



**Rezoning Application: RZ-STD 23-0792**

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 07, 2023

**1.0 APPLICATION SUMMARY**

Applicant:	Jon W. Berry	
FLU Category:	RES - 1	
Service Area:	Rural	
Site Acreage:	20.12	
Community Plan Area:	N/A	
Overlay:	None	

**Introduction Summary:**

The applicant is proposing to rezone the subject parcel from ASC-1 to RSC-2 for approximately 19 single-family lots.

Zoning:	Existing	Proposed
District(s)	ASC - 1	RSC - 2
Typical General Use(s)	Agricultural, Single-Family Conventional	Residential, Single-Family Conventional
Acreage	20.12	20.12
Density/Intensity	1 DU per GA/ FAR: NA	1 DU per GA/ FAR: NA
Mathematical Maximum*	20 units / FAR: NA	20 units / FAR: NA

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC - 1	RSC - 2
Lot Size / Lot Width	43,560 Sq Ft/ 150'	21,780 Sq Ft/ 100'
Setbacks/Buffering and Screening	Front: 50' Side: 15' Rear: 50' Buffering:	Front: 25' Side: 10' Rear: 25' Buffering:
Height	50'	35'

**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

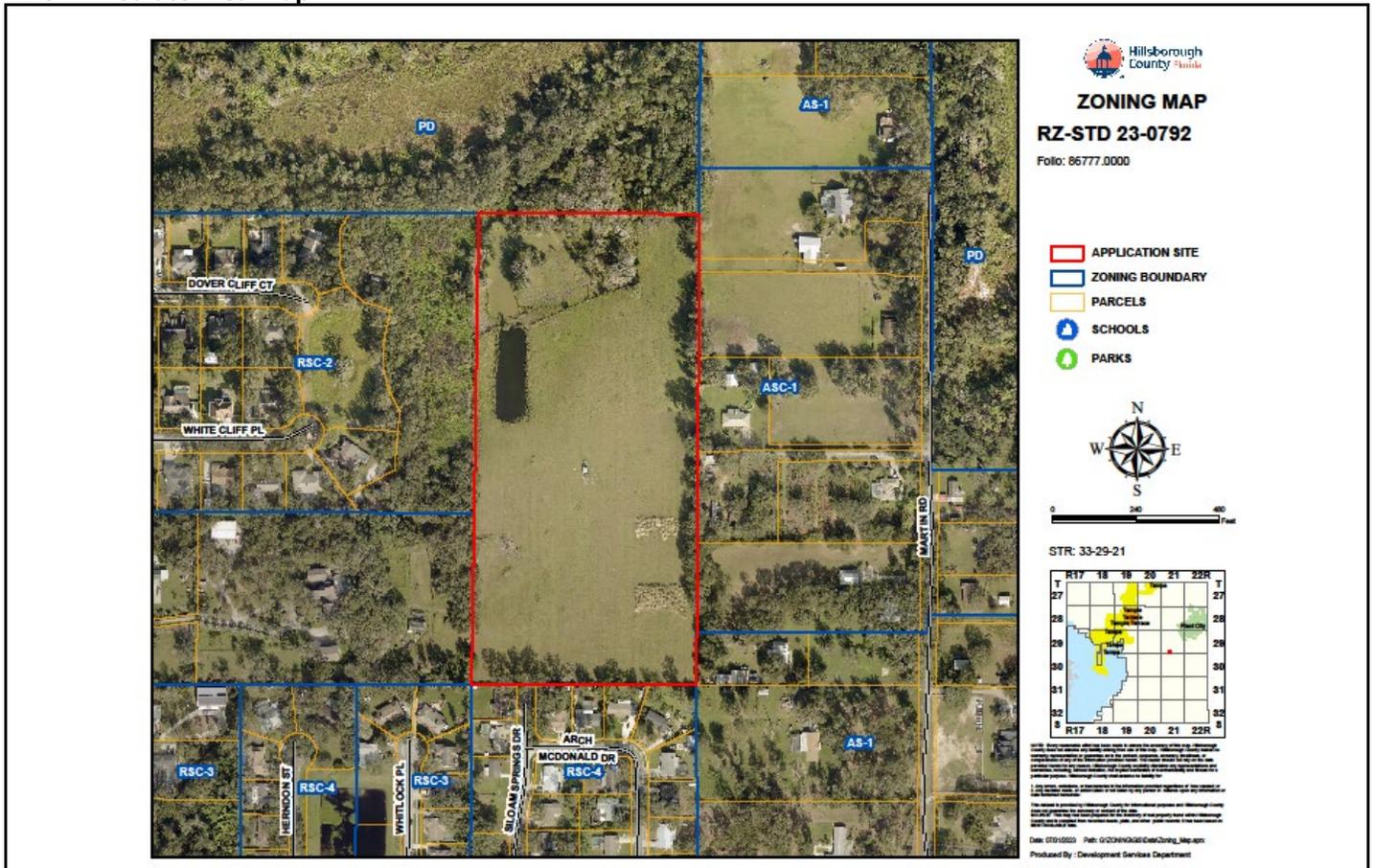
<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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**2.0 LAND USE MAP SET AND SUMMARY DATA**

**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	PD, AS – 1, RSC - 2	PD: NA DU per GA/NA 1 DU per GA/NA, 2 DU per GA/NA	Agriculture, Single Family R	ENERGY PARK
South	RSC - 4	4 DU per GA/NA	Single Family R	SINGLE FAMILY R
East	AS – 1, ASC - 1	1 DU per GA/NA	Agriculture, Single Family R	SINGLE FAMILY R
West	ASC – 1, RSC - 2	1 DU per GA/NA, 2 DU per GA/NA	Agriculture, Single Family R	PASTURE, VACANT RESIDENTIAL

**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)

N/A
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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
Siloam Springs Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
Arch McDonald Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	230	17	22
Proposed	230	17	22
Difference (+/-)	No Change	No Change	No Change

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		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: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input 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: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Wetlands/Other Surface Waters</li> <li><input type="checkbox"/> Use of Environmentally Sensitive Land Credit</li> <li><input type="checkbox"/> Wellhead Protection Area</li> <li><input checked="" type="checkbox"/> Surface Water Resource Protection Area</li> <li><input type="checkbox"/> Potable Water Wellfield Protection Area</li> <li><input type="checkbox"/> Significant Wildlife Habitat</li> <li><input type="checkbox"/> Coastal High Hazard Area</li> <li><input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor</li> <li><input type="checkbox"/> Adjacent to ELAPP property</li> <li><input type="checkbox"/> Other _____</li> </ul>				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	
<b>Hillsborough County School Board</b> 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	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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 type="checkbox"/> Density Bonus Requested <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The immediate adjacent properties are zoned with ASC-1, RSC-2, RSC-4 and PD to the north. The site is surrounded by a mixture of residential uses with various lot sizes, and a Planned Development approved for an energy industrial park. The subject site is located between higher density/intensity Future Land Use classifications of RES – 4, to the south, and Energy Industrial Park, to the north.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 2 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

**6.0 PROPOSED CONDITIONS**

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Sep 8 2023 15:32:35</p>
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**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 a 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**

**N/A**

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/10/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: RZ 23-0792

- 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.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 20.74 ac. parcel from Agricultural Single-Family Conventional – 1 (ASC-1) to Residential Single-Family Conventional – 2 (RSC-2). The subject parcel lies within the R-1 future land use designation, and no change to this designation has been proposed to staff’s knowledge. As such, the maximum number of units which could be constructed on the lot remain unchanged.

Consistent with the Development Review Procedures Manual (DRPM), neither a trip generation nor site access analysis was required to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

#### Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

#### Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2*, 20 single-family detached dwelling units (ITE LUC 210)	230	17	22

#### Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>No Change</b>	<b>No Change</b>	<b>No Change</b>

*\*Maximum trip generation potential limited by the R-1 future land use designation.*

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Siloam Springs Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project, with the exception of that +/- 150-foot-long portion of the east side of the roadway, between the subject site and Arch McDonald Dr. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

Arch McDonald Dr. is a 2-lane, publicly maintained, local, urban roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in below average condition. The Siloam Springs Woods plat (Plat Book 49, Pages 68-1 and 68-2) indicate the right-of-way width of the facility is 50 feet. There are +/- 5-foot-wide sidewalks along both sides of the roadway sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project (nor are any required for a local roadway).

### **SITE ACCESS AND CONNECTIVITY**

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

Staff would note that as the sole, near term entrance and exit for the project, the intersection of Durant Rd. and Arch McDonald Dr. will be considered a site access intersection during staff's analysis of the project (i.e. at the time of plat/site/construction plan review). As such, the applicant will be required to submit a trip generation and site access analysis at that time which adds project volume to the existing volume of trips making eastbound left turns or westbound right turns into the site. If either of those movements is found to exceed Sec. 6.04.04.D. warrants whereby an auxiliary (turn) lane would be required, then the developer would be required to construct the required turn lanes or alternatively reduce development impacts below warrant levels.

Staff also notes the project will be required to construct emergency and or full roadway stubouts to other frontages for future connection (example locations shown below), although staff notes that compliance with Sec. 6.02.01 of the LDC will be formally evaluated at the time of plat/site/construction plan review.



**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Arch McDonald Dr. and Siloam Springs Dr. are not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided. Information for the next closest facility is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Durant Rd.	Little Rd.	Lewis Rd.	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Siloam Springs Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input checked="" 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
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	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 <input type="checkbox"/> Not applicable for this request			
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Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
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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.

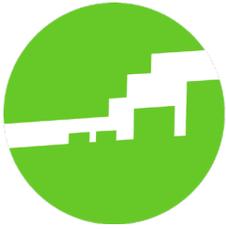
Notes: As is the case for all Euclidean zoned properties, access and connectivity will be reviewed at the time of plat/site/construction plan review.

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

Transportation Comment Sheet

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



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> September 18, 2023  <b>Report Prepared:</b> September 6, 2023	<b>Petition: RZ 23-0792</b>  <b>Folio 86777.0000</b>  <i>North of Sloam Springs Drive, west of Martin Road, and east of South Dover Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-1 (1 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	<b>None</b>
<b>Request</b>	Rezoning from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2) to allow for approximately 19 single-family homes
<b>Parcel Size</b>	20.12 ± acres (219,106.8 square feet)
<b>Street Functional Classification</b>	Sloam Springs Drive - <b>Local</b> South Dover Road - <b>Collector</b> Durant Road - <b>Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The approximately 20.12 ± acre subject site is located north of Sloam Springs Drive, west of Martin Road and east of South Dover Road.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject property is located within the Residential-1 (RES-1) Future Land Use category, which can be considered for a maximum density of 1 dwelling unit per acre and a maximum intensity of 0.25 floor area ratio (FAR). The RES-1 Future Land Use category is intended to designate areas for rural residential uses, compatible with short-term agricultural uses. Other uses include rural scale neighborhood commercial, office, and multi-purpose projects may be permitted. RES-1 Future Land Use typical uses include farms, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- Residential-1 (RES-1) Future Land Use surrounds the subject site to the east and west. To the south and southwest is the Residential-4 (RES-4) Future Land Use category. To the north and northeast is the Energy Industrial Park (EIP) Future Land Use category.
- There are currently agricultural uses on the subject site. Vacant undeveloped lands, agricultural uses and single-family uses are interspersed around the subject site.
- The subject site is currently zoned as Agricultural Single Family Conventional-1 (ASC-1). ASC-1 is also to the east and west of the subject site. Also to the west is the Residential Single Family Conventional-2 (RSC-2) zoning district. There is a Planned Development (PD) zoning district to the north. To the south is the Residential Single Family Conventional-4 (RSC-4) zoning district, to the southeast is the Agricultural Single Family-1 (AS-1) zoning district, and to the southwest is the Residential Single Family Conventional-3 (RSC-3) zoning district.
- The applicant is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2) to allow for approximately 19 single-family homes.

## **Compliance with Comprehensive Plan:**

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

## **FUTURE LAND USE ELEMENT**

### ***Urban Service Area***

***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.

### **Rural Area**

**Objective 4:** The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.

**Policy 4.1:** Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

### **Land Use Categories**

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

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

### **Relationship To Land Development Regulations**

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

**Policy 9.1:** 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 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: locational criteria for the placement of non-residential uses as identified in this Plan, limiting commercial development in residential land use categories to neighborhood scale; requiring buffer areas and screening devices between unlike land uses.

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

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

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

**Policy 16.8:** 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.

**Policy 16.11:** Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.

## **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.

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

The approximately 20.12 acre ± subject site is located north of Sloam Springs Drive, west of Martin Road, and east of South Dover Road. The site is located within the Rural Area and is not located within the limits of a Community Plan. The applicant is requesting to

rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

The subject site sits within the Rural Area but abuts the Urban Service Area to the north and south of the subject site. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” Due to the nearby single-family homes to the south and west of the subject site, the proposed request is therefore consistent with this policy direction.

The subject site is currently vacant and zoned for ASC-1. The applicant is proposing to rezone the subject site to RSC-2 to allow for approximately 19 dwelling units on site on 0.5 acre to 1.0 acre lots. There are single-family and agricultural uses throughout the area. The single-family homes that abut the subject site have similar lot sizes as the proposed request. This meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, 16.10 and 16.11, which seek to have the overall density and lot sizes of new residential projects reflect the character of the surrounding area. A rezoning to RSC-2 is compatible with the existing character development of the area.

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

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0792

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Major Roads

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

- zoning codes and descriptions:
- main NATURAL LULC\_Wee\_Poly
  - AGRICULTURAL/MINING-1/20 (.25 FAR)
  - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
  - AGRICULTURAL-1/10 (.25 FAR)
  - AGRICULTURAL/RURAL-1/5 (.25 FAR)
  - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
  - RESIDENTIAL-1 (.25 FAR)
  - RESIDENTIAL-2 (.25 FAR)
  - RESIDENTIAL PLANNED-2 (.35 FAR)
  - RESIDENTIAL-4 (.25 FAR)
  - RESIDENTIAL-6 (.25 FAR)
  - RESIDENTIAL-9 (.35 FAR)
  - RESIDENTIAL-12 (.35 FAR)
  - RESIDENTIAL-16 (.35 FAR)
  - RESIDENTIAL-20 (.35 FAR)
  - RESIDENTIAL-35 (1.0 FAR)
  - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
  - SUBURBAN MIXED USE-6 (.35 FAR)
  - COMMUNITY MIXED USE-12 (.50 FAR)
  - URBAN MIXED USE-20 (1.0 FAR)
  - REGIONAL MIXED USE-35 (2.0 FAR)
  - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
  - ENERGY INDUSTRIAL PARK (1.0 FAR)
  - OFFICE COMMERCIAL-20 (.75 FAR)
  - RESEARCH CORPORATE PARK (1.0 FAR)
  - FAR RETAIL/COMMERCE
  - LIGHT INDUSTRIAL (75 FAR)
  - HEAVY INDUSTRIAL (75 FAR)
  - PUBLIC/QUASH-PUBLIC
  - NATURAL PRESERVATION
  - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
  - CITRUS PARK VILLAGE

Map Information:

- Map Printed from Rezoning System: 7/5/2023
- Author: Beverly F. Daniels
- File: G:\Rezoning\System\MapProjects\HC\Rez\_23-0792\_ReZoning\_Copy.mxd

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