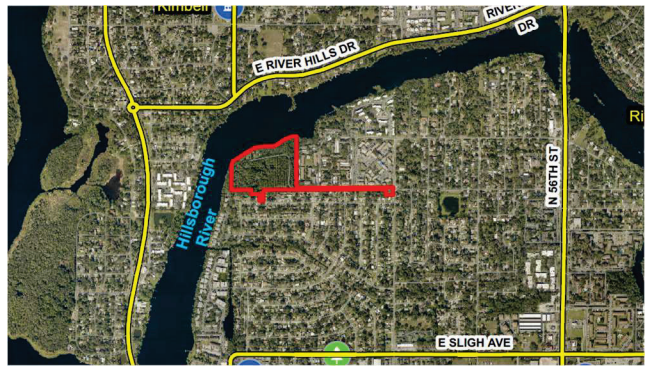


Rezoning Application: PD 24-1231
Zoning Hearing Master Date: December 16, 2024
BOCC Land Use Meeting Date: February 11, 2025

1.0 APPLICATION SUMMARY

Applicant: A&V Development, LLC
FLU Category: Res --6 (Residential – 6)
 Res --20 (Residential – 20)
Service Area: Urban
Site Acreage: 17.74
Community Plan Area: East Lake/Orient Park
Overlay: None



Introduction Summary:
 The applicant is requesting to rezone 17.74 acres from PD 22-1338 and RSC-6 to Planned Development (PD) to allow for the development of 180 fee simple, attached single-family (platted townhouse) dwellings, to allow for a single-family residence to remain developed in accordance with RSC-6 requirements, and remove the approved flex from RES-20.

Zoning:	Existing		Proposed
Districts	PD 22-1338	RSC-6	PD 24-1231
Typical General Uses	Multi-Family	Single-Family	Single-Family Attached & Detached
Acreage	17.31	0.47	17.74
Density/Intensity	11.86 DU per GA / NA	6 DU per GA/NA	10.15
Mathematical Maximum*	204	2	181

*number represents a pre-development approximation

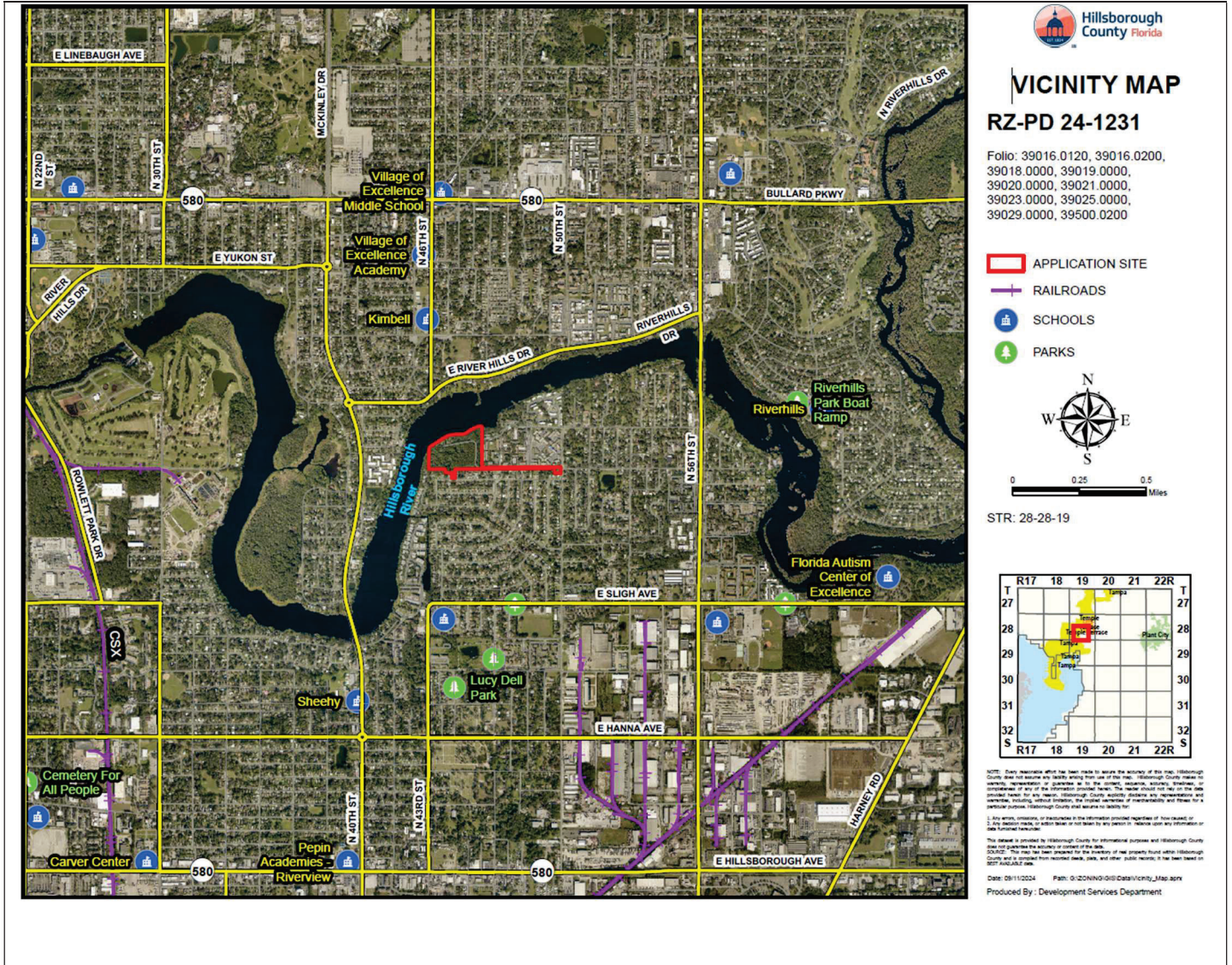
Development Standards	Existing			Proposed
	PD 22-1338	RSC-6	PD 24-1231 Detached	PD 24-1231 Attached
Lot Size / Lot Width	NA	7,000 SF/70'	7,000 SF/70' (Single-Family, Remaining)	1,620 SF/18' (Platted Townhomes)
Setbacks / Buffering and Screening	15' Building Separation 50' Hillsborough River Setback 5' Type A Incompatible Use Buffer	Front: 25' Rear: 10' Side: 7.5'	Front: 25' Side: 7.5' Rear: 25'	15' Building Separation 50' Hillsborough River Setback 20' Perimeter Setback 5' Type "A" Incompatible Use Buffer Front: 20' Garages: 20' Side: 7.5' Front, functioning as side: 10' Rear: 15'
Height	55'	35'	35'	35'

PD Variations	None requested as part of this application
Waivers to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Unsupportable
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

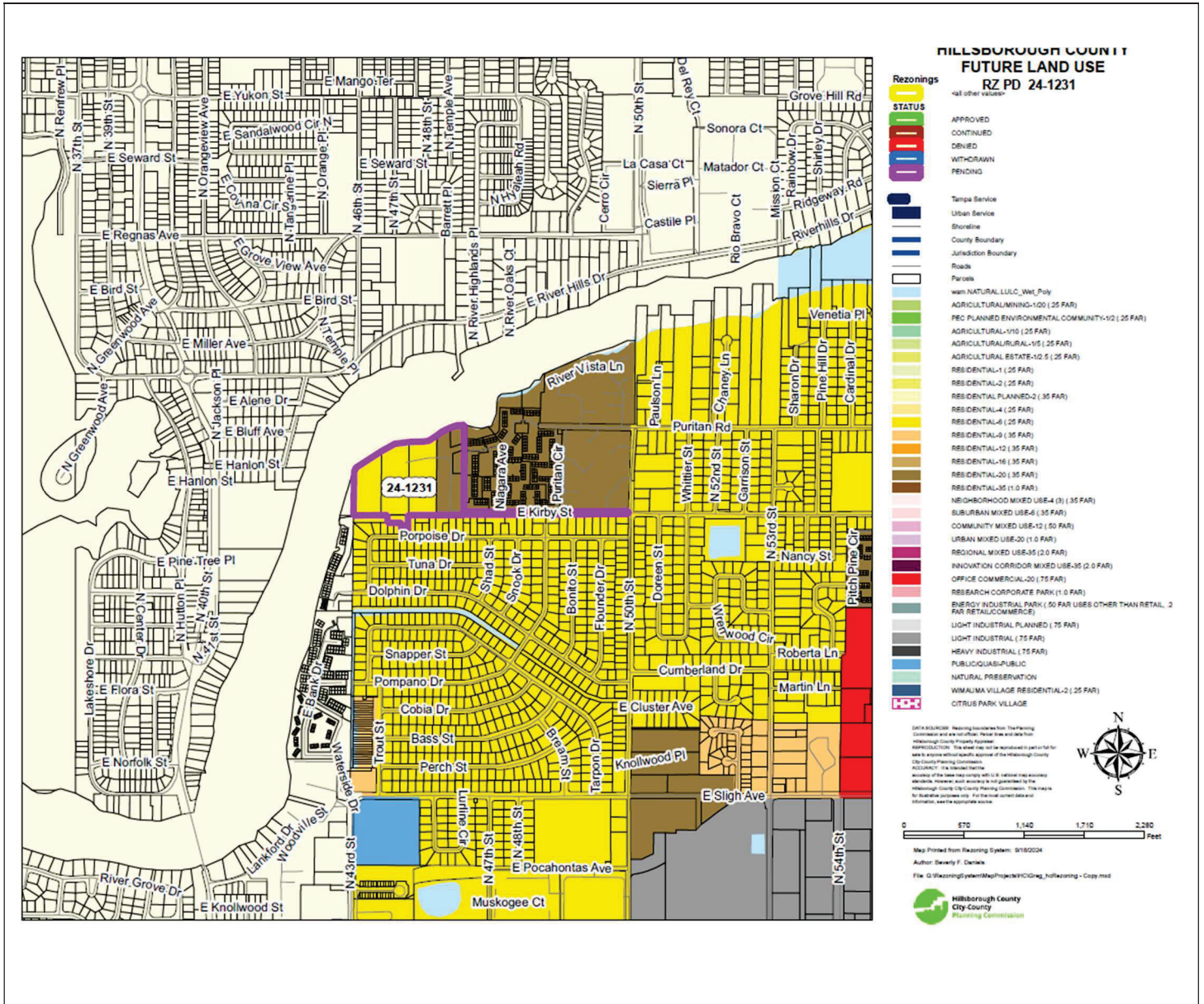


Context of Surrounding Area:

The property is located approximately half a mile north of Sligh Avenue, half a mile west of 56th Street and within the East Lake/Orient Park community and is developed for multi-family and single-family detached use with densities varying from 4 to 20 units per acre. The Hillsborough River runs along the north boundary, and the property abuts the City of Tampa to the west and north.

2.0 LAND USE MAP SET AND SUMMARY DATA

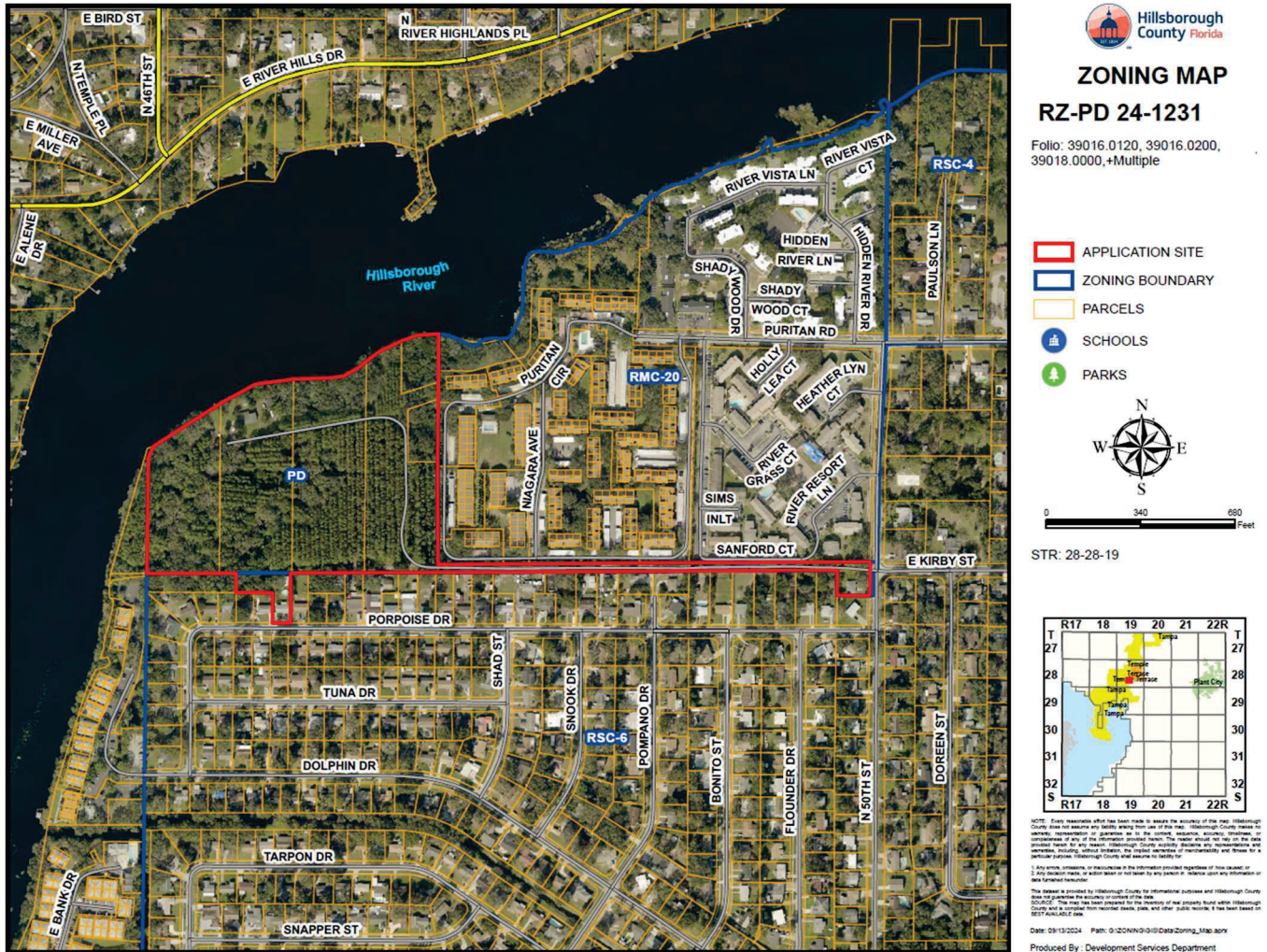
2.2 Future Land Use Map



Subject Site Future Land Use Category	Res --6 (Residential – 6) Res --20 (Residential – 20)
Maximum Density/FAR	Res – 6: 6 DU per GA/FAR: 0.25 up to 175,000 SF Res – 20: 20 DU per GA/FAR: 0.75/0.35 up to 175,000 SF
Typical Uses	Res – 6: residential, suburban scale neighborhood commercial, office, research corporate park, light industrial multi-purpose and clustered residential and/or mixed use. Res – 20: residential, neighborhood commercial, office, multi-purpose and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

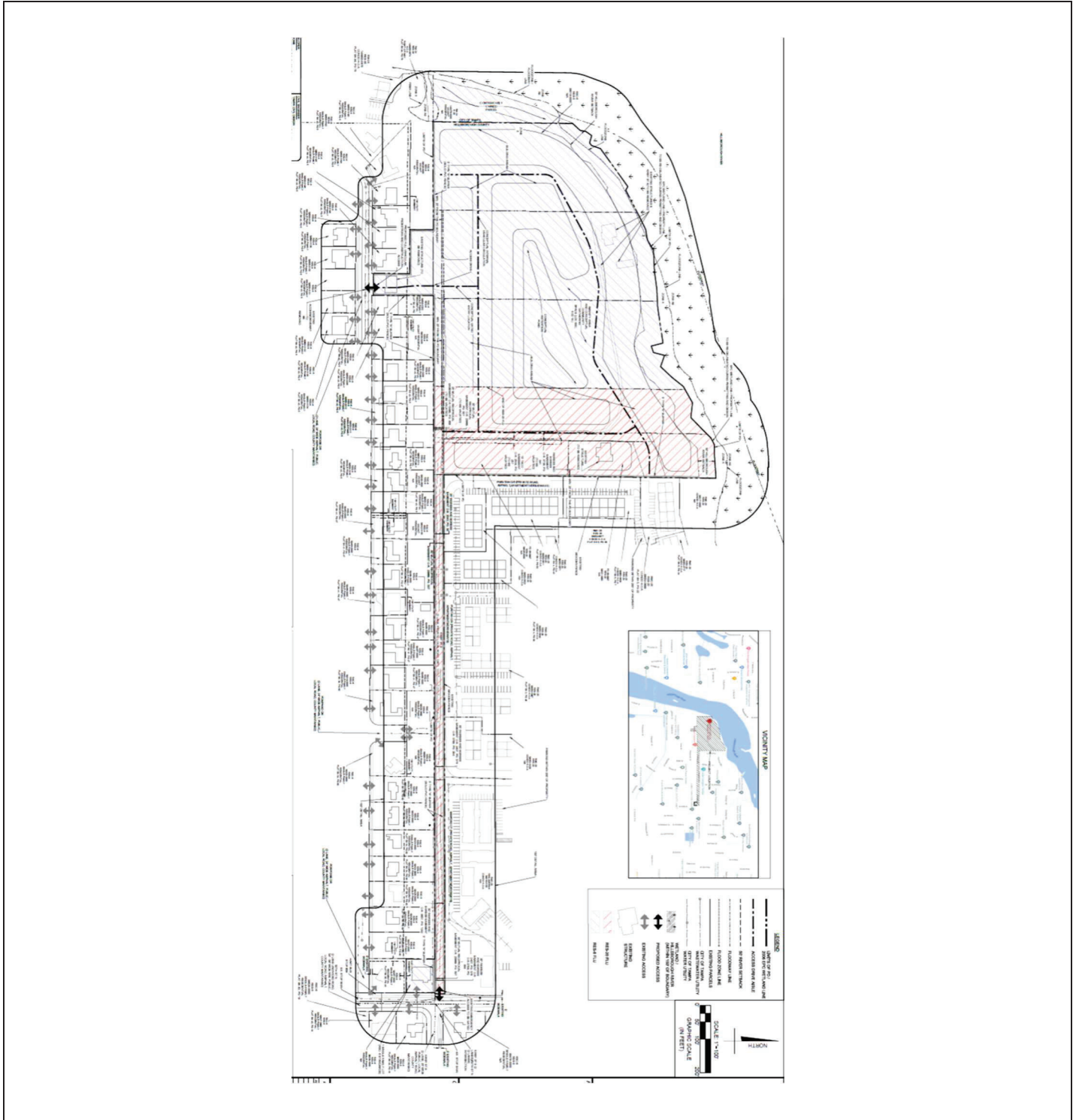


Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	NA	NA	NA	Hillsborough River
South	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential
East	RMC-20	20 units per acre	Multi-Family Residential	Multi-Family Residential
	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential
West	RM-24 (COT)	24 units per acre	Multi-Family Residential	Vacant & Hillsborough River

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Porpoise Drive	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N 50 th Street	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	1,129	74	92
Proposed	1,330	89	105
Difference (+/1)	(+)201	(+)15	+(13)

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

Connectivity and Cross Access				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular	None	Meets LDC
South		Vehicular & Pedestrian	Pedestrian	Does Not Meet LDC
East		None	Vehicular	Does Not Meet LDC
West		Vehicular & Pedestrian	Vehicular & Pedestrian	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
	Administrative Variance Requested	Approvable
	Design Exception Requested	Previously Approved
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	
Environmental Services	<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 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 <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees:				
Urban Mobility, Northeast Parks/Fire - 180 townhome units and 1 single family dwelling				
Townhouse (Fee estimate is based on 1,500 sf, 1-2 Story)		Single Family Detached (Fee estimate is based on 2,000 sf)		
Mobility:	\$ 6,661	Mobility:	\$ 9,183	
Parks:	\$ 1,957	Parks:	\$ 2,145	
School:	\$ 7,027	School:	\$ 8,227	
Fire:	\$ 249	Fire:	\$ 335	
Total per Unit:	\$15,894	Total per House:	\$19,890	

APPLICATION NUMBER: PD 24-1231

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Sam Ball

Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

If utilizing the existing approved access for PD 22-1338 staff finds the proposed townhome use would be compatible with the existing development and zoning pattern in the area. The subject access point is located to the north of the adjacent single-family subdivision that is adjacent to the south and was the subject of previous litigation which determined it to be sufficient. However, the proposed development would include the replacement of a single-family residence on Porpoise Drive with a non-emergency access point to serve the proposed 180 dwelling unit Townhome development. This access would reroute the traffic for the project through the existing single-family neighborhood. Staff finds this proposed development configuration would have an adverse impact on the neighborhood by significantly changing the character of this established single-family neighborhood that was developed in 1970. The private access to Porpoise Drive is proposed in a location not originally contemplated when the subdivision was developed and would replace an existing single-family home mid-block within the subdivision with an access drive/road serving a 180-unit townhome project. This configuration will significantly alter the visual continuity of the long-established single-family neighborhood by converting an existing platted residential lot and home within other existing homes on both sides into an access drive for the proposed development.

Based on the above considerations, staff finds the proposed development's access to Porpoise Drive would adversely impact the functional and visual character of the neighborhood and would be **incompatible with the development pattern in the area**.

5.2 Recommendation

Based on the above, Staff finds the application not supportable.

6.0 PROPOSED CONDITIONS

NA

Zoning Administrator Sign Off:



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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH
 No. 00000
 STATE OF
 HILLSBOROUGH COUNTY

THIS IS TO CERTIFY THAT THE ABOVE NAMED PROJECT HAS BEEN APPROVED FOR THE CONSTRUCTION OF THE ABOVE DESCRIBED PROJECT WITHIN THE TOWNSHIP OF RIVEREND, HILLSBOROUGH COUNTY, FLORIDA.

DATE: _____ TIME: _____

REASON: _____

DATE: _____ TIME: _____

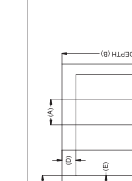
REASON: _____

DATE: _____ TIME: _____

REASON: _____

DATE: _____ TIME: _____

REASON: _____



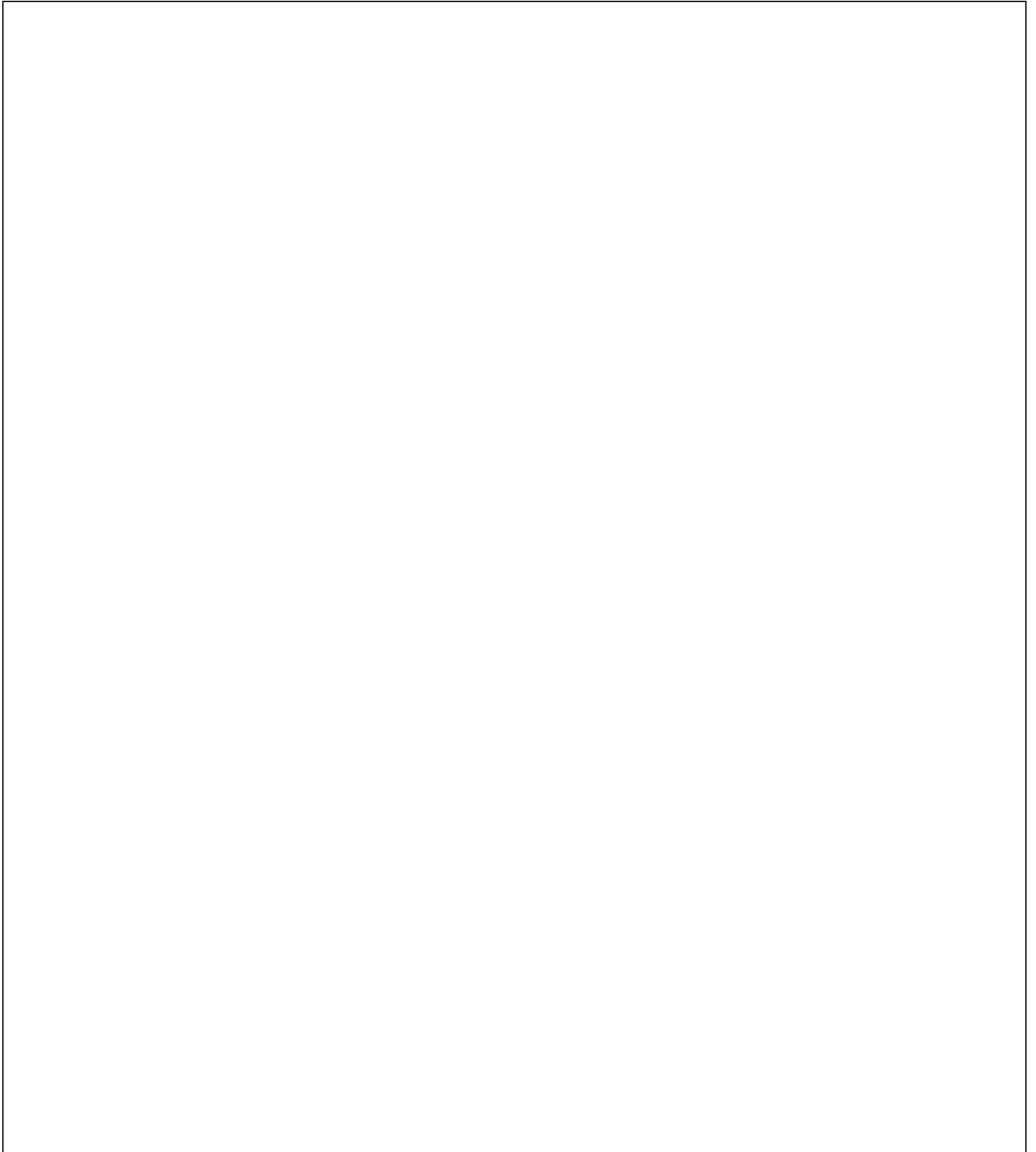
PRODUCT TYPE	NO.	DATE	DESCRIPTION	APPROVED	DATE	DESCRIPTION	APPROVED
FOUNDATION	01	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	02	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	03	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	04	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	05	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	06	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	07	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	08	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	09	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	10	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	11	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓
FOUNDATION	12	11/15/2017	FOUNDATION	✓	11/15/2017	FOUNDATION	✓

ADDRESS	OWNER	ACQUISITION DATE	REMARKS
17937 HUNTING BOW CR. S-102	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-103	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-104	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-105	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-106	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-107	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-108	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-109	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-110	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-111	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-112	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-113	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-114	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-115	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-116	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-117	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-118	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-119	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-120	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-121	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-122	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-123	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-124	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682
17937 HUNTING BOW CR. S-125	TAMPA CIVIL DESIGN	11/15/2017	PROJECT: 682

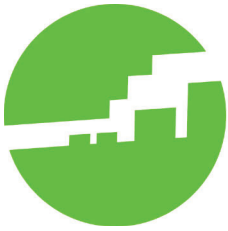
GENERAL NOTES:

- THESE PLANS ARE THE PROPERTY OF TAMPA CIVIL DESIGN. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE WITHOUT THE WRITTEN PERMISSION OF TAMPA CIVIL DESIGN IS STRICTLY PROHIBITED.
- THESE PLANS ARE SUBJECT TO ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS, ORDINANCES, AND CODES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE TOWNSHIP ENGINEER.
- THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THESE PLANS. ANY CHANGES SHALL BE APPROVED BY TAMPA CIVIL DESIGN.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL RIPARIAN HABITAT SHALL BE PROTECTED AND RESTORED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE RIPARIAN HABITAT CRITERIA MANUAL.
- ALL SURFACE WATER SHALL BE DISCHARGED TO THE APPROPRIATE RECEIVING WATERWAY.
- ALL UTILITIES SHALL BE PROTECTED AND NOT TO BE CUT, COVERED, OR REMOVED WITHOUT THE WRITTEN PERMISSION OF TAMPA CIVIL DESIGN.
- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**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	
<p>Hearing Date: December 16, 2024</p> <p>Report Prepared: December 5, 2024</p>	<p>Case Number: PD 24-1231</p> <p>Folio(s): 39018.0000, 39019.0000, 39020.0000, 39023.0000, 39021.0000, 39025.0000, 39016.0200, 39016.0120, and 39029.0000</p> <p>General Location: West of 50th Street North, north of Porpoise Drive</p>
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga, 0.25 FAR) & Residential-20 (20 du/ga, 0.75/0.35 FAR)
Service Area	Urban Service Area
Community Plan(s)	East Lake-Orient Park
Rezoning Request	PD to develop 180 multi-family townhomes and 1 single family detached dwelling unit
Parcel Size	+/- 17.74 acres
Street Functional Classification	50 th Street North – Local Porpoise Drive – Local
Commercial Locational Criteria	Not applicable
Evacuation Area	B, C, D

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6 + Residential-20	PD + RSC-6	Vacant + Single Family
North	N/A	N/A	N/A
South	Residential-6	RSC-6	Single-Family Residential
East	Residential-20	RMC-20	Multi-Family
West	N/A	N/A	N/A

Staff Analysis of Goals, Objectives and Policies:

The 17.74 ± acre subject site is generally located west of 50th Street North, north of Porpoise Drive. The subject site is in the Urban Service Area and is within the limits of the East Lake-Orient Park Community Plan. The subject site has two Future Land Use classifications, Residential-6 (RES-6) and Residential-20 (RES-20). The applicant is requesting to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) and Planned Development (PD 22-1338) to Planned Development (PD) for a 180-unit multi-family residential development. The previous PD included an approved flex which is proposed to be removed. The removal of the approved flex of 1.21 acres in the Residential-20 area, located to the east, allows the proposed development to meet the intent of the East Lake Orient Park Community Plan.

According to Appendix A of the Future Land Use Element (FLUE), the intent of the RES-6 category is to “designate areas that are suitable for low density residential development.” The intent of the RES-20 category is to “designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.” RES-6 is located to the south of the subject site. RES-20 is located to the east. The city of Tampa limits are located to the west and north of the site across the Tampa By Pass Canal with Future Land uses of R-35 and R-10. The applicant is proposing to spread the density throughout the PD boundary (180 units) for a density of 10du/ga over the entire project boundary.

The proposed rezoning meets the intent of Objective 1 which requires that 80 percent of the growth of the county to be within the Urban Service Area and of Policy 1.4 of the Future Land Use Element (FLUE). Policy 1.4 states that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of

development proposals in maintaining the character of existing development.” In this case, the subject site is currently vacant and is adjacent to existing multifamily on the east and west sides. The surrounding uses are primarily single-family residential to the south, north and west. A high-density multi-family residential use consisting of 180 multi-family units will provide for an urban level intensity of housing types in an area that already has some multi-family development. The proposed rezoning provides an opportunity for infill residential development that is well placed within the county. The subject site is within both the RES-6 and RES-20 Future Land Use categories, but will be a buildout of approximately 10 du/ga. The proposed rezoning allows a gradual transition and spread of the density over a larger area per FLUE Policy 8.8. The applicant has also requested a maximum height of 35 feet which is a reduction of the currently approved 55-foot height.

FLUE Objective 16 and its accompanying Policies 16.1, 16.2 and 16.3 seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The proposed townhomes would be consistent with these policies as the use is similar and complementary to the surrounding single family and multi-family uses. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. There are single family residential uses located to the north and south, ~~which~~ and multi-family uses to the east and west of the site. Policy 16.10 states that “any density increase shall be compatible with existing, proposed or planned surrounding development.” In this case, the scale of development allowed by the RES-6 and RES-20 category in the Urban Service Area has a higher-density character. The proposed residential use would be compatible with the surrounding area.

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). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Community Design Component (CDC) in the FLUE provides policy direction about designing neighborhoods that are related to the predominant character of the area. Goal 12 and Objective 12-1 require new development to be designed in a compatible way to the surrounding area. There is existing multi-family adjacent to the east and the site serves to continue multi-family residential development in a complementary manner to the residential development pattern on Kirby Street East and Puritan Road.

The subject site is within the East Lake-Orient Park Community Plan that encourages protecting wetlands and the proposed site plan provides a 50’ wetland area conservation setback line. The Community Plan also encourages the development of housing for all income levels and the proposal can fulfill this vision. Planning Commission staff also note that the East Lake Orient Park Community Plan clearly states the following: “Preserve existing single family residential (RES-6) and allow no further expansion of Residential –20 (RES-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.” As this site is in this specified area, the previously requested flex was not supported by Planning Commission staff as it would lead to a further expansion of RES-20 into RES-6, even though the actual buildout would be closer to 11 du/ga. The removal of the approved flex meets the intent of the Community Plan. Therefore, the proposed development is consistent with the East Lake-Orient Park Community Plan.

Overall, staff find that the proposed use and density would be compatible with development in the area. The Planned Development would allow for residential development that is consistent with the Goals,

Objectives and Policies of the Future Land Use Element 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 conditions set 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 1.4:

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.

Relationship to the Future Land Use Map

Objective 7: *The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.*

Policy 7.3: *The land use category boundaries may be considered for interpretation as flexible boundaries in accordance with the Flex Provision as follows:*

Through application of the flex provision, the land use category boundaries shall be deemed to extend beyond the precise line to include property adjoining or separated by a man made or natural feature from the existing boundary line.

The line may be relocated a maximum of 500 feet from the existing land use boundary of the adopted Land Use Plan Map. Right-of-Way is not included in the measurement of the 500 foot flex.

No new flexes can be extended from an existing flexed area.

All flexes must be parallel to the land use category line.

Flexes are not permitted in the Rural Area or in areas specified in Community Plans. Flexes are also not permitted from the Urban Service Area into the Rural Area. All flexes in the Rural Area approved prior to July 2007 are recognized and are not to be considered non-conforming.

*Flexes to increase residential density are not permitted in the Coastal High Hazard Area.
Flexes are not permitted from a municipality into the unincorporated county.*

A flex must be requested as part of planned development or site plan oriented rezoning application. Major Modification to approved zoning that changes the intensity, density or the range of uses will require that the previous flex request be re-evaluated for consistency and a new flex request may be required.

Applicants requesting a flex must provide written justification that they meet the criteria for a flex as outlined below.

The Board of County Commissioners may flex the plan category boundary to recognize or grant a zoning district which is not permitted in the land use category but lies within the distance of a conforming land use category, as described above. Prior to the determination by the Board of County Commissioner, the staff of the Planning Commission shall make a recommendation on the consistency of the request with the Comprehensive Plan.

Policy 7.4: *The criteria for consideration of a flex request are as follows:*

The availability and adequacy of public facilities to serve the proposed development accommodated by the flex;

The compatibility with surrounding land uses and their density and intensity;

The utilization of the flex furthers other goals, objectives and policies of the Future Land Use Element.

Relationship to Land Development Regulations

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

Policy 9.1:

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

Policy 9.2:

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

Neighborhood/Community Development

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

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

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

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

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

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

LIVABLE COMMUNITIES ELEMENT: East Lake-Orient Park Community Plan

Neighborhood Identity – *Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.*

- *Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.*

Parks, Recreation, and Natural Resources – Protect and enhance East LakeOrient Park’s natural environment.

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

Housing – Create housing opportunities.

- *Support affordable housing opportunities that accommodate a diverse population and income levels and promote home ownership.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 24-1231

all other values

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

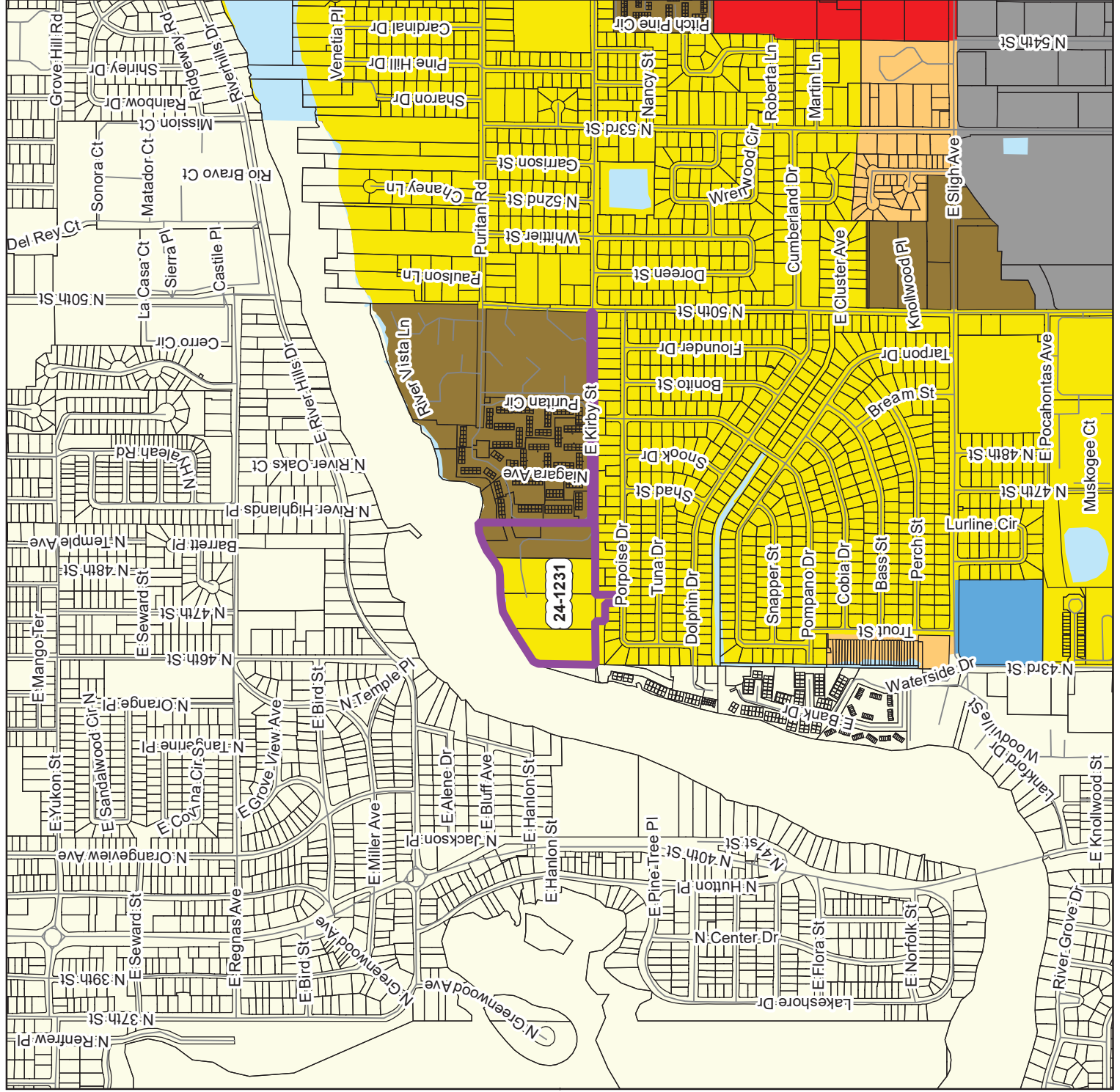
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- varm NATURAL LULC_Wee_Poly
- AGRICULTURAL/MINING-120 (25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (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-29 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (75 FAR)
- LIGHT INDUSTRIAL (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. Rezoning status and color are subject to approval without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/18/2024
Author: Beverly F. Daniels
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