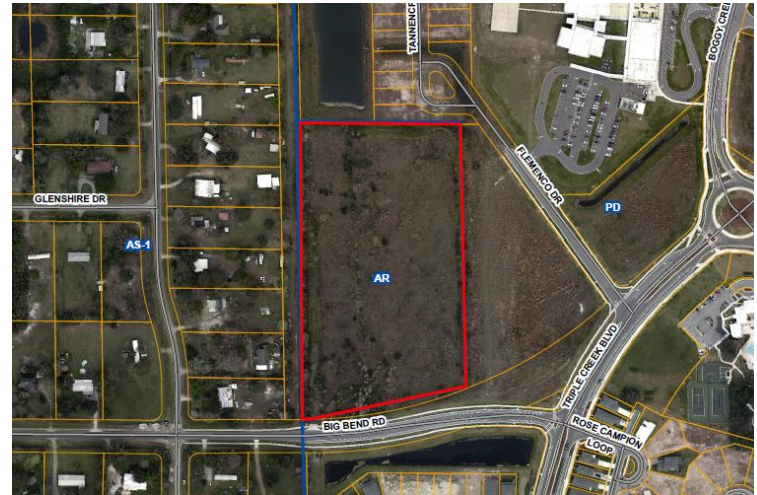




Rezoning Application: PD 23-0511
Zoning Hearing Master Date: August 21, 2023
BOCC CPA Hearing Meeting Date: October 12, 2023

1.0 APPLICATION SUMMARY

Applicant: Hawthorn Devco, LLC
FLU Category: RP-2 (*HC/CPA 23-07, pending adoption, changing the subject property to (RES-9))
Service Area: Rural
Site Acreage: 10 MOL
Community Plan Area: Riverview
Overlay: None



Introduction Summary:

The applicant seeks to rezone a parcel from AR (Agricultural - Rural) to PD (Planned Development) to develop a 170 bed Assisted Living Facility with 2 manager units.

	Existing	Proposed
District(s)	AR	PD 23-0511
Typical General Use(s)	Single-Family Residential/Agricultural	Assisted Living Facility
Acreage	10 MOL	10 MOL
Density/Intensity	1 du/5 ga	170 Beds / 2.5 Beds = 68 du + 2 Manager Units / 10 Acres = 7.0 du/ga
Mathematical Maximum*	2 units	170 beds with 2 manager units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 23-0511
Lot Size / Lot Width	217,800 sf / 150'	435,600 sf / 400'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	Front/South: 100 Feet Minimum Side/East: 50 Feet Minimum Side/West: 150 Feet Minimum Rear/North: 200 Feet Minimum
Height	50'	43'-6"

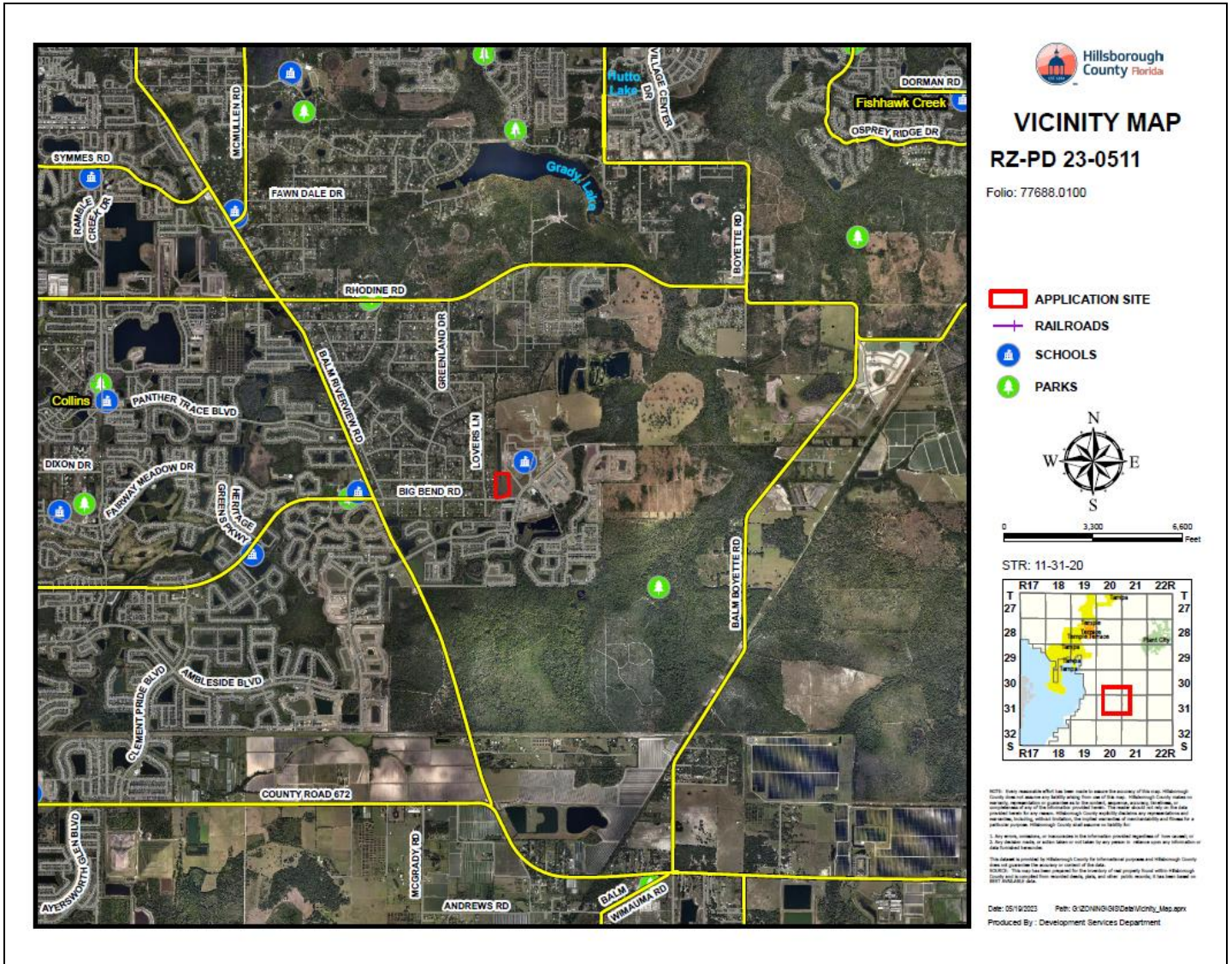
Additional Information:

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

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

2.1 Vicinity Map

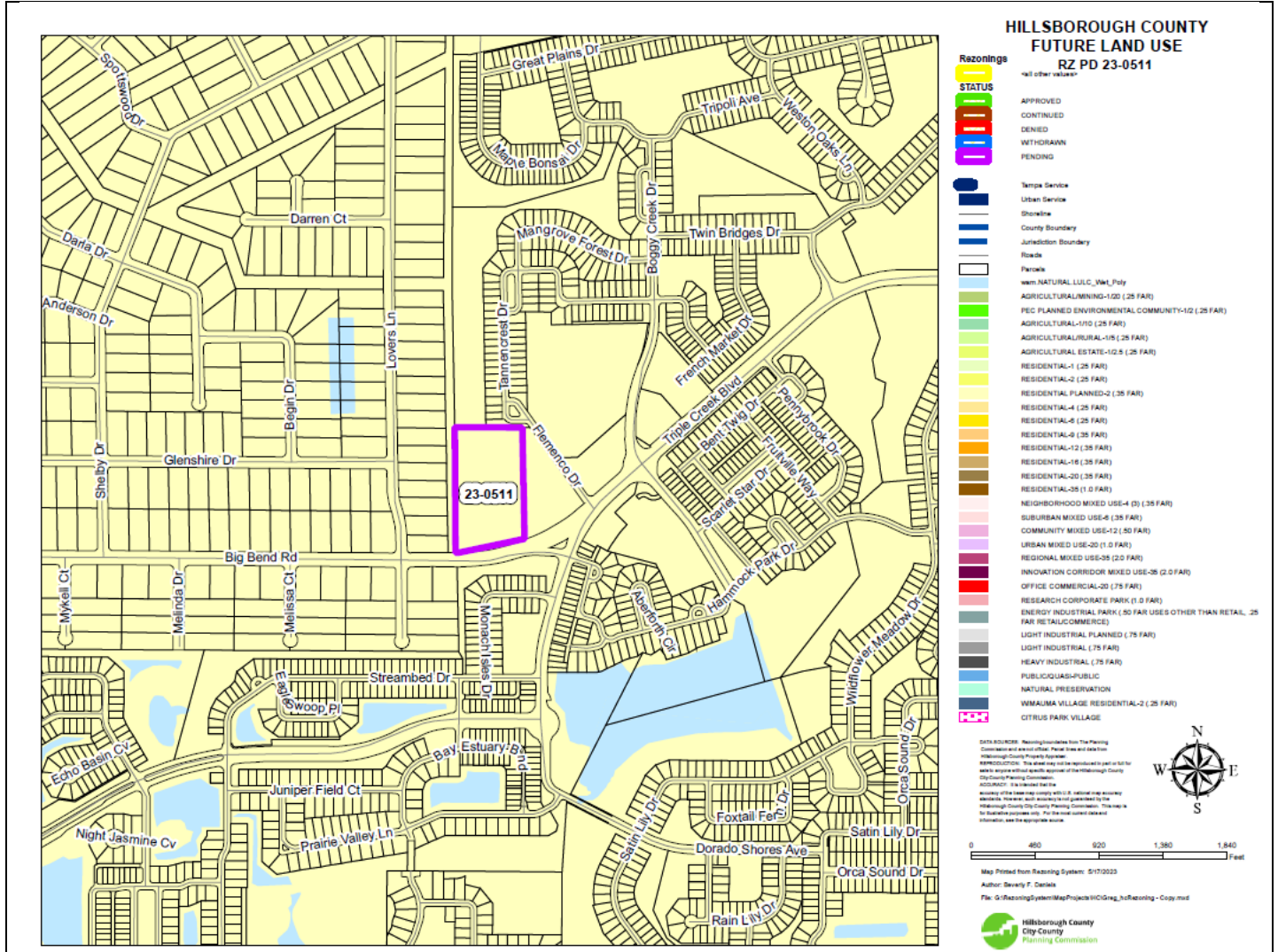


Context of Surrounding Area:

The subject property is located in the general location of 600 feet west of the intersection of Flamenco Drive and Triple Creek Boulevard. The area consists of residential and institutional uses. To the north the subject property is adjacent to a storm water pond and a common area zoned PD 98-0812. To the south the subject property is adjacent to a common area zoned PD 98-0812. To the east the subject property is adjacent to a vacant parcel zoned PD 98-0812 with mixed-use. To the west the subject parcel is adjacent to single-family residential zoned AS-1. In close vicinity, is an elementary school and the Triple Creek master-planned community.

2.0 LAND USE MAP SET AND SUMMARY DATA

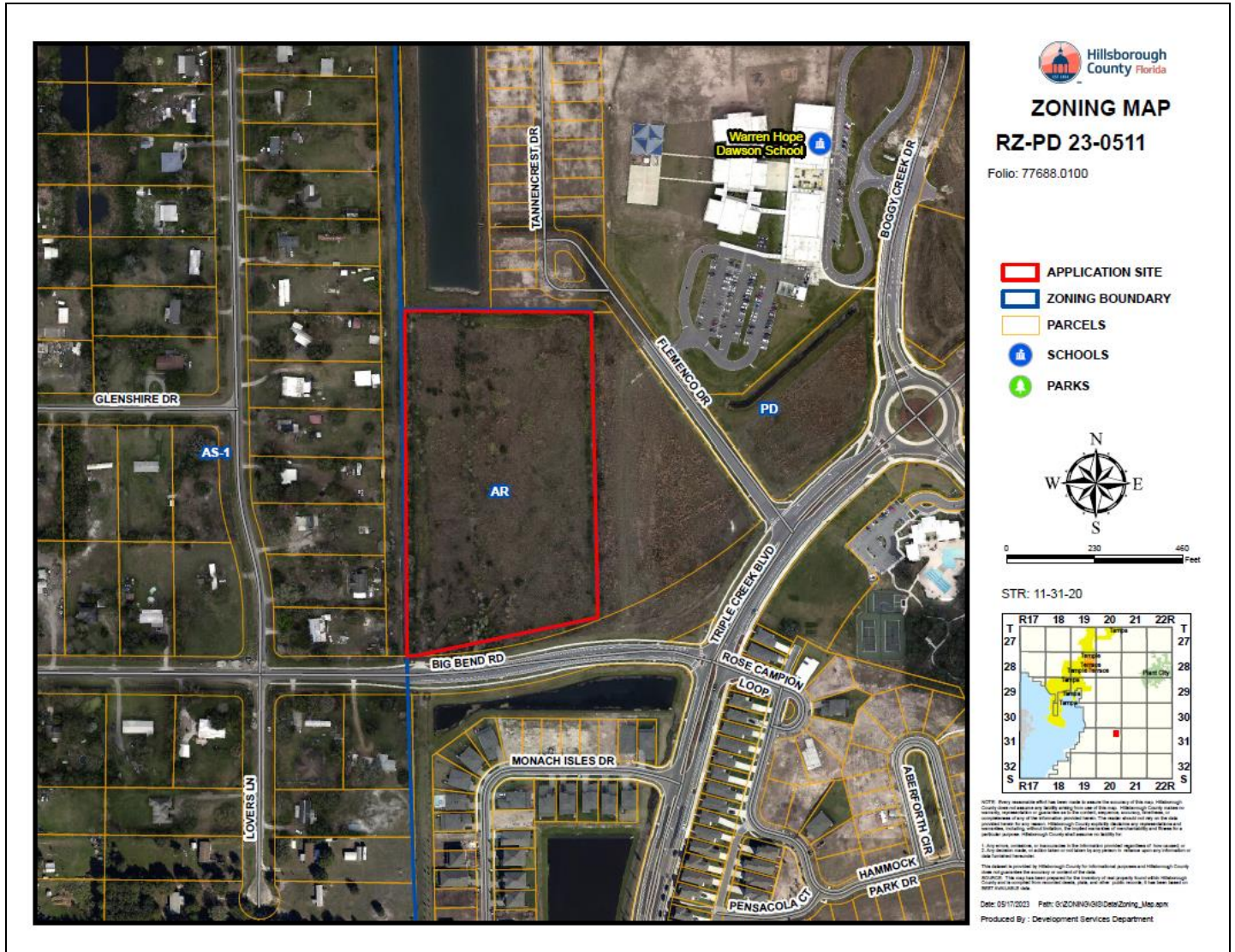
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential Planned-2 (RP-2) (Existing) *HC/CPA 23-07, pending adoption, changing the subject property to Residential-9 (RES-9) (Proposed)
Maximum Density/F.A.R.:	RP-2 (Existing): 2.0 dwelling units/gross acre; 0.25 F.A.R. *RES-9 (Proposed): 9 dwelling units/gross acre; 0.50 F.A.R.
Typical Uses:	RP-2 (Existing): Agriculture, Residential, suburban scale neighborhood and community commercial, office uses, multi-purpose and clustered mixed-use projects. Non-residential uses shall meet locational criteria for specific land use. *RES-9 (Proposed): Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

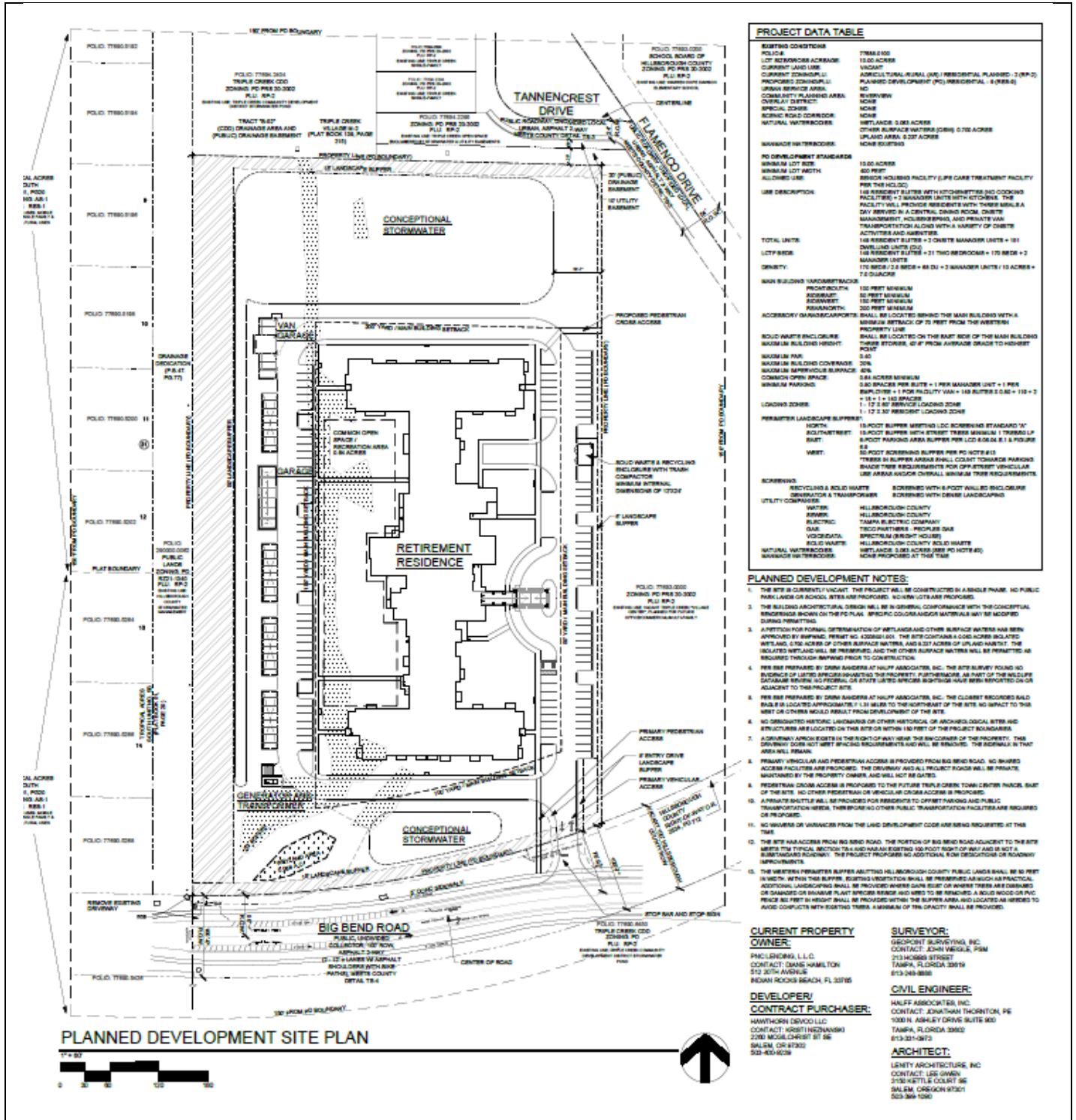


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 98-0812	Per PD 98-0812	Stormwater Pond, Common Area	Stormwater Pond, Common Area
South	PD 98-0812	Per PD 98-0812	Common Area	Common Area
East	PD 98-0812	Per PD 98-0812	Commercial, Office, Residential	Vacant
West	AS-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family 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)



PROJECT DATA TABLE

BOUNDING CONDITIONS	7788 0000
POLY 7788-0000	12.00 ACRES
LOT ACROSSAGE ACROSSAGE	VACANT
CURRENT LAND USE	AGRICULTURAL/RECREATIONAL (R-1) (R-2)
PLANNED DEVELOPMENT (PD) (RESIDENTIAL - 3 (RFD))	
PLANNED ZONING	PLANNED DEVELOPMENT (PD) (RESIDENTIAL - 3 (RFD))
URBAN SERVICE AREA	NO
COMMUNITY PLANNED AREA	NO
OVERLAY DISTRICT	NO
SPONSOR	NO
AGRICULTURAL CORRIDOR	NO
NATURAL WATERBODIES	WETLANDS 0.263 ACRES OTHER SURFACE WATER (DRAIN) 0.176 ACRES UPLAND AREA 0.237 ACRES NOISE BUFFER
MANAGED WETLANDS	
NO DEVELOPMENT STANDARDS	
MINIMUM LOT SIZE	10,000 ACRES
MINIMUM LOT WIDTH	400 FEET
MINIMUM HOUSING FACILITY (LIFE CARE TREATMENT FACILITY PER THE HOLLIDAY)	
USE DESCRIPTION	100 RESIDENT UNITS WITH ATTACHED AND COOKING FACILITIES + 2 MANAGER UNITS WITH ATTACHED. THE FACILITY WILL INCLUDE RESIDENTS WITH THREE BATHS A DAY SERVICES IN A CENTRAL DINING ROOM, CHIEFS MANAGEMENT, HOLDERSHIP, AND PRIVATE VAN TRANSPORTATION ALLOWED WITH A VARIETY OF CHIEFS ACTIVITIES AND SERVICES
TOTAL UNITS	100 RESIDENT UNITS + 21 TWO BEDROOM + 101 DWELLING UNITS (DU)
LOT FINISH	100 RESIDENT UNITS + 21 TWO BEDROOM + 101 MANAGER UNITS
DENSITY	170 UNITS / 2.8 ACRES = 60 DU + 2 MANAGER UNITS / 10 ACRES + 7.2 DENSITY
MAIN BUILDING HARDWARE TRACKS	
PROPERTY LINE	100 FEET MINIMUM
SEWER	50 FEET MINIMUM
ROOF	100 FEET MINIMUM
REAR YARD	300 FEET MINIMUM
ACCESSORY GARAGE/WORKSHOP	SHALL BE LOCATED BEHIND THE MAIN BUILDING WITH A MINIMUM SETBACK OF 75 FEET FROM THE WESTERN PROPERTY LINE
SOLID WASTE ENCLOSURE	SHALL BE LOCATED ON THE EAST SIDE OF THE MAIN BUILDING THREE FEET FROM THE EAST PROPERTY LINE TO ADJACENT POINT
MAXIMUM PARK	5.00
MINIMUM BUILDING COVERAGE	30%
MINIMUM MANEUVRABLE SURFACE	400
COMMON OPEN SPACE	3.84 ACRES MINIMUM
MINIMUM DRIVE	0.20 ACRES PER SUITE + 1 PER MANAGER UNIT + 1 PER SUITE
MINIMUM DRIVE	1.17 ACRES PER SUITE + 1 PER SUITE + 1 PER SUITE + 1 PER SUITE + 1 PER SUITE
LOADING ZONE	1.17 ACRES PER SUITE + 1 PER SUITE + 1 PER SUITE
LOADING ZONE	1.17 ACRES PER SUITE + 1 PER SUITE
PERMANENT LANDSCAPE BUFFER	
NORTH	15 FOOT BUFFER BETWEEN LOT SCREENING STANDARD 10' SCREENING BUFFER
EAST	15 FOOT BUFFER BETWEEN LOT SCREENING STANDARD 10' SCREENING BUFFER
WEST	15 FOOT BUFFER BETWEEN LOT SCREENING STANDARD 10' SCREENING BUFFER
SOUTH	15 FOOT BUFFER BETWEEN LOT SCREENING STANDARD 10' SCREENING BUFFER
SCREENING	
RECYCLING & SOLID WASTE	SCREENING WITH 6 FOOT WALLS ENCLOSURE
SEWER & TRANSPORTER	SCREENING WITH DENSE LANDSCAPING
UTILITY COMPASSES	
WATER	HILLBOROUGH COUNTY
SEWER	HILLBOROUGH COUNTY
ELECTRIC	TAMPA ELECTRIC COMPANY
DSL	TECO PARTNERS - PROXIMITY DSL
VOICEMAIL	SPECTRUM (BRIGHT HOUSE)
SOLID WASTE	HILLBOROUGH COUNTY SOLID WASTE
NATURAL WATERBODIES	WETLANDS 0.263 ACRES (PER PD NOTE 4); NOISE BUFFER AS AT THE TIME

- PLANNED DEVELOPMENT NOTES:**
- THE SITE IS CURRENTLY UNDEVELOPED. THE PROJECT WILL BE CONSTRUCTED IN A PHASE MANNER. NO PUBLIC PARKING OR ARCHITECTURE WILL BE CONSTRUCTED. NO NEW UTILITIES WILL BE CONSTRUCTED.
 - THE BUILDING ARCHITECTURAL DESIGN WILL BE IN GENERAL CONFORMANCE WITH THE CONCEPTUAL DEVELOPMENT PLAN ON THE PD PLAN. SPECIFIC COLOR AND/OR MATERIALS WILL BE DETERMINED DURING PERMITTING.
 - A PETITION FOR FORMAL DETERMINATION OF WETLANDS AND OTHER SURFACE WATER HAS BEEN PROVIDED AND APPROVED. PERMIT NO. 2200000010. THE SITE CONTAINS 0.263 ACRES OF WETLANDS, 0.176 ACRES OF OTHER SURFACE WATER, AND 0.237 ACRES OF UPLAND HABITAT. THE UPLAND HABITAT WILL BE PRESERVED, AND THE OTHER SURFACE WATER WILL BE PERMITTED AS REQUIRED THROUGH BARRIERS PRIOR TO CONSTRUCTION.
 - PER SITE PREPARED BY GRIMM ASSOCIATES AT HALFF ASSOCIATES, INC. THE SITE SURVEY FOUND NO EVIDENCE OF LITTED ANDES UNDER THE PROPERTY. FURTHERMORE, AS PART OF THE NEI/DE FACTOR MAP REVIEW, ALL FEDERAL OR STATE LITTED SPECIES BUFFERZONES HAVE BEEN REVIEWED AS OF ADJACENT TO THE PROJECT SITE.
 - PER SITE PREPARED BY GRIMM ASSOCIATES AT HALFF ASSOCIATES, INC. THE CLOSEST RECORDED BOUNDARY IS LOCATED APPROXIMATELY 1.13 MILES TO THE NORTHWEST OF THE SITE. NO IMPACT TO THE WEST OR OTHER WOULD RESULT FROM DEVELOPMENT OF THE SITE.
 - NO UNRECORDED HISTORIC LANDMARKS OR OTHER HISTORICAL OR ARCHAEOLOGICAL SITES AND STRUCTURES ARE LOCATED ON THE SITE OR WITHIN 100 FEET OF THE PROJECT BOUNDARIES.
 - ADJACENT AIRPORT RIGHTS IN THE SOUTH-EAST CORNER OF THE PROPERTY. THIS DEVELOPMENT DOES NOT VIOLATE ANY REQUIREMENTS AND WILL BE REVIEWED. THE AIRPORT IN THAT AREA WILL REMAIN.
 - PRIMARY VEHICULAR AND PEDESTRIAN ACCESS IS PROVIDED FROM BIG BEND ROAD. NO INWARD ACCESS FACILITIES ARE PROVIDED. THE DRIVEWAY AND ALL PROJECT ROADS WILL BE PRIVATE, MAINTAINED BY THE PROPERTY OWNER, AND WILL NOT BE GATED.
 - PEDESTRIAN CROSS ACCESS IS PROVIDED TO THE FUTURE TRAIL CORRIDOR. TRAIL CORRIDOR, PART OF THE SITE. NO OTHER PEDESTRIAN OR VEHICULAR CROSS ACCESS IS PROVIDED.
 - AN APPROPRIATE BUFFER WILL BE PROVIDED FOR RESIDENTS TO OFF-PARKING AND PUBLIC TRANSPORTATION NEARBY. THEREFORE NO OTHER PUBLIC TRANSPORTATION FACILITIES ARE REQUIRED OR PROVIDED.
 - NO WARRIORS OR WARRIORS FROM THE LAND DEVELOPMENT CODE ARE BEING REQUESTED AT THIS TIME.
 - THE SITE HAS ACCESS FROM BIG BEND ROAD. THE PORTION OF BIG BEND ROAD ADJACENT TO THE SITE MEETS THE TYPICAL SECTION 100 AND HAS AN EXISTING 100 FOOT RIGHT-OF-WAY AND IS NOT A SUBSTANDARD ROADWAY. THE PROJECT PROPOSES NO ADDITIONAL ROW DEDICATIONS OR ROADWAY IMPROVEMENTS.
 - THE WESTERN PERIMETER BUFFER (NOTHING HILLBOROUGH COUNTY PUBLIC LANDS SHALL BE 50 FEET WIDTH). WITHIN THIS BUFFER, EXISTING VEGETATION SHALL BE PRESERVED AS MUCH AS PRACTICAL. ADDITIONAL LANDSCAPING SHALL BE PROVIDED WHERE GAIN BUFF OR REMOTE TREES ARE DAMAGED OR DAMAGED BY PLANT SPECIES REMOVED AND NEED TO BE REMOVED. A SOLID WOOD OR PVC FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED WITHIN THE BUFFER AREA AND LOCATED AS NEEDED TO AVOID CONFLICTS WITH EXISTING TREES. A MINIMUM OF 75% DENSITY SHALL BE PROVIDED.

CURRENT PROPERTY OWNER:
PNC LENDING, L.L.C.
CONTACT: DANA HAMILTON
512 20th AVENUE
DEMAN ROCKS BEACH, FL 32206

DEVELOPER/ CONTRACT PURCHASER:
HARTFORD DEVELOPMENT
CONTACT: KRISTI HEDZIANSKI
2390 MOGELDRIST ST SE
SALEM, OR 97302
503-400-6228

SURVEYOR:
GEOCENT SURVEYING, INC.
CONTACT: JOHN WIGGLES, PSM
213 HOBBS STREET
TAMPA, FLORIDA 33619
813-249-8928

CIVIL ENGINEER:
HALFF ASSOCIATES, INC.
CONTACT: JONATHAN THORNTON, PE
1065 N. ANKENY DRIVE SUITE 400
TAMPA, FLORIDA 33602
813-331-0873

ARCHITECT:
LENITY ARCHITECTURE, INC.
CONTACT: LES GRAY
3118 WETTELLE CLOSET SE
SALEM, OREGON 97321
503-369-1260

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
Big Bend Rd.	County Collector - 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
	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	19	1	2
Proposed	334	12	27
Difference (+/-)	(+) 315	(+) 11	(+) 25

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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	Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
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 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 type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Mobility: \$495 * 149 units = \$73,755 Parks: \$777 - \$2,742 * 149 units = \$115,773 - \$408,558 *School: \$1,645 - \$10,976 * 149 units = \$245,105 - \$1,635,424 Fire: \$249 * 149 units = \$37,101 Total Congregate Care/senior apts = \$471,734 - \$2,154,838 *School fees may be exempted if Restrictive Covenant for "Community for Older Persons" is completed with impact fee program. If so, total range is = \$226,629 - \$519,414				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 10-acre vacant parcel is zoned AR (Agricultural – Rural). The subject property is located in the general location of 600 feet west of the intersection of Flamenco Drive and Triple Creek Boulevard. The applicant proposes to develop a 170 bed Assisted Living Facility with 2 manager units. The site is within the Rural Service Area, but within the RP-2 Future Land Use classification which provides that for Planned Villages developed in accordance with the Planned Village regulations in the LDC allowance for connection to public utilities. The development to the north, east and west is within a Planned Village and is served by public utilities. The area consists of residential and institutional uses. To the north the subject property is adjacent to a storm water pond and a common area zoned PD 98-0812. To the south the subject property is adjacent to a common area zoned PD 98-0812. To the east the subject property is adjacent to a vacant parcel zoned PD 98-0812 with mixed-use. To the west the subject parcel is adjacent to single-family residential zoned AS-1. In close vicinity, is an elementary school and the Triple Creek master-planned community. The subject property is designated Residential Planned-2 (RP-2) on the Future Land Use map. A concurrent comprehensive plan amendment HC/CPA 23-07 requesting the Future Land Use designation change from Residential Planned-2 (RP-2) to Residential-9 (RES-9) is also proposed and the request is subject to approval of the comprehensive plan amendment.

The subject parcel is in the middle of residential both large lot rural and master-planned single-family residential. Institutional uses and potential mixed uses are in the vicinity to the east. The applicant has provided appropriate buffering and screening to residential according to Land Development Code requirements in Section 6.06.06. Therefore, the rezoning of the subject parcel from AR to PD with Assisted Living Facility use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area, subject to approval of CPA 23-07.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

1. Remove conceptual drawings, aerial photographs, and color.
2. Eliminate the 50' foot right-of-way width label. Staff notes the correct label is the 100' label just to the left of the one to be removed.
3. Modify Planned Development Note 8 to replace the 3rd sentence with a statement that "Internal project driveways will be privately owned/maintained and shall not be gated."
4. Remove the access spacing graphic from the PD site plan. Staff notes it shows the spacing from the existing driveway (which is being closed) and could be confusing for future reviewers. Staff also noted that while these graphics showing spacing from proposed driveways to other existing driveway to remain or other proposed driveways can be very helpful, they are best submitted as supplemental graphics not on the PD site plan.
5. Modify Planned Development Note 10 to indicate that public transit facilities are not required pursuant to Sec. 6.03.09 of the LDC.
6. Revise the Project Data Table as follows:
 - a. Replace the language under "Total Units" with the following "149 resident suites + 2 'manager' units with restrictions – see conditions of approval".
 - b. Rename section "LCTF Beds" to instead state "Maximum Residents" and replace the language with the following statement "170 maximum residents within the 149 LCTF units, 4 residents maximum within the "manager units" – see conditions of approval."
 - c. Rename the "Minimum Parking" section to "Minimum Parking Per LDC" and update the formulas to show the minimum parking calculations (both separately and in total) for the Life Care Treatment Facility units and the manager units.
 - d. Add a "Minimum Proposed Parking" section, to state the number of spaces you are proposing. Staff notes the developer indicated they are proposing a greater number than the LDC requires. Staff advises the applicant to review the proposed conditions and ensure the number of spaces shown on the PD site plan matches the minimum number proposed (and revise plan if needed to ensure consistency and that number meets or exceeds LDC minimums).

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 29, 2023.

1. The project shall be approved for Life Care Treatment Facility consisting of:
 - a. A maximum of 149 rentable suites (with a maximum of 170 residents). Each suite shall be permitted kitchenettes; however, stoves and ovens shall not be permitted. Additionally:
 - i. The facility shall comply with the standards found within LDC Sec. 6.11.56; and,

ii. The facility shall provide congregate dining facilities which provide a minimum of 3 meals per day.

b. A maximum of two (2) "manager" units which are to be occupied by staff of the Life Care Treatment Facility. These two units shall be permitted full kitchen facilities. Additionally:

- i. One (1) unit shall have a maximum of one bedrooms and one (1) unit have a maximum of two bedrooms;
- ii. A maximum of two residents per unit shall be permitted; and,
- iii. Each resident shall be an employee of the Life Care Treatment Facility and over 18 years of age.

c. Parking for the Life Care Treatment Facility shall be provided in a number which complies with Sec. 6.05 LDC minimum parking requirements, or the number of proposed spaces shown on the PD site plan, whichever is greater. For the purposes of compliance with this condition, parking for the rentable Life Care Treatment Facility units shall be provided in accordance formula for Life Care Treatment Facility and parking for the "manager" units shall be provided in accordance with the standards for Multiple Family Units.

2. Development shall be in compliance with the following:

Minimum lot size: 10.00 Acres

Minimum lot width: 400 Feet

Total units: 149 resident suites + 2 'manager' units with restrictions

Maximum Residents: 170 maximum residents within the 149 LCTF units, 4 residents maximum within the "manager units"

Density: $170 \text{ Beds} / 2.5 \text{ Beds} = 68 \text{ DU} + 2 \text{ Manager Units} / 10 \text{ Acres} = 7.0 \text{ DU/ACRE}$

Main Building Yards/Setbacks: Front/South: 100 Feet Minimum
 Side/East: 50 Feet Minimum
 Side/West: 150 Feet Minimum
 Rear/North: 200 Feet Minimum

Accessory Garage/Carports: Shall Be Located Behind the Main Building With a Minimum Setback of 70 Feet From the Western Property Line


Maximum Building Height: Three Stories, 43'-6" From Average Grade to Highest Point

Maximum FAR: 0.40

Maximum Building Coverage: 20%

Maximum Impervious Surface: 40%

3. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. The project shall be served by and limited to a maximum of one (1) vehicular connection to Big Bend Rd., as shown on the PD site plan. All other connections shall be closed/removed, and the curb and sod shall be restored.
5. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
7. 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.
8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off:	 <small>J. Brian Grady Mon Aug 14 2023 16:47:42</small>
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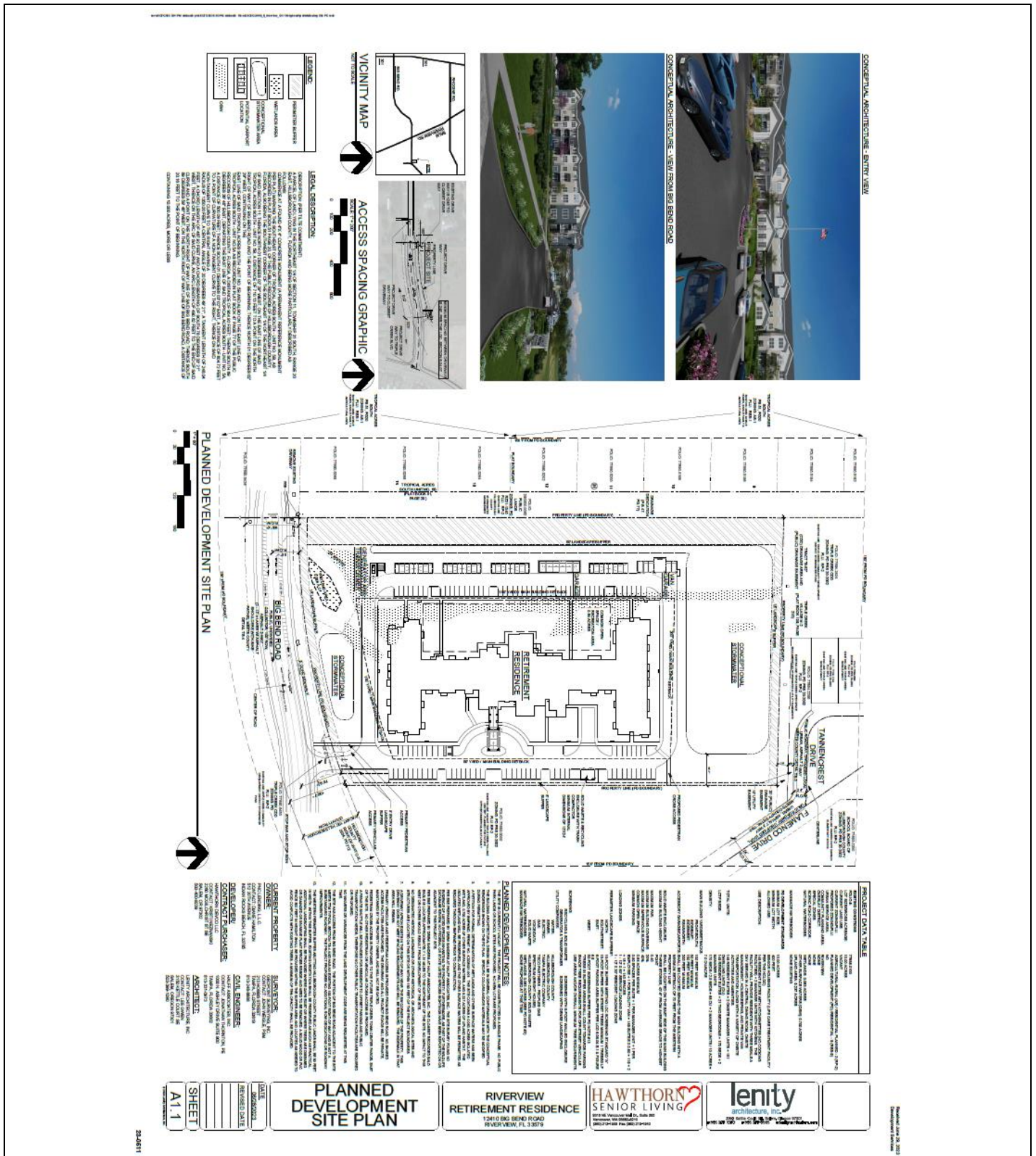
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 08/13/23

Revised: 8/14/23

REVIEWER: James Ratliff, AICP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 23-0511

- 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 ZONING APPROVAL

New Conditions

1. The project shall be approved for Life Care Treatment Facility consisting of:
 - a. A maximum of 149 rentable suites (with a maximum of 170 residents). Each suite shall be permitted kitchenettes; however, stoves and ovens shall not be permitted. Additionally:
 - i. The facility shall comply with the standards found within LDC Sec. 6.11.56; and,
 - ii. The facility shall provide congregate dining facilities which provide a minimum of 3 meals per day.
 - b. A maximum of two (2) "manager" units which are to be occupied by staff of the Life Care Treatment Facility. These two units shall be permitted full kitchen facilities. Additionally:
 - i. One (1) unit shall have a maximum of one bedrooms and one (1) unit have a maximum of two bedrooms;
 - ii. A maximum of two residents per unit shall be permitted; and,
 - iii. Each resident shall be an employee of the Life Care Treatment Facility and over 18 years of age.
 - c. Parking for the Life Care Treatment Facility shall be provided in a number which complies with Sec. 6.05 LDC minimum parking requirements, or the number of proposed spaces shown on the PD site plan, whichever is greater. For the purposes of compliance with this condition, parking for the rentable Life Care Treatment Facility units shall be provided in accordance formula for Life Care Treatment Facility and parking for the "manager" units shall be provided in accordance with the standards for Multiple Family Units.
2. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
3. The project shall be served by and limited to a maximum of one (1) vehicular connection to Big Bend Rd., as shown on the PD site plan. All other connections shall be closed/removed, and the curb and sod shall be restored.
4. Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Eliminate the 50' foot right-of-way width label. Staff notes the correct label is the 100' label just to the left of the one to be removed.
- Modify Planned Development Note 8 to replace the 3rd sentence with a statement that "Internal project driveways will be privately owned/maintained and shall not be gated."
- Remove the access spacing graphic from the PD site plan. Staff notes it shows the spacing from the existing driveway (which is being closed) and could be confusing for future reviewers. Staff also noted that while these graphics showing spacing from proposed driveways to other existing driveway to remain or other proposed driveways can be very helpful, they are best submitted as supplemental graphics not on the PD site plan.
- Modify Planned Development Note 10 to indicate that public transit facilities are not required pursuant to Sec. 6.03.09 of the LDC.
- Revise the Project Data Table as follows:
 - Replace the language under "Total Units" with the following "149 resident suites + 2 'manager' units with restrictions – see conditions of approval".
 - Rename section "LCTF Beds" to instead state "Maximum Residents" and replace the language with the following statement "170 maximum residents within the 149 LCTF units, 4 residents maximum within the "manager units" – see conditions of approval."
 - Rename the "Minimum Parking" section to "Minimum Parking Per LDC", and update the formulas to show the minimum parking calculations (both separately and in total) for the Life Care Treatment Facility units and the manager units.
 - Add a "Minimum Proposed Parking" section, to state the number of spaces you are proposing. Staff notes the developer indicated they are proposing a greater number than the LDC requires. Staff advises the applicant to review the proposed conditions and ensure the number of spaces shown on the PD site plan matches the minimum number proposed (and revise plan if needed to ensure consistency and that number meets or exceeds LDC minimums).

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to a +/- 10 ac. parcels from Agricultural Rural (AR) to Planned Development (PD). There is a related Comprehensive Plan amendment being concurrently processed, which seeks to intensify the site and would also remove it from the RP-2 future land use category. The applicant is seeking entitlements which would permit a Life Care Treatment Facility (LCTF) with 149 rental units (also referred to as suites on the PD site plan). Within these 149 units, 170 residents (also referred to as beds on the PD site plan) shall be permitted. The applicant has committed that these units will not have stoves or ovens (i.e. kitchenettes only), and as such the applicant will be required to provide a minimum of 3 meals a day in congregate dining facilities. In addition, the applicant is proposing two (2) manager units (one, 1-bedroom unit and one, 2-bedroom unit). The applicant has also agreed that each unit may be occupied by no more than 2 people per unit, and all occupants of these units shall be employees of the facility and 18 years of age or older.

These restrictions were agreed to in order to avoid these manager units being looked at as residential dwelling units for the purposes of trip generation (and mobility/impact fee calculations). Given this, staff is considering these units to be LCTF dwelling units. Because the Institute of Transportation Engineer's analyzes similar uses by dwelling units, staff assumed that each LCTF "suite" and each manager unit would constitute a dwelling unit for the purposed of calculating trip generation impacts.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter indicating that, because the project generates fewer than 50 peak hour trips, no site access analysis was required to process this zoning application. Staff has prepared a comparison (generally consistent with the applicant's analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data

shown below is based on the 11th Edition of the Institute of Transportation Engineer's Trip Generation Manual.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Life Care Treatment Facility, 151 Units (ITE Code 253)	334	12	27

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 315	(+ 11)	(+ 25)

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Where the project takes access, Big Bend Rd. is a publicly maintained 2-lane, undivided, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. There are +/- 7-foot-wide buffered bicycle facilities present on both sides of Big Bend Rd. between the project access and Triple Creek Blvd. There are +/- 5-foot-wide sidewalks along both sides of Big Bend Rd. in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

Vehicular and pedestrian access to the site will be provided to Big Bend Rd. There is one (1) vehicular connection to the facility. The applicant is also proposing a pedestrian cross access stubout along the project's eastern boundary.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information for the adjacent section of Big Bend Rd. is unavailable. LOS information for next closest segment of Big Bend Rd. is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Big Bend Rd.	Summerfield Blvd.	Balm Riverview Rd.	D	F

Source: Hillsborough County 2020 Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 21, 2023	Petition: PD 23-0511
Report Prepared: August 9, 2023	Folio 77688.0100 <i>North of Big Bend Road and west of Triple Creek Boulevard</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential Planned-2 (1 du/5ga; 0.25 FAR)* <i>*HC/CPA 23-07, pending adoption, changing the subject property to Residential-9 (RES-9)</i>
Service Area	Rural
Community Plan	Riverview, SouthShore Areawide Systems
Request	Agricultural Rural (AR) to Planned Development (PD) to develop a 170 bed Assisted Living Facility with 2 manager units
Parcel Size (Approx.)	10.00 +/- acres
Street Functional Classification	Big Bend Road – County Collector Triple Creek Boulevard - Local
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located on the north of Big Bend Road and west of Triple Creek Boulevard on approximately 10.00 ± acres.
- The site is in the Rural Area and within the Riverview and SouthShore Areawide Systems Community Plans.
- The subject site is associated with Plan Amendment HC/CPA 23-07 to change the Future Land Use designation from Residential Planned-2 (RP-2) to Residential-9 (RES-9). Planning Commission found the request inconsistent on July 10, 2023.
- The subject property may potentially have a Future Land Use designation of Residential-9 (RES-9) (pending adoption of HC/CPA 23-07 by the BOCC) The RES-9 category allows consideration of 9 dwelling units per gross acre and a Floor Area Ratio (FAR) of 0.50. Typical uses include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses are required to meet established locational criteria for the specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by the Residential Planned-2 (RP-2) Future Land Use designation. The site is vacant and surrounding uses include single family residential on all sides, Warren Hope Dawson Elementary School and a Goddard School childcare center to the northeast, and Triple Creek Amenity Center (a recreation center) to the southeast of the site.
- The subject site is zoned Agricultural Rural (AR). It is mainly surrounded by Planned Development (PD) zoning to the north, east and south, and Agricultural, Single-Family-1 (AS-1) zoning to the west.
- There are approximately 0.063 acres of wetlands on the site.
- The applicant requests to rezone from Agricultural Rural (AR) to Planned Development (PD) to develop a 170 bed Assisted Living Facility with 2 manager units.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

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 9.2: *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.*

Environmental Considerations

Objective 13: *New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.*

Policy 13.3: Environmentally Sensitive Land Credit

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

- *Wetlands are considered to be the following:*
 - *Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element*
 - *Man-made water bodies as defined (including borrow pits).*
- *If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:*
 - *Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category*
- *If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:*

- Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
- That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

Policy 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.

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.

Policy 16.17: *Incentives, such as density credits, shall be used to encourage the provision of open space within future developed areas.*

Objective 17: Neighborhood and Community Serving Uses *Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.*

Policy 17.1: *Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:*

The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning;

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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.*

ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

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

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

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

LIVABLE COMMUNITIES ELEMENT: Riverview Community Plan

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

Develop Riverview district-specific design guidelines and standards.

The standards shall build on recognizable themes and design elements that are reflective of historic landmarks, architecture and heritage of Riverview. The mixed-use, residential, non-residential and roadway design standards shall include elements such as those listed.

Mixed Use-Commercial-Residential

Incorporate traditional neighborhood development (TND) and Crime Prevention through Environmental Design (CPTED) techniques and principles in design standards.

Develop visually pleasing sign standards that prohibit pole signs and require monument signs. It also is the desire of the community to limit or keep out any additional billboard signs.

Avoid "strip" development patterns for commercial uses.

Enhance the ability to walk or bike between adjoining commercial areas.

Promote aesthetically pleasing subdivision entrances, formal and manicured landscapes and other amenities such as street furniture, public art, and creative paving techniques.

Promote diversity in housing type and style to counter generic subdivision look.

Provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space.

Require natural and attractive stormwater retention facilities, such as standards for gently sloping grass sides/banks and prohibiting hard (i.e. concrete, asphalt) surfaces and aeration techniques: screen and buffer ponds with natural vegetation or berms or at a minimum vinyl fencing with vines, prohibit plain exposed chain link fencing. Encourage master stormwater facilities.

Goal 2 Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)

The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.

- 4. Mixed Use – Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.*
- 5. Residential – Encourage attractive residential development that complements the surrounding character and promotes housing diversity.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located on the north of Big Bend Road and west of Triple Creek Boulevard on approximately 10.00 ± acres. The site is in the Rural Area and within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant requests to rezone the subject site from Agricultural Rural (AR) to Planned Development (PD) to develop a three story, 170 bed Assisted Living Facility with 2 manager units. The site is vacant and surrounding uses include single family residential on all sides, Warren Hope Dawson Elementary School and a Goddard School childcare center to the northeast, and Triple Creek Amenity Center (a recreation center) to the southeast of the site.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. According to the Comprehensive Plan, the goal is that no more than 20% of all population growth within the County occur in the Rural Area. Future Land Use Element (FLUE) Policy 4.1 states that densities in the Rural Area shall be no higher than 1 dwelling unit per 5 gross acres of land 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. Although the site may potentially be changed to the RES-9 designation, it is completely surrounded by Residential Planned-2 (RP-2) which can only achieve a density of 2 dwelling units per gross acre on parcels greater than 160 acres and part of a planned village. The proposed density of 170 beds with 2 manager units does not meet the intent of Objective 4 and Policy 4.1 in the Future Land Use Element (FLUE) in the Unincorporated Hillsborough County Comprehensive Plan relating to density in the Rural Area.

The intent of the adopted RP-2 Future Land Use Category is to designate areas that are suited for agricultural development in the immediate horizon of the Plan but may be suitable for planned villages as described in the plan, in order to avoid a pattern of single-dimensional developments that could create urban sprawl. Other uses include rural-scale neighborhood and community commercial, office, clustered mixed use, and multi-purpose projects. There are no housing types aside from rural scale single family developments within the vicinity of the subject site. The only nonresidential uses in the area are an elementary school, a childcare center and a recreation center. The existing land use pattern in this area is not reflective of the low to medium density and urban intensity that is intended for the RES-9 Future Land Use. The 170 bed Assisted Living Facility would change the nature of the development pattern from a rural to medium residential density. Therefore, the proposal is inconsistent with the intent of Policy 1.4, Objective 8, and Policy 8.1 of the Future Land Use Element (FLUE).

The proposal is consistent with FLUE Policy 13.3 as it relates to Environmentally Sensitive Land Credit. Only 0.063 acres of wetlands are on site which is less than 25% and the site is not subject to the wetland density bonus. The allowable density has been calculated as follows: 10 x 9 du/ac = 90 dwelling units maximum. The equivalent of 70 dwellings are being proposed based on the RES-9 proposed Future Land Use; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site plan and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and that they currently do not object to the site

plan, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The proposed scale of 170 beds does not meet the intent of Objective 16 and associated policies relating to neighborhood protection. There are less intense uses, specifically, the low-density, single-family neighborhoods that surround the site that would need to be protected. Locating 140 parking spaces and a three story Assisted Living Facility of this size and scale directly abutting more rural scale single family homes without a gradual transition of uses does not meet the intent of Policies 16.1, 16.2 and 16.3. Although the development provides stormwater retention on the north as a buffer and many amenities for the residents such as garages, a common recreation area and pool, PC staff feels that the massing and scale of the development is incompatible with the surrounding single family residential.

Furthermore, the proposed 170 bed Assisted Living Facility is inconsistent with Policy 17.1 which states that residential support uses shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning. Although PC staff is typically supportive of residential support uses in general, the intensity and scale of the proposed facility that would be available in the proposed RES-9 Future Land Use category is not compatible with the surrounding development pattern. Therefore, the proposal does not meet the intent of Objective 17 as it relates to residential support uses.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains rural and low density residential and public institutional uses. A 170 bed Assisted Living Facility in an area surrounded by low density single family residential uses is not compatible with the surrounding development pattern and does not complement the existing residential development pattern.

The site is within the limits of the Riverview Community Plan. It is in the Mixed-Use area on the Riverview District Concept Map. The Community Plan seeks to promote diversity in housing type and style to counter generic subdivision look and provide appropriate and compatible buffers and transitions to existing, adjacent land uses particularly with agricultural operations and the lands acquired for preservation and/or open space. Furthermore, the plan encourages attractive residential development that complements the surrounding character and promotes housing diversity. Although the proposal provides an attractive housing type that does not currently exist in the area, the scale at which it is proposed is not compatible and does not provide a transition to existing adjacent land uses. There are no applicable policies in the SouthShore Areawide Systems Plan relating to the request.

Overall, the Planning Commission staff finds the proposed Planned Development to be incompatible with the surrounding area and the intent of the Rural Area and the Riverview Community Plan. The request will not allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

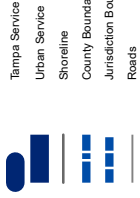
Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0511

<all other values>

Rezoning
STATUS



- vam NATURAL LULC_Wee_Poly
- AGRICULTURAL/MINING-120 (.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)
- 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/QUASH-PUBLIC
- 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. The rezoning status is for informational purposes only. It is intended that the rezoning status be approved without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the rezoning status be approved without specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 5/17/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\0511_ReZoning_Copy.mxd

