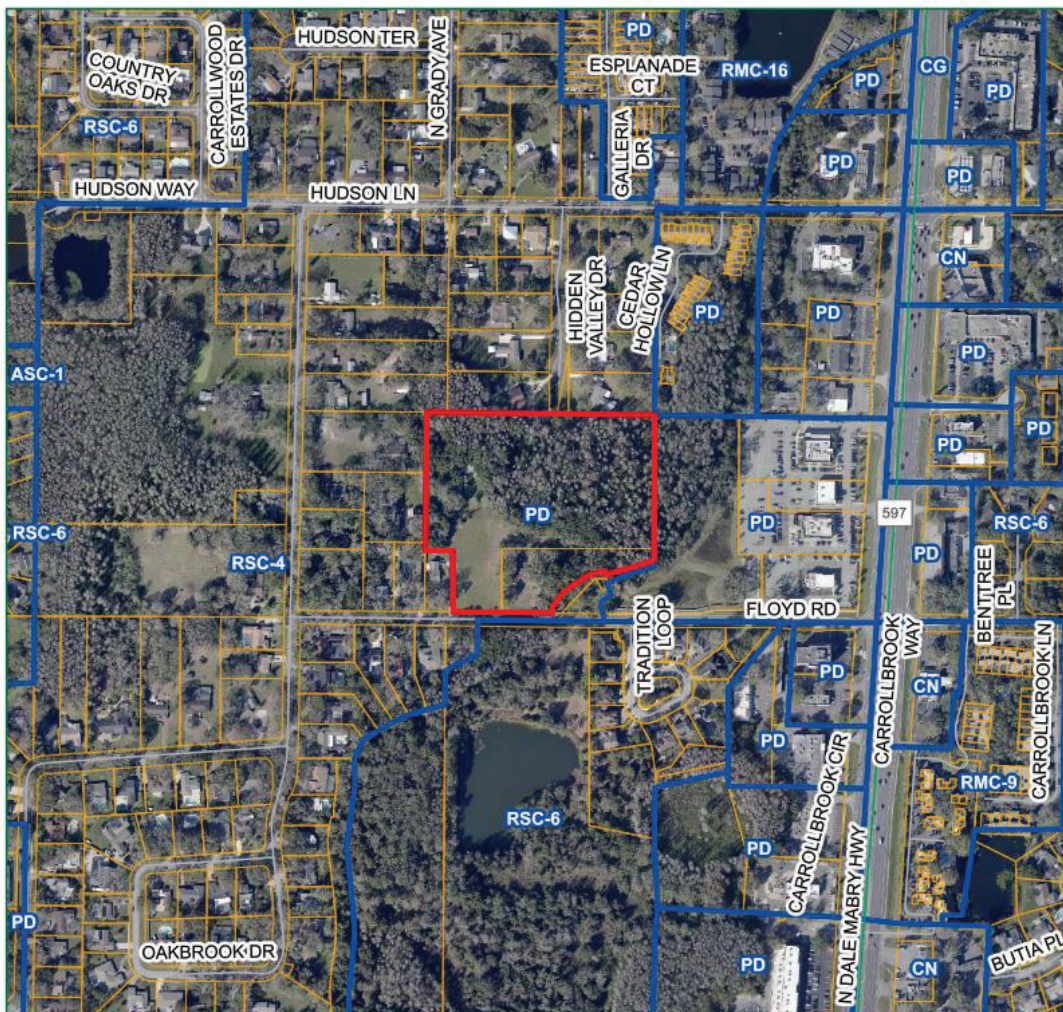




STAFF REPORT

SUBJECT:	PRS 21-0054 GCN	PLANNING AREA:	Greater Carrollwood Northdale
REQUEST:	Minor Modification to a Planned Development	SECTOR	NW
APPLICANT:	Gulfwind Homes		
Existing Zoning : PD 20-0270		Comp Plan Category: R-4	

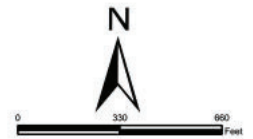


**Immediate Aerial
Zoning Map**

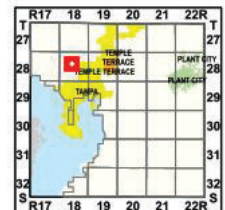
PRS 21-0054

Folio: 23491.0000, 23492.0000

- ▭ Application Site
- ▭ Zoning Boundary
- ▭ Parcels



STR: 16-28-18



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map.
THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.
SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records, if they have been filed on BEST.
Dates of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The applicant seeks to modify a Planned Development (PD) 20-0270 to allow a different type of residential unit not currently approved in the district. The site is located on the north side of Floyd Rd, 1,000 feet west of N Dale Mabry Hwy in Tampa. The site is within the Greater Carrollwood Northdale Community Plan and is in the Urban Service Area. The PD is approved for up to 20 single-family attached (duplexes) dwelling units (10 lot villa).

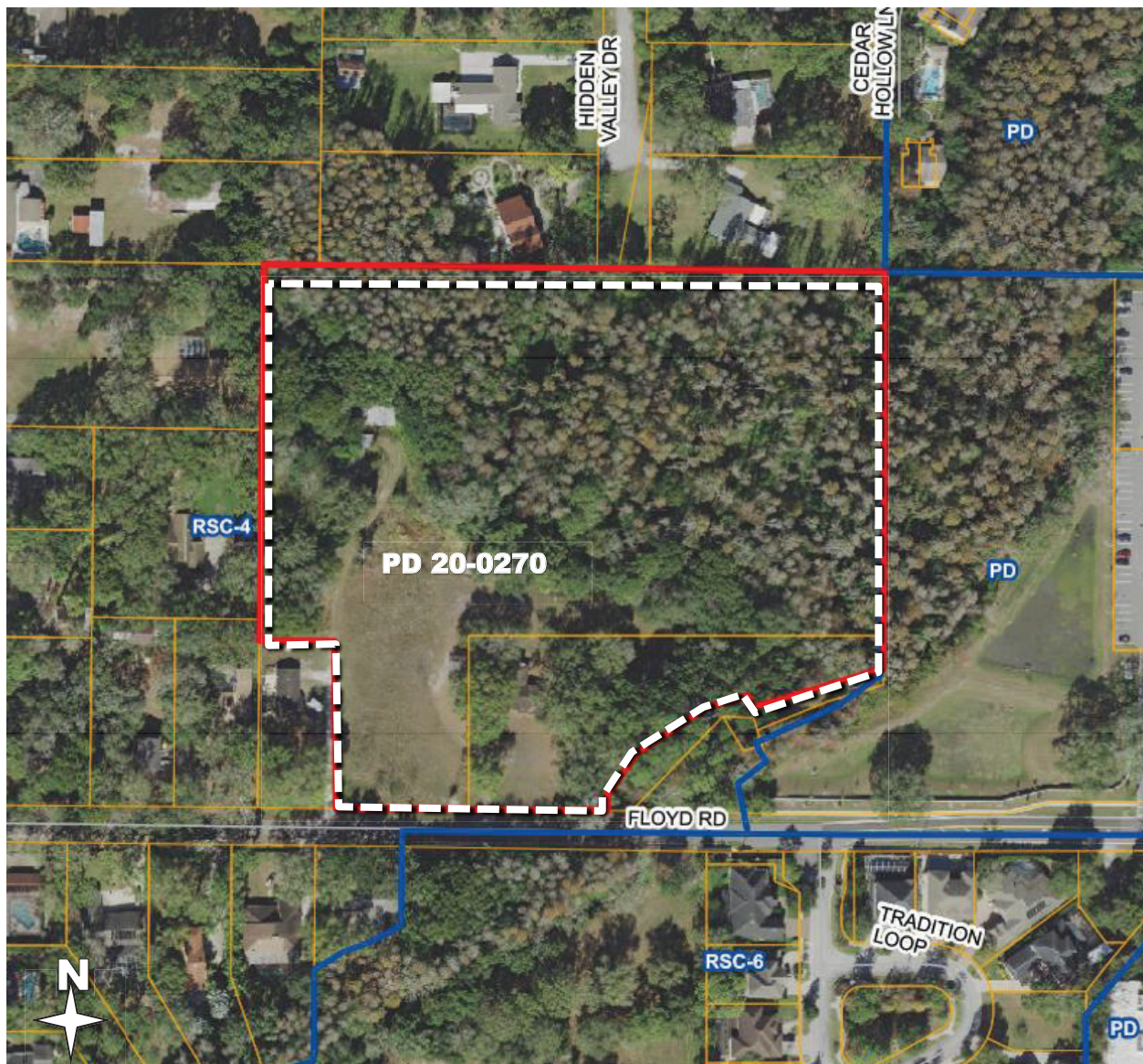


Figure 1 –Subject Site

APPLICATION: PRS 21-0054 GCN

ZHM HEARING DATE: N/A

BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Israel Monsanto

This PD was recently approved on October 2020. After rezoning approval, the site was reviewed for the subdivision of the duplex units. However, due to reconfiguration of the units and placement of the driveways, the number of units was reduced to 19 (9 duplexes and 1 detached unit). Since the conditions of approval and PD General Site Plan was approved for attached units (duplexes) only, a modification to the PD is needed to allow a detached single-family unit/lot.

The maximum allowed number of units will be reduced to 19 and all other conditions for the development standards and buffers are not changing.

The single-family unit detached is being proposed at the end of the internal road, as shown on the General Site Plan below.

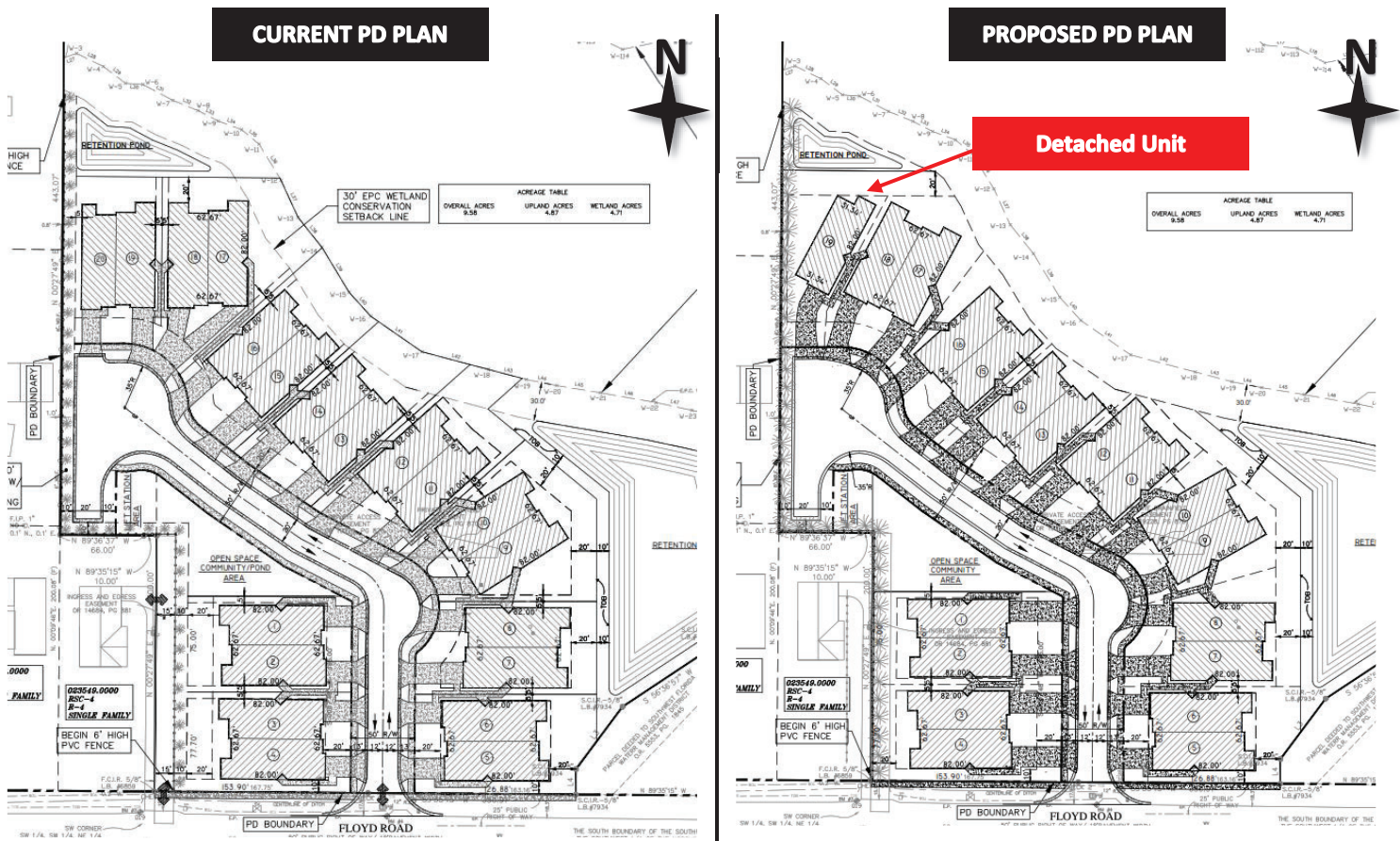


Figure 3 – Proposed Changes – 1 single-family detached unit. Unit #20 is being eliminated.

Surrounding zoning and uses are:

LOCATION	ZONING	USE / APPROVED FOR
North	-Residential Single-Family Conventional (RSC-4)	Residential SF
South	-Residential Single-Family Conventional (RSC-6)	Residential SF
East	-Planned Development PD (04-1470),	Commercial
West	-Residential Single-Family Conventional (RSC-4)	Residential SF

1.2 Compliance Overview with Land Development Code and Technical Manuals

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; 6.06.00, Landscaping, Irrigation and Buffering Requirements; or 6.07.00, Fences and Walls of the Land Development Code. Current waivers and PD variations previously approved would still apply.

1.3 Analysis of Recommended Conditions

Condition #1 is being amended to allow a single family detached unit. One detached single unit will be permitted in addition to 9 duplexes.

1.4 Evaluation of Existing and Planned Public Facilities

No public facilities issues are posed by the requested modification.

1.5 Natural Resources/Environmental

N/A

1.6 Comprehensive Plan Consistency

The Planning Commission staff finds the proposed minor modification **consistent** with the Future of Hillsborough Comprehensive Plan.

1.7 Compatibility

The proposed changes requested by this Minor Modification would not affect the integrity of the Planned Development. The number of maximum units will remain as approved today. The PD is currently approved for residential uses and introducing one single family detached is compatible with surrounding uses. Adjacent zoning districts consist of residential uses today, mostly detached homes. Areas north, west and south are currently zoned Residential Single Family conventional and are developed with detached homes. Southeast to the subject site, on the south side of Floyd Rd., a small neighborhood consisting of 13 single family detached units exists today. This neighborhood is zoned RSC-6, with minimum lot size of 7,000. Another residential project, at the northeast corner of the subject site is zoned PD 84-0151, approved for 27 townhome units.

The location of the single-family detached unit within the subject PD will be adjacent to other single-family residential uses to the west. The applicant is not eliminating the buffer areas and landscaping approved per the PD and all development standards will still apply to the single-family unit proposed. Based on these considerations, staff finds the request approvable, with conditions.

1.7 Agency Comments

No objections were received from reviewing agencies.

1.8 Exhibits

Exhibit 1: Aerial Map

Exhibit 2: Existing Certified Site Plan PD 20-0270

Exhibit 3: Proposed PD Plan (PRS 21-0054)

2.0 Recommendation

Staff recommends approval, subject to the following conditions.

2.1 Recommended Conditions of Approval

APPROVAL -

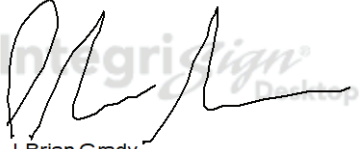
Approval of the request, subject to the conditions listed below, is based on the general site plan submitted ~~June 28, 2019~~ December 22, 2020.

1. The project shall be developed with a maximum of ~~20~~ 19 single-family ~~attached residential units (10-9 duplexes and 1 detached unit)~~ residential units. Existing single-family residential uses shall be permitted until the site is developed with the duplex project.
2. Development standards shall be as follows:

Minimum lot area:	9,700 square feet
Minimum lot width	75 feet
Maximum building height	35 feet (2-stories)
Minimum front yard	20 feet
Minimum side yard setback	5 feet
Minimum rear yard setback	20 feet
Maximum lot coverage	60 percent
3. Location of retention ponds, open space and internal driveway shall generally conform to the General Development Site Plan.
4. Buffer and screening shall consist of the following:
 - 4.1 A 10-foot wide buffer area, as shown on the General Site Plan, shall be provided along west PD boundary. The buffer area shall consist of a 6-foot high, PVC fence and landscaped with 12-foot high red cedar trees, 15 feet on centers, staggered, as depicted on the General Site Plan. The buffer shall be platted as a separate tract and maintained by an HOA or similar entity. Existing vegetation, excluding invasive species, may be used in lieu of the screening, subject to Natural Resources approval.
 - 4.2 The 10-foot buffer shall be placed on the east side of the 15-foot access easement along the southwest PD line.
 - 4.3 Where wetlands are present in the buffer area, screening shall not be required.
5. Community gathering space shall be in accordance with Land Development Code (LDC) Section 6.02.18.
6. The site shall be allowed one access connection on Floyd Road.
7. The developer shall construct a minimum 5-foot wide sidewalk on its project frontage on Floyd Road.
8. 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.

9. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
12. 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.
13. 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.
14. Within 90 days of rezoning approval by the Hillsborough County Board of County Commissioners, the developer shall submit to the County Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above.




Staff's Recommendation: Approvable, Subject to Conditions
Zoning Administrator
 J. Brian Grady Sign-off: Mon Dec 21 2020 15:51:16



General Aerial Zoning Map

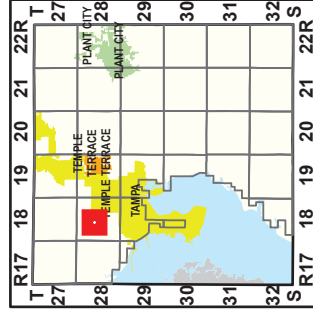
PRS 21-0054

Folio: 23491.0000,
23492.0000

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 16-28-18

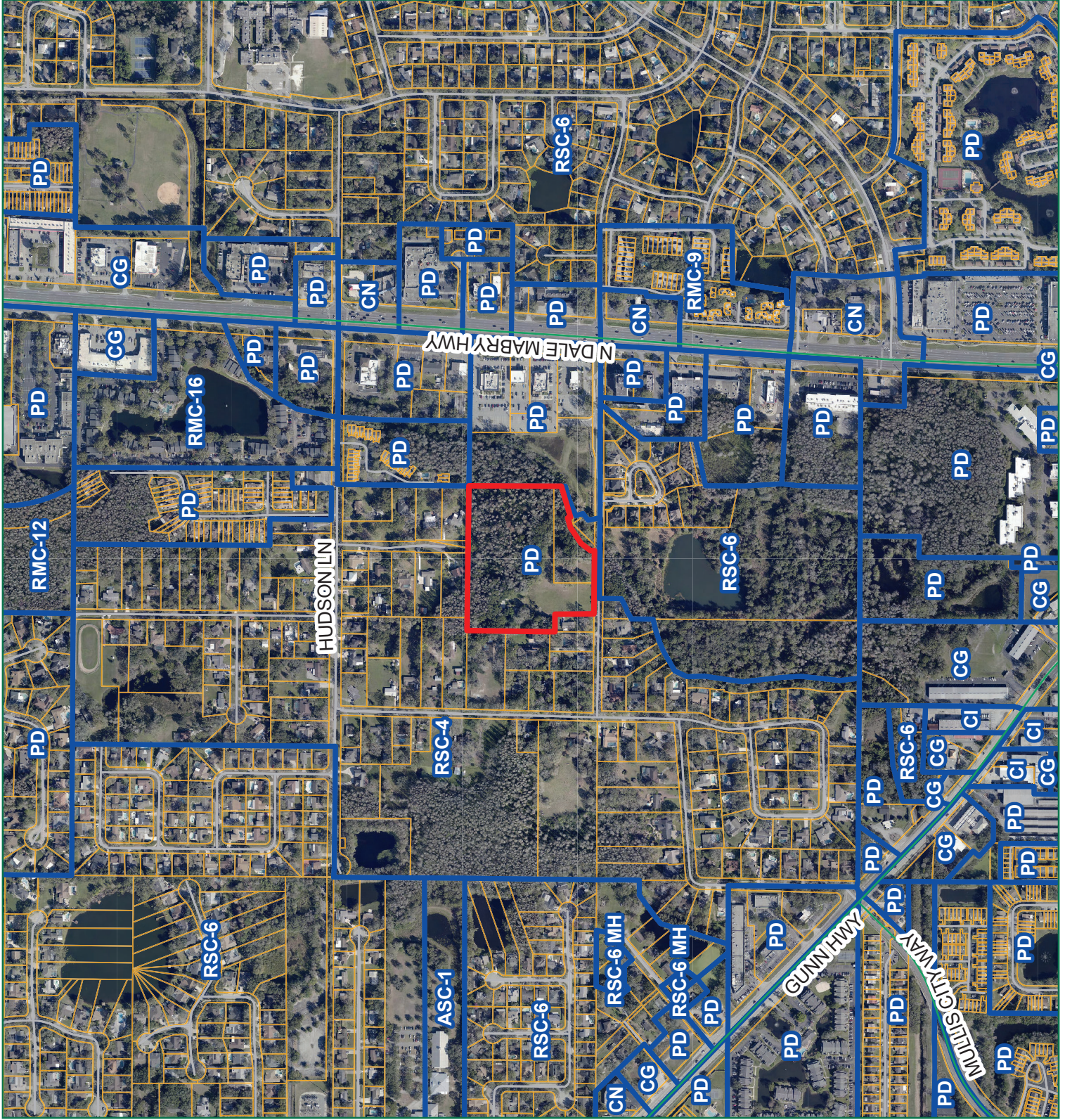


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**CURRENTLY
APPROVED**

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Approval of the request, subject to the conditions listed, is based on the revised general site plan submitted February 21, 2020.

1. The project shall be developed with a maximum of 20 single-family attached (10 duplexes) residential units. Existing single-family residential uses shall be permitted until the site is developed with the duplex project.
2. Development standards shall be as follows:

Minimum lot area:	9,700 square feet
Minimum lot width:	75 feet
Maximum building height:	35 feet (2-stories)
Minimum front yard:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback:	20 feet
Maximum lot coverage:	60 percent
3. Location of retention ponds, open space and internal driveway shall generally conform to the General Development Site Plan.
4. Buffer and screening shall consist of the following:
 - 4.1 A 10-foot wide buffer area, as shown on the General Site Plan, shall be provided along west PD boundary. The buffer area shall consist of a 6-foot high, PVC fence and landscaped with 12-foot high red cedar trees, 15 feet on centers, staggered, as depicted on the General Site Plan. The buffer shall be platted as a separate tract and maintained by an HOA or similar entity. Existing vegetation, excluding invasive species, may be used in lieu of the screening, subject to Natural Resources approval.
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6. The site shall be allowed one access connection on Floyd Road.
7. The developer shall construct a minimum 5-foot wide sidewalk on its project frontage on Floyd Road.
8. 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.
9. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC

Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.

10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
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13. 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.



AGENCY COMMENTS

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AVIATION AUTHORITY LAND USE REVIEW

Hillsborough County - OPTIX

DATE: November 18, 2020

PROPOSED USE INFORMATION:

Case No.: 21-0054 Reviewer: Tony Mantegna

Location: Floyd Rd

Folio: 2349.0000

Current use of Land: Residential - single family

Zoning: PD

REQUEST: Planned development

COMMENTS:

The proposed site falls within Zone "C1" on the Airport Height Zoning Map. Any structure including construction equipment that exceeds 180 feet Above Mean Sea Level may require an Airport Height Zoning Permit and must be reviewed by the Airport Zoning Director.

Compatible without conditions (see comments above) - _____

Not compatible (comments) - _____

Compatible with conditions (see comments above) – Potential buyers should be informed this location is within the flight path of Tampa International Airport and will be subject to aircraft overflight. The property falls outside of the 65 dnl noise contour around the airport and is a compatible but occupants may be subjected to noise from aircraft operating to and from the airport.

cc: Aviation Authority Zoning Director/Legal/Records Management/Central Records

