approve the Design Exception request.

ROADWAY LEVEL OF SERVICE

Anna Dr. is not a regulated roadway and not included on the 2020 Hillsborough County Level of Service (LOS) Report.

| FDOT Generalized Level of Service | | | | |
|-----------------------------------|-------------|------------|--------------|-------------------------|
| Roadway | From | To | LOS Standard | Peak Hr Directional LOS |
| US HWY 92 | WILLIAMS RD | US HWY 301 | D | C |

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Wednesday, April 9, 2025 2:04 PM
To: troy@suncoastcivil.com
CC: Elizabeth Rodriguez [libbytraffic@yahoo.com]; todd@pressmaninc.com; Lampkin, Timothy [LampkinT@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Drapach, Alan [DrapachA@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-1155 - Design Exception Review
Attachments: 24-1155 DEAd 04-09-25.pdf

Troy/Libby,

I have found the attached Design Exception (DE) for PD 24-1155 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851

M: (813) 614-2190

E: WilliamsM@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Wednesday, April 9, 2025 1:55 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Drapach, Alan <DrapachA@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>
Subject: RZ PD 24-1155 - Design Exception Review

Hello Mike,

The attached DE is **Approvable** to me, please include the following people in your response:

troy@suncoastcivil.com
libbytraffic@yahoo.com
todd@pressmaninc.com
lampkint@hcfl.gov
perezrl@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager

Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

| | | | |
|--|---|---|---|
| Request Type (check one) | <input type="checkbox"/> Section 6.04.02.B. Administrative Variance <input checked="" type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.) | | |
| Submittal Type (check one) | <input type="checkbox"/> New Request | <input checked="" type="checkbox"/> Revised Request | <input type="checkbox"/> Additional Information |
| Submittal Number and Description/Running History (check one and complete text box using instructions provided below) | <input type="checkbox"/> 1. <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. DE Substandard Rd. - Anna Dr. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6. | | |
| Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal. | | | |
| Project Name/ Phase | Anna Drive Rehab | | |
| Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase. | | | |
| Folio Number(s) | 62885-0000 | | |
| | <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers | | |
| Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876"). | | | |
| Name of Person Submitting Request | Elizabeth Rodriguez | | |
| Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida. | | | |
| Current Property Zoning Designation | ASC-1 | | |
| Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3. | | | |
| Pending Zoning Application Number | RZ 24-1155 | | |
| Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances. | | | |
| Related Project Identification Number (Site/Subdivision Application Number) | | | |
| Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable". | | | |

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

April 6, 2025

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

**RE: Design Exception for Substandard Roadway (Anna Drive) – RZ 24-1155 FOLIO #
62885-0000**

The subject property is being rezoned, as shown on the attached **Site Plan** and **Location Map**. A Planned Development (PD) rezoning is proposed to allow for the development of an Adult Residential Facility. This design exception, per Transportation Technical Manual Section 1.7 to meet requirements of Land Development Code 6.04.03.L: Existing Facilities, is to request that the developer not be required to bring Anna Drive *fully* up to County standards, but to instead allow for some reasonable improvements as described herein.

EXISTING CONDITIONS - The site has frontage on, and proposes access to, Anna Drive. Anna Drive is a rural road section, and includes: (a) Pavement width/lane width measurements are attached. They depict about 22.5 feet of pavement, and 10.75 foot lanes. (b) The ROW width is 50 feet in the vicinity of the proposed driveway. (c) There are no sidewalks. (d) Anna Drive does not have bike lanes. (e) The pictured utility pole is 20 feet from the edge of pavement (See photographs). (f) The pavement appears to be in good condition (See photographs). (g) There are no paved shoulders. (g) There are ditches on both sides of Anna Drive.

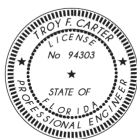
PROPOSED IMPROVEMENTS – In lieu of improving the road to TS-7, the developer proposes construction of additional sidewalk in addition to that required along the property's frontage. The proposed sidewalk extends from the parcel's frontage to the intersection with Hillsborough Avenue. The attached Sidewalk Exhibit illustrates that approximately 1,038 feet of sidewalk will be constructed.

JUSTIFICATION FOR THE REQUEST – The applicant is making substantial improvements to this low volume local roadway by improving the pedestrian facilities. The roadway cannot be brought fully to TS-7 standards as a minimum of 96 feet of right of way would be required to construct the roadway to full TS-7 standards.

If you have any questions/comments regarding this letter, please call me at 813.545.3316.

Sincerely,

Troy Carter, P.E.



Troy F. Carter, P.E.
State of Florida, Professional Engineer,
License No: 94303

This item has been digitally signed and sealed by Troy F. Carter on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic documents.

Digitally signed by Troy Carter

DN:

E=troy@suncoastcivil.com,

CN=Troy Carter,

O="Suncoast Civil, LLC",

L=Wesley Chapel, S=Florida,

C=US

Date: 2025.04.09

11:56:44-04'00'

Based upon the information provided by the application, this request is:

_____ Disapproved

_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

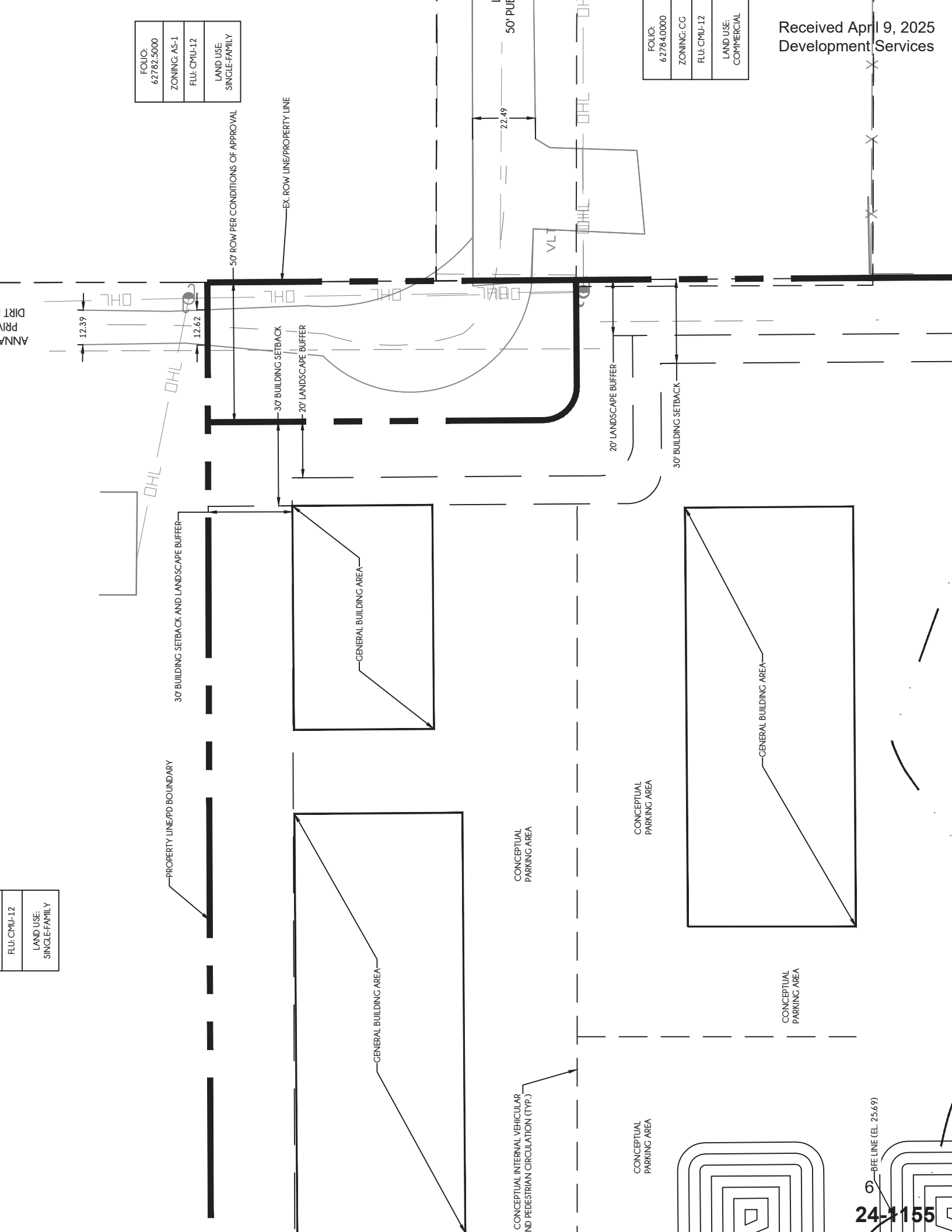
Michael J. Williams, P.E.
Hillsborough County Engineer

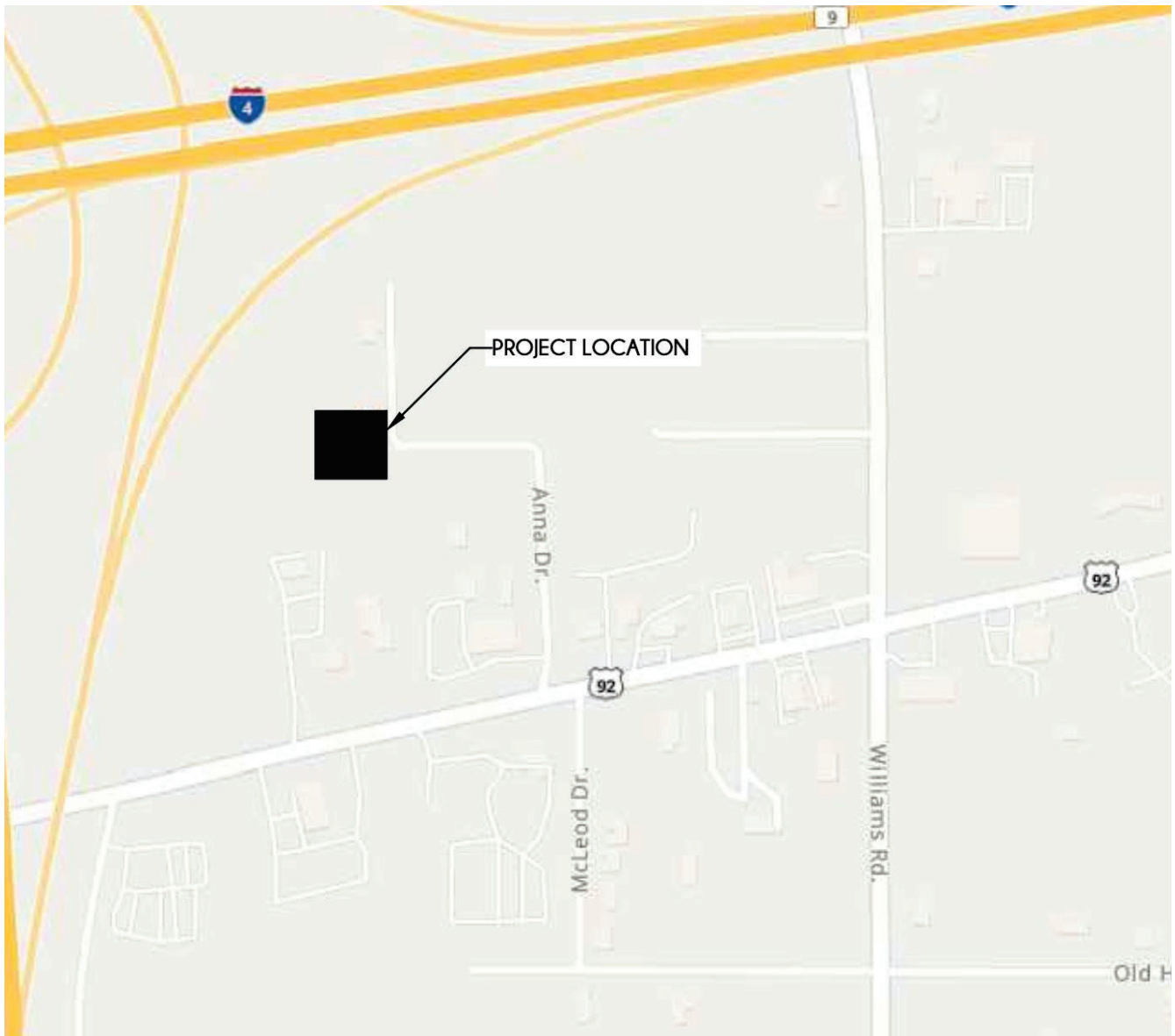
| |
|----------------------------|
| FLU: CMU-12 |
| LAND USE: SINGLE-FAMILY |

| |
|----------------------------|
| FOLIO: 62782.5000 |
| ZONING: AS-1 |
| FLU: CMU-12 |
| LAND USE: SINGLE-FAMILY |

| |
|-------------------------|
| FOLIO: 62784.0000 |
| ZONING: CG |
| FLU: CMU-12 |
| LAND USE: COMMERCIAL |

Received April 9, 2025
Development Services





LOCATION MAP



Utility pole on south side – 20' from edge of pavement of Anna Drive



Proposed Sidewalk Exhibit – approximately 1,038 feet.

Transportation Comment Sheet

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

| Adjoining Roadways (check if applicable) | | | |
|--|----------------------|--|--|
| Road Name | Classification | Current Conditions | Select Future Improvements |
| Anna Dr | County Local - Rural | 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width Note: A portion is private unplatted. | <input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input checked="" type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other |

| Project Trip Generation <input type="checkbox"/> Not applicable for this request | | | |
|--|----------------------------|----------------------|----------------------|
| | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
| Existing | 47 | 4 | 5 |
| Proposed | 260 | 18 | 24 |
| Difference (+/-) | +213 | +14 | +19 |

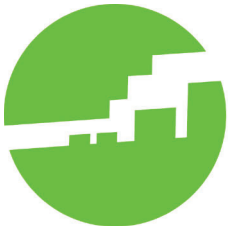
*Trips reported are based on gross external trips unless otherwise noted.

| Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request | | | | |
|---|----------------|--------------------------------|-----------------|-----------------|
| Project Boundary | Primary Access | Additional Connectivity/Access | Cross Access | Finding |
| North | | Choose an item. | Choose an item. | Choose an item. |
| South | | Choose an item. | Choose an item. | Choose an item. |
| East | | Choose an item. | Choose an item. | Choose an item. |
| West | | Choose an item. | Choose an item. | Choose an item. |
| Notes: The applicant has opted to defer determining the exact location of the project access until site construction plan review. | | | | |

| Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request | | |
|---|----------------------------|-----------------|
| Road Name/Nature of Request | Type | Finding |
| Anna Dr./Substandard Roadway | Design Exception Requested | Approvable |
| | Choose an item. | Choose an item. |
| Notes: | | |

4.0 Additional Site Information & Agency Comments Summary

| Transportation | Objections | Conditions Requested | Additional Information/Comments |
|--|---|--|---------------------------------|
| <input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided | <input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | See Report. |



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

| Unincorporated Hillsborough County Rezoning Consistency Review | |
|--|---|
| Hearing Date: April 15, 2025 Report Prepared: April 4, 2025 | Case Number: PD 24-1155 Folio(s): 62885.0000 General Location: North of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive |
| Comprehensive Plan Finding | CONSISTENT |
| Adopted Future Land Use | Community Mixed Use-12 (12 du/ga; 0.50 FAR) |
| Service Area | Urban Service Area |
| Community Plan(s) | Seffner-Mango |
| Rezoning Request | Agricultural Single Family Conventional (ASC-1) to Planned Development (PD) |
| Parcel Size | 5.06 ± acres |
| Street Functional Classification | Anna Drive – Local Interstate-4 – State Principal Arterial |
| Commercial Locational Criteria | Not Applicable |
| Evacuation Area | E |

Table 1: COMPARISON OF SURROUNDING PROPERTIES

| Vicinity | Future Land Use Designation | Zoning | Existing Land Use |
|-------------------------|---|---------------------|--|
| Subject Property | Community Mixed Use-12 | ASC-1 | Single Family Residential |
| North | Community Mixed Use-12 + Public/Quasi-Public | RSC-6 + ASC-1 | Single Family Residential + Vacant Land |
| South | Community Mixed Use-12 + Urban Mixed Use-20 | M + PD | Light Industrial + Heavy Industrial + Light Industrial |
| East | Community Mixed Use-12 + Suburban Mixed Use-6 | AS-1 + CG + CI + PD | Vacant + Single Family Residential + Light Commercial + Heavy Commercial |
| West | Community Mixed Use-12 + Public/Quasi-Public | IPD-1 + ASC-1 + PD | Public/Quasi-Public/Institutions + Public Communications/Utilities |

Staff Analysis of Goals, Objectives and Policies:

The 5.06 ± acre subject site is located north of East Hillsborough Avenue, south of Interstate 4 and Interstate 75 interchange and west of Anna Drive. The site is in the Urban Service Area and is within the limits of the Seffner-Mango Community Plan. The applicant is requesting a rezoning from the Agricultural Single Family Conventional (ASC-1) zoning district to Planned Development (PD) to allow a professional residential facility for the purpose of addiction rehabilitation for a maximum of 100 persons.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development 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 subject site currently has single-family uses. Single-family uses are also to the north and east. Vacant land is also to the east. Light and heavy industrial and commercial uses are to the south and southeast. The proposed rezoning from AS-1 to PD meets the intent of FLUE Objective 1 and FLUE Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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 set 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 within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. The CMU-12 Future Land Use category allows for the consideration of 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. As the language states above, residential is allowed; therefore, the proposed Planned Development meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, Transportation had no objection to the proposed request, therefore it meets FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16 which require new development to be compatible to the surrounding neighborhood. 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. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly comprised of mixed uses. There are single-family uses, light and heavy industrial and commercial uses around the subject site. There will be a 30' setback, Type B buffer along the northern property line and a 20' setback along the southern and eastern line. The proposed Plan Development will complement the surrounding area.

There are no goals or strategies outlined in the Seffner-Mango Community Plan that apply to this request.

Overall, staff finds that the proposed use is an allowable use in the CMU-12 category, is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

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 1.2: 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.

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 capability 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.

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.

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

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

Community Development and Land Uses

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*

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.*

