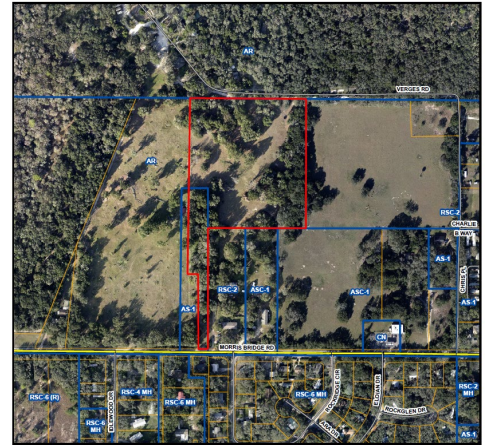


Rezoning Application: PD 23-0042
Zoning Hearing Master Date: April 17, 2023
BOCC Land Use Meeting Date: June 13, 2023

1.0 APPLICATION SUMMARY

Applicant: First Tampa Development Corporation
FLU Category: Residential - 6
Service Area: Rural
Site Acreage: Approximately 10.67 acres
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 10.67-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Single-family-1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD) to allow for a 10-dwelling-unit, single-family development.

Zoning:	Existing		Proposed
District(s)	AR (Agricultural Rural)	AS-1 (Agricultural, Single-family)	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural	Single-family
Acreage	Approximately 9.27 acres	Approximately 1.4 acres	10.67 ac.
Density/Intensity	1 dwelling per 5 acres	1 dwelling per acre	0.94 dwelling per acre

Development Standards:	Existing		Proposed
District(s)	AR	AS-1	PD Dimensional Standards
Setbacks/Buffering and Screening	Front: 50 ft. Side: 25 ft. Rear: 50 ft. Lot Width: 150 ft.	Front: 50 ft. Side: 15 ft. Rear: 50 ft. Lot Width: 150 ft.	Front: 25 feet Side: 7.5 ft. / 12.5 ft. corner lot 2 nd side Rear: 25 ft. Lot Width: 80 ft.
Height	50 ft. Max. Ht.	50 ft. Max. Ht.	50 ft. Max. Ht.

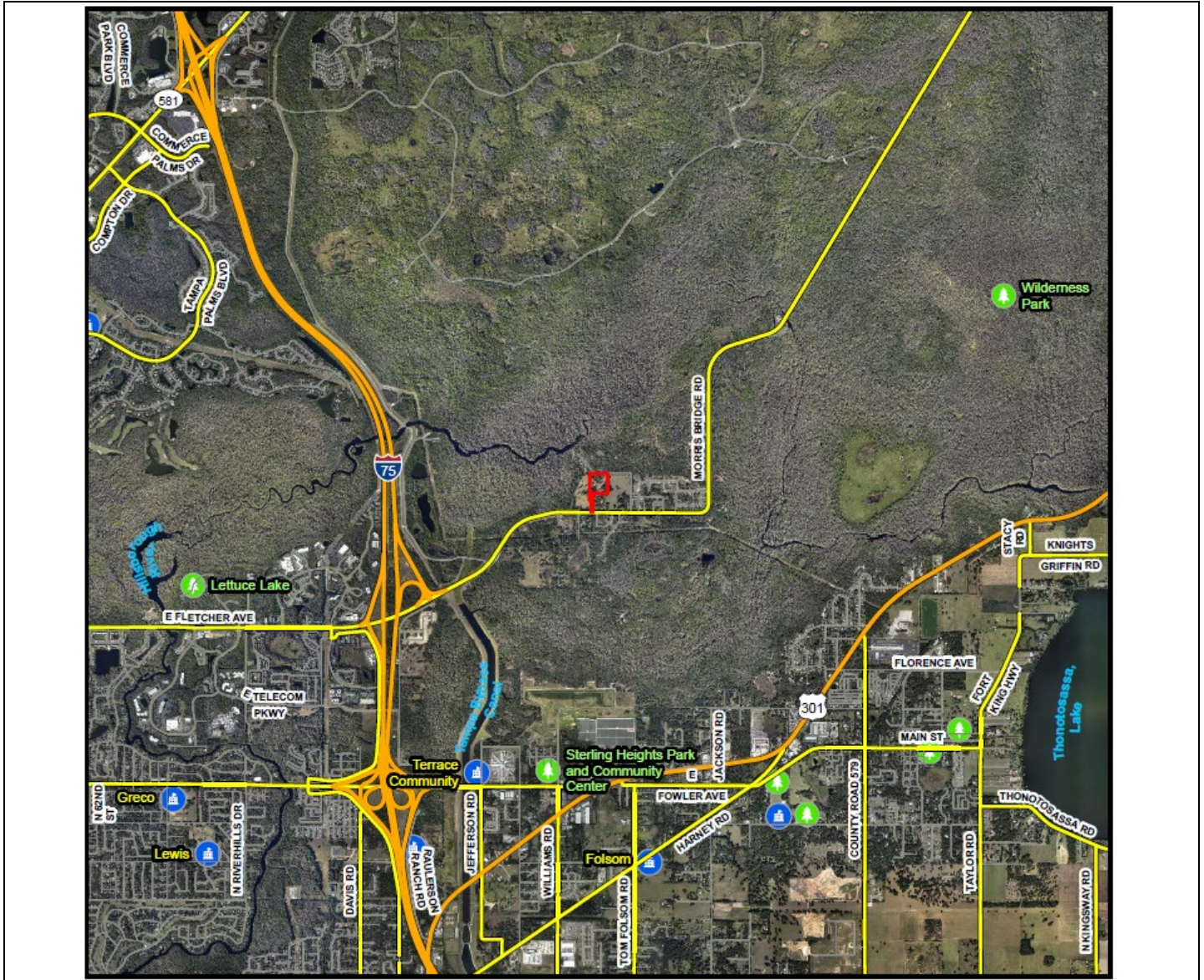
Additional Information:

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: CONSISTENT	Development Services Recommendation: APPROVABLE, Subject to Conditions.
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



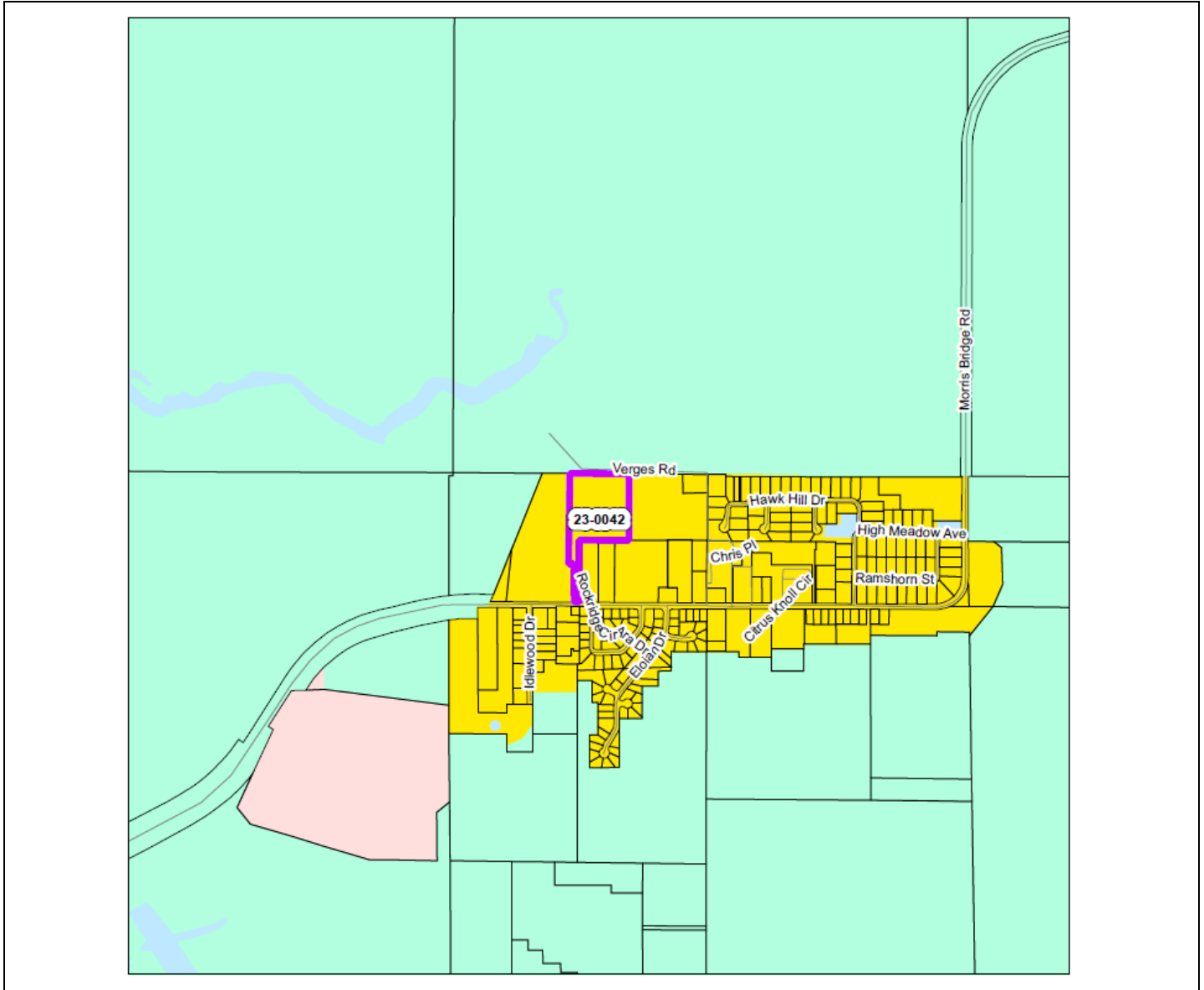
Context of Surrounding Area:

The subject property is located on the north side of Morris Bridge Road, approximately 6,280 feet east of the Interstate-75 interchange. The subject site is located in the Rural Service Area. The property is not located within a community planning area.

The immediate area surrounding the property is predominantly zoned for agricultural. In addition, there are single-family homes, mobile homes, and single-family development. South across Morris Bridge Road is a single-family development zoned RSC-6. Further west are more agricultural lands; further east are pockets of neighborhood commercial areas off of Morris Bridge Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

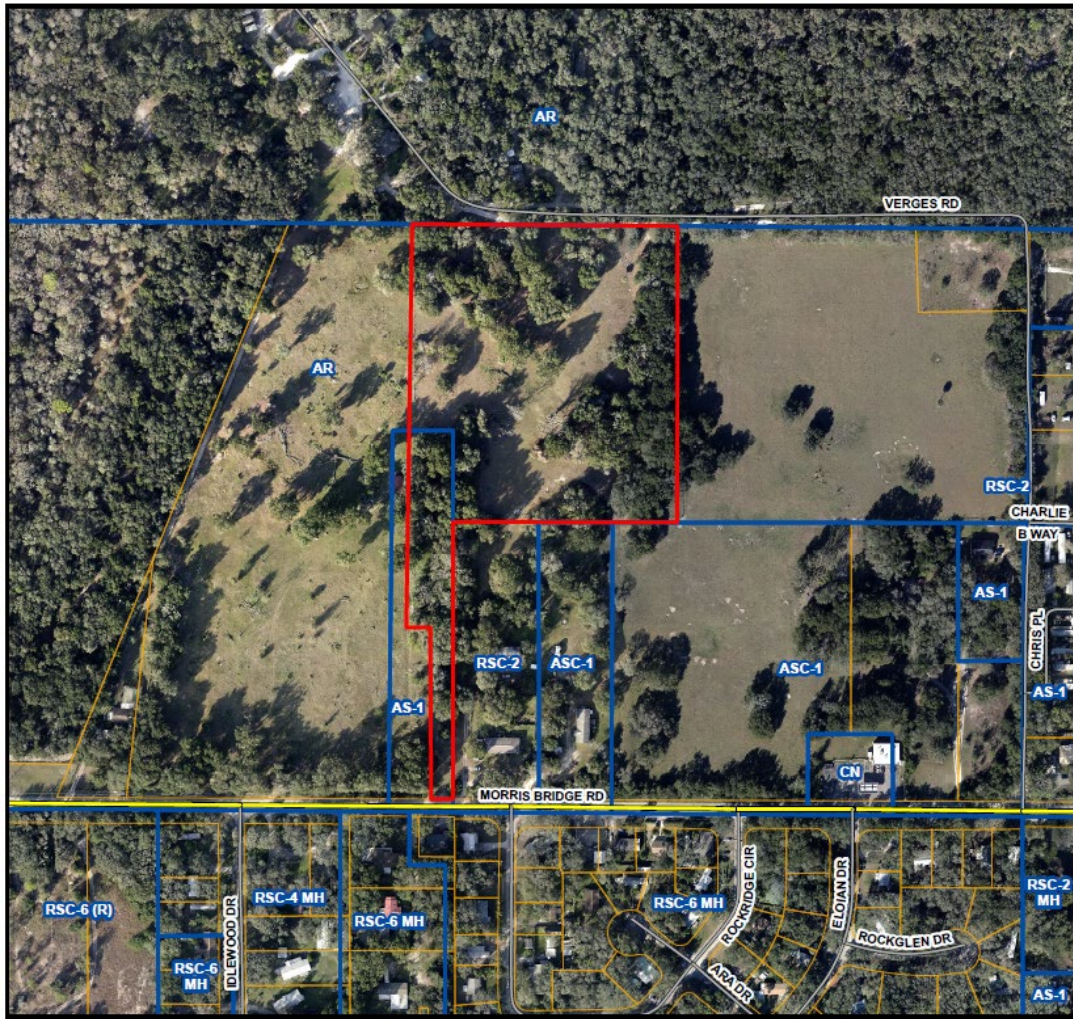
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -6
Maximum Density/F.A.R.:	6 dwelling per acre / 0.25 Maximum FAR
Typical Uses:	Typical uses in the Res-6 future land use category include residential, suburban commercial, offices, multi-purpose, mixed-use development.

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	AR	AR: 1 du/5 acres	Located in Hillsborough River Corridor Policy Overlay Area	Verges Road ROW & Southwest Florida Water Management District Public Facility (632 acres)
South	RSC-6	Min. 7,000 sf lot	Single-family residential	Single-family residential
East	AS-1, AR, and RSC-2	AS-1: 1 du/acre AR: 1 du/5 acres RSC-2: 2 du/acre	Single-family (SF) and Agricultural Uses	SF and Agriculture
West	AS-1, AR	AS-1: 1 du/acre AR: 1 du/5 acres	Single-family (SF) and Agricultural Uses	Agricultural and Vacant

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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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	18	2	2
Proposed	94	7	9
Difference (+/-)	+76	+5	+7

*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	None	None	Meets LDC
East		Emergency Access	None	Meets LDC
West		Emergency Access	None	Meets LDC
Notes:				

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./Access Spacing	Administrative Variance Requested	Approvable
Notes: Shared access proposed to eliminate adjacent driveway conflict.		

4.0 Additional Site Information & Agency Comments Summary

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

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Morris Bridge Road) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" 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	See Water Resource Services Comment Sheet Water & Wastewater
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See School Board Report located in backup materials. Although Armwood High School is projected to be at capacity given existing approved development and the proposed amendment, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 * 10 = \$130,380 Parks: \$2,145 * 10 = \$21,450 School: \$8,227 * 10 = \$82,270				

Fire: \$335 * 10 = \$3,350
 Total per House: \$23,745 * 10 = \$237,450

Rural Mobility, Northeast Parks/Fire - 10 single family homes

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 checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant seeks to develop an approximately 10.67-acre unified development consisting of one folio. The request is for a rezoning from Agricultural Single-family-1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD) to allow for a 10-dwelling-unit, single-family development with a minimum lot size of 0.5 acre per lot. The approximately 10.67-acre subject property is located north of Morris Bridge Road and southwest of Verges Road within the Rural Service Area and not located within the limits of a community plan.

The immediate area surrounding the property is predominantly zoned for agricultural. In addition, there are single-family homes, mobile homes, and single-family development. South across Morris Bridge Road is a single-family development zoned RSC-6. Further west are more agricultural lands; further east are pockets of neighborhood commercial areas off of Morris Bridge Road. On the north side, across Verges Road is a 632-acre Southwest Florida Water Management District Public Facility property with a governmental structure.

The site plan illustrates the areas proposed for the residential development located to the north and west of the overall subject site. Within the eastern portion of the subject site is 2.7-acre stormwater area. Also shown is a gathering space and internal sidewalks promoting connectivity, health, and safety within the proposed development. The applicant's narrative states in part, *"design of the Project protects and preserves the area's natural and physical assets. It is responsive to the existing environmental site conditions while also providing neighborhood infrastructure and street furnishings. Consistent with the Comprehensive Plan and LDC, the Project incorporates site design techniques including buffering, setbacks, open space, height, circulation and access that are compatible with the community and minimize any potential impacts."*

The subject site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Administrative Variance

1. Morris Bridge Access Spacing: The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 30, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Morris Bridge Rd. access. Per the LDC, Morris Bridge Rd. is a Class 6 roadway, which requires a minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is within 245 feet of 3 connections located to the west and 3 connections located to the east shown in full in the Transportation Report. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable.

5.2 Recommendation

Based on the above considerations, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS


Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 28, 2023.

1. The project shall be limited to up to 10 single-family homes. Interim agricultural uses shall be permitted.
2. The development shall comply with the following development standards.
 - a. Minimum Front Yard Setback: 25 feet
 - b. Minimum Side Yard Setback: 7.5 feet
 - c. Minimum Side Yard Setback
 - i. Functioning as a front lot (Corner Lot): 12.5 feet
 - d. Maximum Height: 50 feet
3. Development standards for the single family lots shall be as shown on the site plan under Typical Lot Detail.
4. Lots shall have a minimum of one-half acre of upland acreage in order to use septic.
5. The subject property shall be subject to buffering and screening requirements of Section 6.06.06 of the Hillsborough County Land Development Code.
6. The project is adjacent to residential property and agricultural and pastureland property. Given the existing uses and the rural/suburban nature of the area, natural landscaping shall be provided as part of the common space and stormwater retention, and per Section 6.06.06, specific buffering and fencing shall not be required. However, at the Developer's choosing, the Project may provide fencing around the Project boundary. The exact location and type of such fencing, if proposed, shall be determined at time of construction plan approval.
7. Location of retention ponds and internal roads and driveways shall generally conform with the General Site Plan.
8. Primary vehicular and pedestrian access to the project shall be provided from Morris Bridge Rd., as shown on the PD Site Plan.
9. If PD 23-0042 is approved, the County Engineer will approve an Administrative Variance (dated March 30, 2023) which was found approvable by the County Engineer (on April 3, 2023) for minimum access connection spacing. This administrative variance will allow for the location of the project's access connection on Morris Bridge Rd., as shown on the PD site plan.
10. Gated emergency access shall be provided to folio#59954.0050 and folio#59957.0000.
11. Prior to or concurrent with the initial increment of development, shared access shall be provided to folio#59956.5000 and the driveway serving folio# 59956.5000 shall be removed and restored to County typical section with the County right of way, as shown on the PD site plan.
12. As Morris Bridge Rd. is identified on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway improvement, the developer shall designate +/-25 of right of way preservation along the

project frontage on Morris Bridge Rd. as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.

13. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.
14. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
15. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
16. The development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
17. 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

Zoning Administrator Sign Off:



J. Brian Grady
Mon Apr 10 2023 07:39:36

APPLICATION NUMBER: PD 23-0042

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Tim Lampkin, AICP

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

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

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: East Rural/Northeast

DATE: 4/06/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0042

- 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

- Primary vehicular and pedestrian access to the project shall be provided from Morris Bridge Rd., as shown on the PD Site Plan.
- If PD 23-0042 is approved, the County Engineer will approve an Administrative Variance (dated March 30, 2023) which was found approvable by the County Engineer (on April 3, 2023) for minimum access connection spacing. This administrative variance will allow for the location of the project's access connection on Morris Bridge Rd., as shown on the PD site plan.
- Gated emergency access shall be provided to folio#59954.0050 and folio#59957.0000.
- Prior to or concurrent with the initial increment of development, shared access shall be provided to folio#59956.5000 and the driveway serving folio# 59956.5000 shall be removed and restored to County typical section with the County right of way, as shown on the PD site plan.
- As Morris Bridge Rd. is identified on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway improvement, the developer shall designate +/-25 of right of way preservation along the project frontage on Morris Bridge Rd. as shown on the PD site plan. Building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Single Family 1 (AS-1) and Agricultural Rural (AR) to Planned Development (PD) to construct 10 single family residential lots on +/- 10.67 acres. The site is located on the north side of Morris Bridge Rd., approximately 405 feet east of Idlewood Dr. The Future Land Use designation of the site is Residential 6 (R-6).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 1 Units, Single Family Detached (ITE 210)	9	1	1
AR: 1 Units, Single Family Detached (ITE 210)	9	1	1
TOTAL TRIPS	18	2	2

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 10 Units, Single Family Detached (ITE 210)	94	7	9

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+76	+5	+7

The proposed rezoning will result in an increase in potential trip generation by +76 daily trips, +5 AM peak hour trips, +7 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts the northside of Morris Bridge Rd.

Morris Bridge Rd. is a substandard, rural, 2-lane arterial roadway, maintained by the County. The roadway predominately consists of +/-10-foot wide travel lanes with 5-foot paved shoulders/bicycle lanes, no sidewalks and no curb and gutter. The roadway lies within +/- 40 feet of right-of-way.

By policy of the County Engineer, projects that generate less than 11 peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

Morris Bridge Rd. is identified in the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway. A future 4-lane roadway requires a total of 110 feet of right of way pursuant to County TTM, TS-6, 4-lane divided typical section. The applicant has submitted a PD site plan showing the right of way preservation required being measured 55 feet from the roadway centerline. As such +/-25 feet of corridor preservation will be required to be designated along the project frontage.

SITE ACCESS & CONNECTIVITY

The proposed PD site plan shows primary vehicular and pedestrian access to Morris Bridge Rd via private local roadway. The project frontage is limited to 50 feet and, therefore, does not have any other location to construct the project access. This proposed access connection does not meet the minimum spacing criteria of 245 feet pursuant to LDC, Sec. 6.04.07. The applicant has submitted a Sec. 6.04.02. B. administrative variance request to allow the proposed vehicular access connection location as discussed in greater detail herein under the section titled Request Administrative Variance.

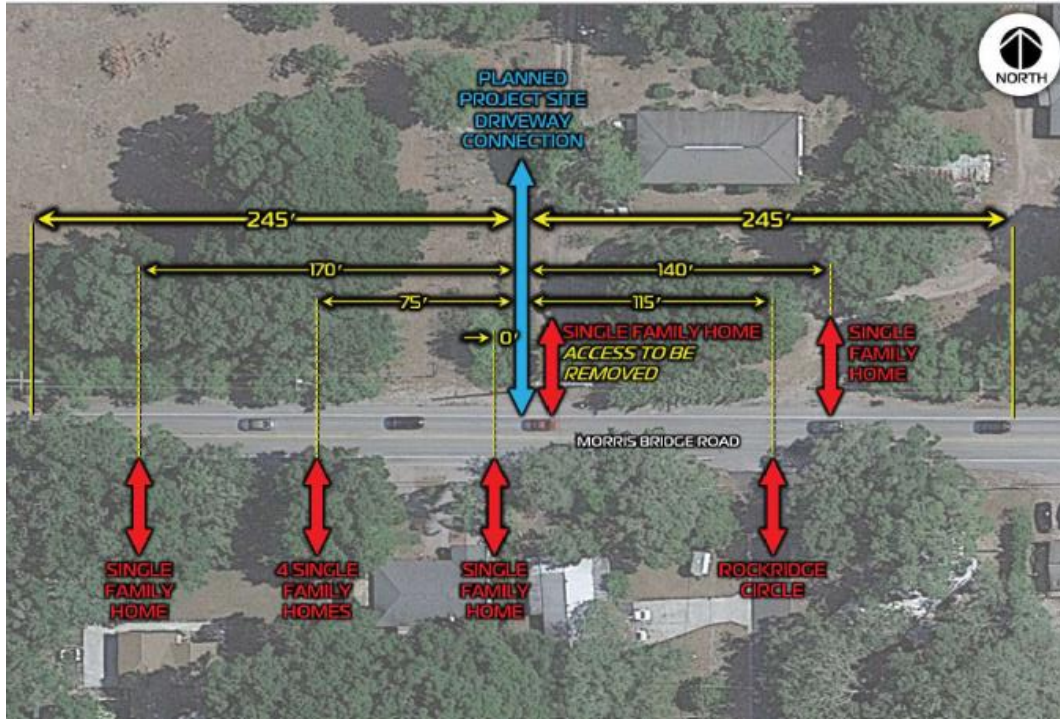
The project proposes to designate the project access as a shared access facility with the adjacent residential property to the east (folio#59956.5000), which also fronts on Morris Bridge Rd. Folio##59956.5000 is currently served by a driveway located approximately +/-8 feet from the project's proposed access connection. At the time of construction, the developer will be required to construct a driveway access to serve Folio##59956.5000 and remove the existing driveway on Morris Bridge Rd. and restore it to Hillsborough County typical standard.

The proposed PD site plan provides emergency access connections to the adjacent residentially designated properties to the east (folio#59957.0000) and west (folio#59954.0050) consistent with LDC, Sec. 6.02.01. H. The emergency access shall be gated and accessible via a Knox Box Rapid Entry System by County Emergency Services.

The PD site plan proposes the internal subdivision road to be private and gated. Said roadway will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section.

REQUESTED ADMINISTRATIVE VARIANCE – MORRIS BRIDGE RD. ACCESS SPACING:

The applicant's Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance Request (dated March 30, 2023) from the Section 6.04.07. LDC requirement, governing spacing for the proposed Morris Bridge Rd. access. Per the LDC, Morris Bridge Rd. is a Class 6 roadway, which requires minimum connection spacing of 245 feet. The applicant is proposing the driveway in a location which is with 245 feet of 3 connections located to the west and 3 connections located to the east shown in the graphic below. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 3, 2023. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request.



LEVEL OF SERVICE (LOS) INFORMATION

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Morris Bridge Rd.	I-75	Cross Creek Blvd.	D	C

Source: 2022 Hillsborough County Multimodal Level of Service (LOS) 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
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" 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			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	2	2
Proposed	94	7	9
Difference (+/-)	+76	+5	+7

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	None	None	Meets LDC
East		Emergency Access	None	Meets LDC
West		Emergency Access	None	Meets LDC
Notes:				

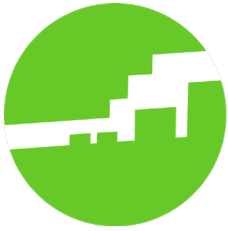
Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./Access Spacing	Administrative Variance Requested	Approvable
Notes: Shared access proposed to eliminate adjacent driveway conflict.		

4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023	Petition: PD 23-0042
Report Prepared: April 5, 2023	12750 Morris Bridge Road <i>North of Morris Bridge Road and southwest of Verges Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	N/A
Request	Rezoning from Agricultural Rural (AR) and Agricultural, Single-Family (AS-1) to a Planned Development (PD) to allow for a 10-unit single family residential development
Parcel Size	10.67 ± acres
Street Functional Classification	Morris Bridge Road - County Arterial Verges Road - Local Road
Locational Criteria	N/A
Evacuation Zone	D



Context

- The approximately 10.67-acre subject property is located north of Morris Bridge Road and southwest of Verges Road.
- The site is located within the Rural Area and is not located within the limits of any Community Plan.
- The subject property is located within the Residential-6 (RES-6) Future Land Use category, which can be considered for a maximum density of 6 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-6 Future Land Use category is designated to areas that are suitable for low density residential development. Typical uses include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development.
- The subject site abuts Morris Bridge Road to the south. RES-6 surrounds the site to the east, south, and west. To the north, northwest, and northeast, as well as further south from the site is the Natural Preservation (N) Future Land Use category. Further southwest, there is Suburban Mixed Use-6 (SMU-6).
- The subject property is currently vacant. The area abutting the site to the east and west is agricultural. To the north there are public/quasi-public institutional uses owned by the Southwest Florida Water Management District. To the south it is mostly developed with single-family residential homes, vacant, public/quasi-public/institutional, and agricultural uses. There are a variety of existing land uses further east with mobile home parks, light commercial, homeowner associations, vacant, public communications/utilities, and single-family residential uses.
- The site is currently zoned as Agricultural Single-Family (AS-1) and Agricultural Rural (AR). Directly south from the property is Residential Single-Family-2 (RSC-2), Agricultural Single-Family Conventional-1 (ASC-1), and AS-1. Land to the north, west, and east is zoned as AR. Further south, there are Residential Single-Family Conventional-6 (RSC-6), Residential Single-Family Conventional-4 (RSC-4), and AS-1 uses. Further east from the site are ASC-1, RSC-2, AR, AS-1, as well as Commercial Neighborhood (CN), RSC-6 and Planned Development (PD) uses.
- The applicant is requesting a rezoning from Agricultural Rural (AR) and Agricultural Single-Family (AS-1) to a Planned Development (PD) to allow for a 10-unit single family residential development.
- The property is adjacent to Significant Wildlife Habitat to the north.

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 16.7: *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 16.9: *All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.*

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

Community Design Component

4.0 COMMUNITY LEVEL DESIGN
4.1 Rural Residential Character

Goal 7: Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

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.

5.3 RURAL

Goal 14: Provide standards within the land development code for development in the rural areas, which allow for developments of a specifically rural character.

ONE WATER SECTION

Objective 4.3: Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions.

Staff Analysis of Goals, Objectives and Policies:

The 10.67 ± acre subject property is located north of Morris Bridge Road and southwest of Verges Road. The site is in the Rural Area and is not located within the limits of a Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-6 (RES-6). The applicant is requesting to rezone the subject property from Agricultural Single-Family (AS-1) and Agricultural Rural (AR) to Planned Development (PD) allowing for a 10-unit single-family residential development on 0.5 acre lots. Per the conditions of approval, the applicant is also requesting pastureland to be allowed in the interim.

Policy 1.4 of the Future Land Use Element (FLUE) promotes compatibility and defines it not solely as “the same as” but similar to development proposals that are consistent with maintaining the existing character of the area. The FLUE permits for new development within the Rural Area that is similar in character to the existing community.

Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Area. The proposed site is within the RES-6 Future Land Use category; therefore, it is permitted to develop up to a maximum density of 64 units. According to the site-plan and narrative submitted by the applicant dated April 4, 2023, the project proposes to construct only 10 single-family lots at a minimum of a half-acre each. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The proposed development is similar in nature to the existing single-

family residential land uses, especially to the south of the site. Thus, the proposed rezoning from AS-1 and AR to PD is consistent with the surrounding area.

FLUE Objective 9 and Policy 9.2 require that all developments be consistent with the Plan and meet all Land Development Regulations in Hillsborough County. The applicant has submitted Section 6.04.02.B Administrative Variance from Section 6.04.7 Land Development Code requirement. In addition, at the time of filing this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed rezoning, including the interim pastureland use, meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, 16.9 and 16.10. The development pattern of the surrounding area shows several other single-family and other residential uses along Morris Bridge Road, Verges Road, and the surrounding area. The areas to the south of the site and further east are all existing residential uses and are all zoned for Residential Single-Family Conventional-2, 4, and 6 (RSC-2, RSC-4, and RSC-6). The applicant is proposing cross access points for future connectivity to the east and west. The applicant is also proposing a minimum of 0.5 acre lots which are compatible with surrounding lot sizes, ranging from over 2 acres to under 0.20 acres. A PD rezoning would reflect a development pattern that is aligned with the existing development pattern and consistent with the policy direction of the surrounding area. The proposed development of single family residential would provide a transition in intensity between the urban development further west, residential to the south, and the public/quasi-public/institutional uses to the north and east of the area.

The applicant meets the intent of Policy 16.7. The applicant is proposing an access point to Morris Bridge Road and may be gated north of the access driveway. The applicant proposes emergency access only to the adjacent parcels to the east (Folio 59957.0000) and west (Folio 59954.0050). Vehicular and pedestrian access will be provided to the adjacent folio 59956.5000 located southeast of the site. Internal and external sidewalks on Morris Bridge Road will also be provided.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 7 encourages the preservation of existing rural uses as viable residential alternatives to urban and suburban areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. Goal 14 provides a standard for the rural area which promotes development that is aligned with the rural character of the area. The applicant is proposing natural landscaping with the option for a future fence around the project boundary. Thus, the proposed planned development would be consistent with this policy direction, as it seeks to promote low-density residential options within the Rural Area.

The site is within the Tampa Bay Water Mitigation Area. The applicant has stated the proposed development will comply with the State Uniform Mitigation Assessment Method. The proposed will not extend public potable water and wastewater lines and meets the intent of One Water Objective 4.3. In addition, lots will have a minimum of one-half acre of upland acreage to use septic.

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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Department of Development Services.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 23-0042

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER NATURAL LULC, Wet 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-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is subject to the final approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that the information on this map be accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 1/18/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\H\CG\Re\ReZoning - Copy.mxd

