

**Rezoning Application: RZ-STD 24-0116**

Zoning Hearing Master Date: February 20, 2024

BOCC Land Use Meeting Date: April 09, 2024

**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant:	James & Alicia Barrington	
FLU Category:	R-4	
Service Area:	Urban	
Site Acreage:	1.43 Acres	
Community Plan Area:	Brandon	
Overlay:	None	

**Introduction Summary:**

The applicant requests to rezone the property from ASC-1 to RSC-4.

Zoning:	Existing	Proposed
District(s)	ASC-1	RSC-4
Typical General Use(s)	Agricultural, Single-Family Conventional	Residential, Single-Family Conventional
Acreage	1.43	1.43
Density/Intensity	1 DU per GA/ FAR: NA	4 DU per GA/ FAR: NA
Mathematical Maximum*	1 DU per GA/ FAR: NA	5 DU per GA/ FAR: NA

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	RSC-4
Lot Size / Lot Width	43,560 Sq. Ft./150'	10,000 Sq. Ft./75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> <li>Front and Rear: 50'</li> <li>Side: 15'</li> <li>Buffering: None</li> </ul>	<ul style="list-style-type: none"> <li>Front and Rear: 25'</li> <li>Side: 7.5'</li> <li>Buffering: None</li> </ul>
Height	50'	35'

**Additional Information:**

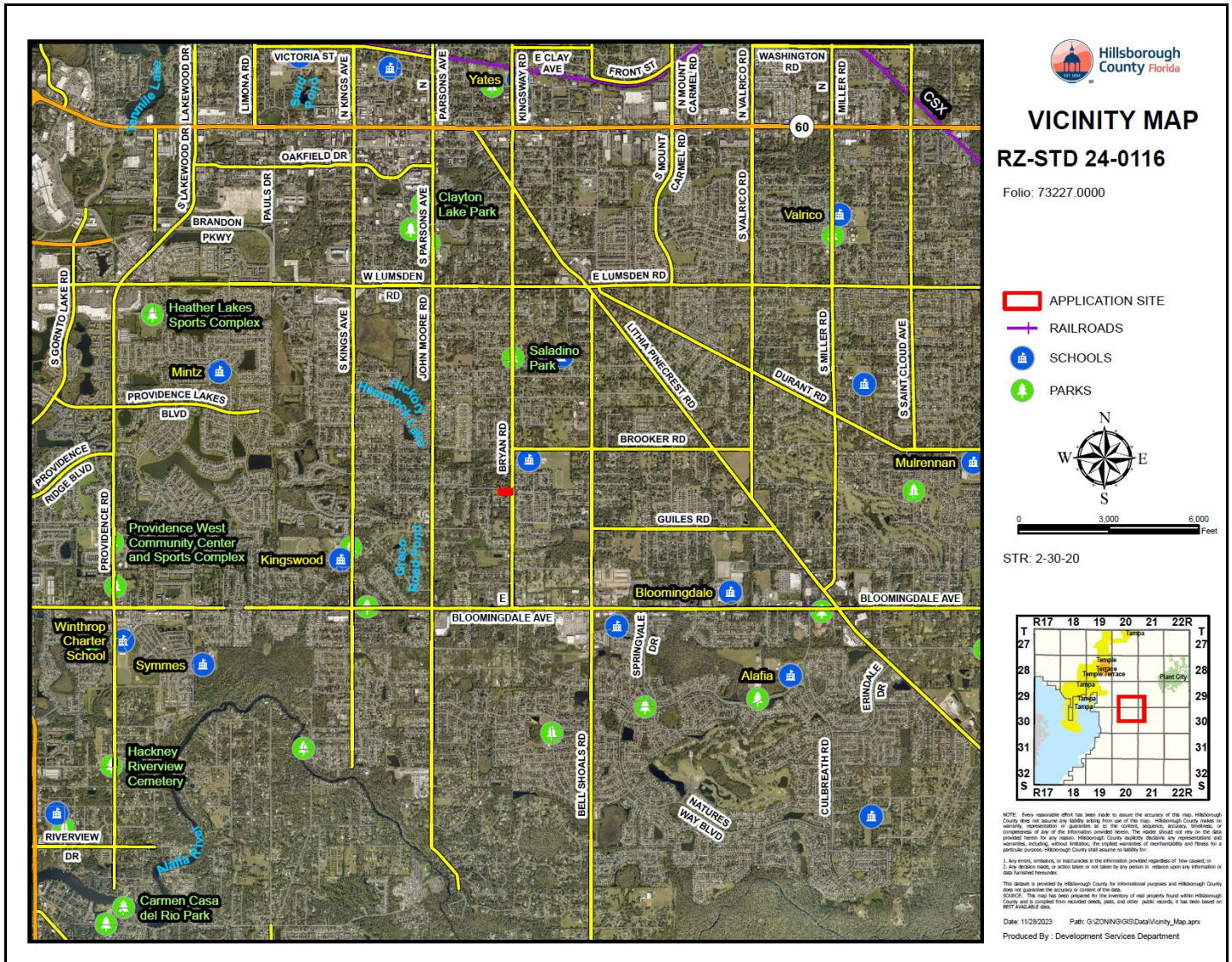
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

**Planning Commission Recommendation:**  
Consistent

**Development Services Recommendation:**  
Approvable

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



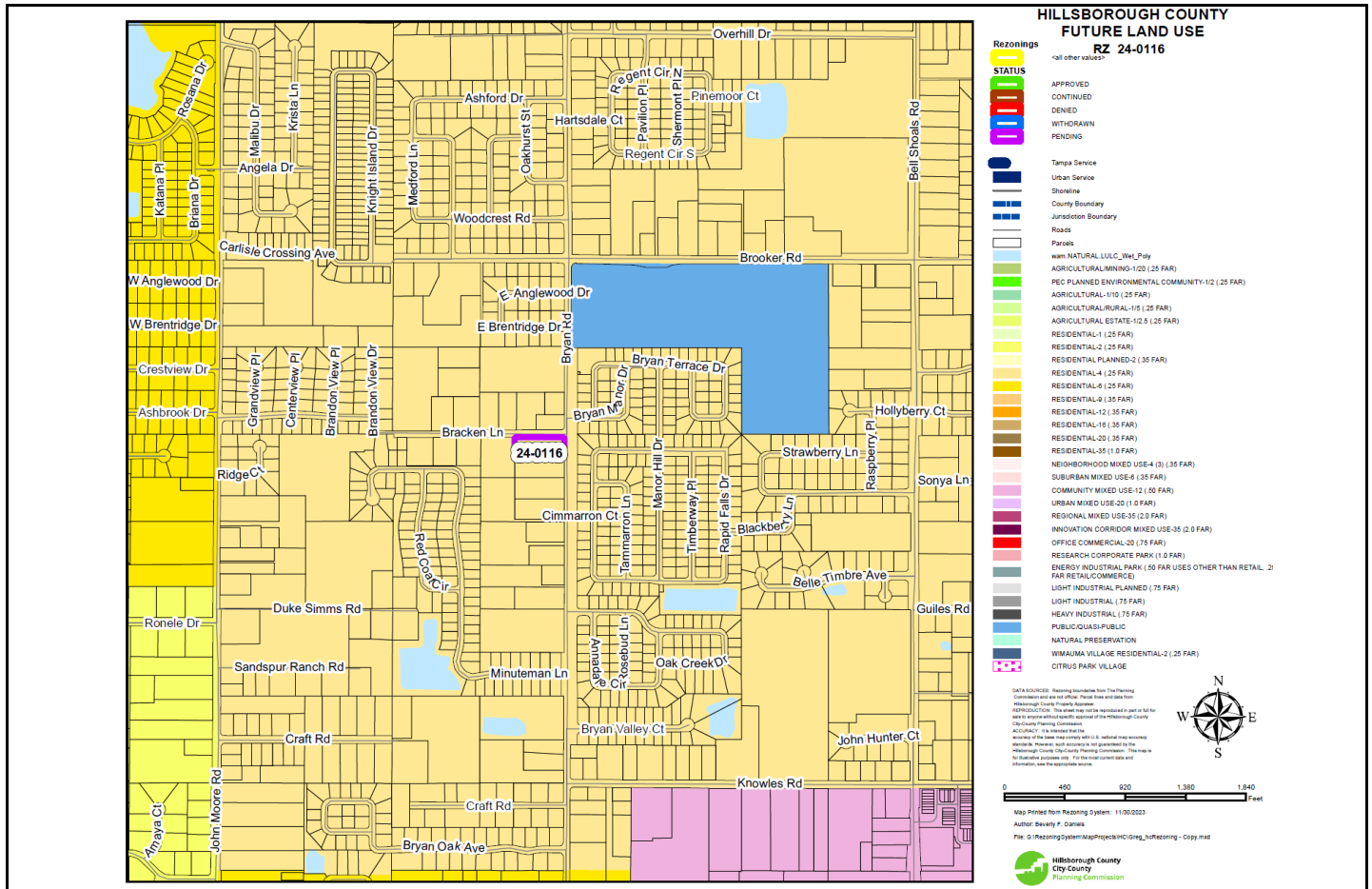
### Context of Surrounding Area:

The subject parcel is located in an area which is comprised of single-family residential uses with ASC-1, RSC-2, RSC-3, RSC-4, and RSC-6 zoning districts.



## 2.0 LAND USE MAP SET AND SUMMARY DATA

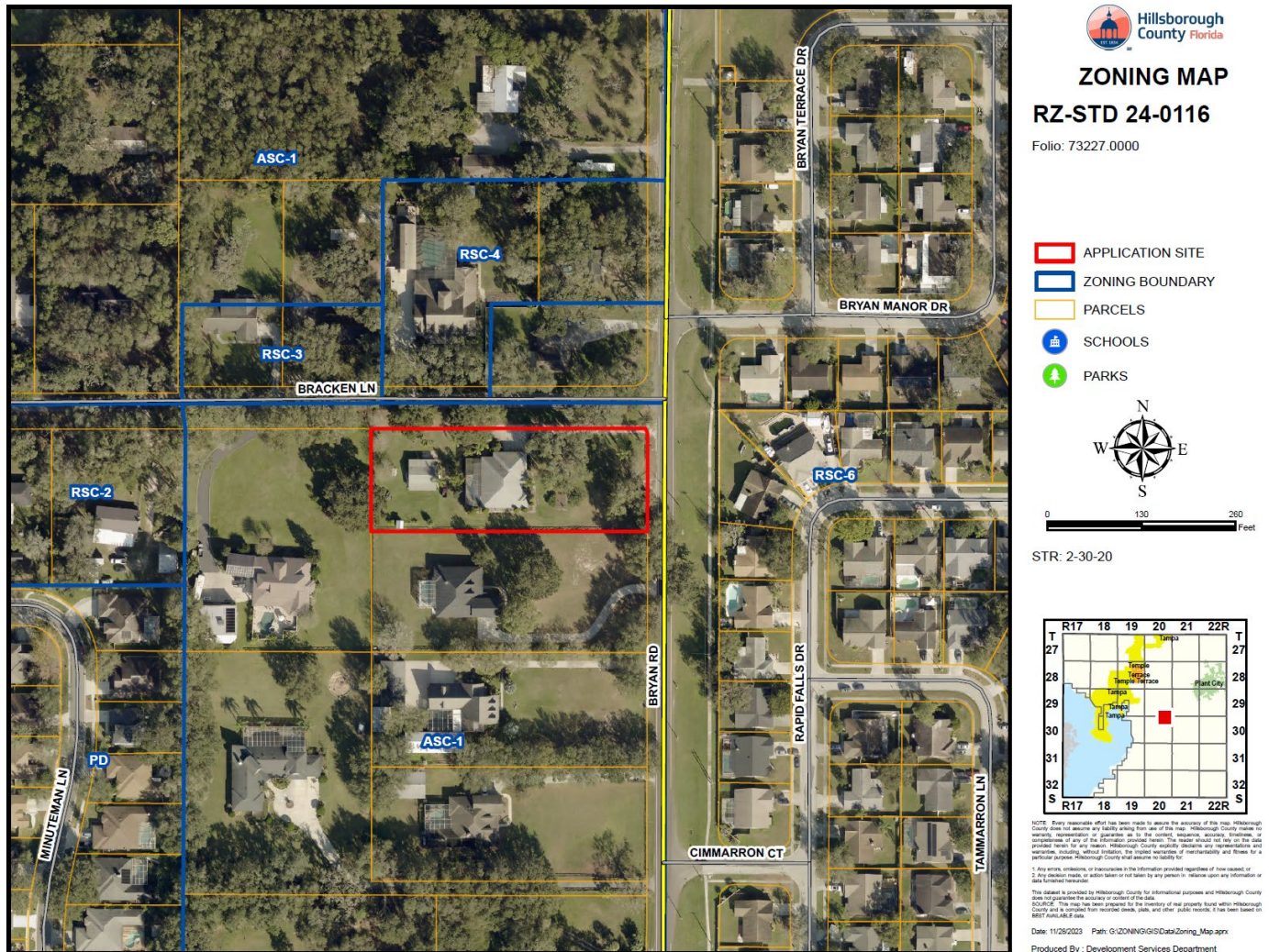
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 DU per GA / .25 FAR
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

## 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	RSC-4, RSC -6	4 DU per GA/ FAR:NA 6 DU per GA/ FAR:NA	Residential	SINGLE FAMILY R
South	ASC-1	1 DU per GA/ FAR:NA	Agriculture, Residential	SINGLE FAMILY R
East	RSC-6	6 DU per GA/FAR:NA	Residential	SINGLE FAMILY R
West	ASC-1	1 DU per GA/FAR:NA	Agriculture, Residential	SINGLE FAMILY R

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 24-0116

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 09, 2024

Case Reviewer: Carolanne Peddle

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)****Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Bryan Road	County Collector - Urban	2 Lanes <input checked="" 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
Bracken Lane	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	1	1
Proposed	52	4	5
Difference (+/-)	+38	+3	+4

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

\*\*The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

**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 &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 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 _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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	
<b>Hillsborough County School Board</b> 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 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	
<b>Impact/Mobility Fees</b>				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input 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	



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## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The immediate adjacent properties are zoned ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6. The site is within a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4 and permits consideration of this density.

### 5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Though approval of this rezoning does not guarantee access of the property as depicted on the applicant's submitted survey. All subdivided lots will need to meet RSC-4 development standards. Therefore, staff finds the request Approvable.

## 6.0 PROPOSED CONDITIONS




APPLICATION NUMBER: RZ-STD 24-0116

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 09, 2024

Case Reviewer: Carolanne Peddle

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Thu Feb 8 2024 08:52:44

**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

**N/A**

## 8.0 PROPOSED SITE PLAN (FULL)

N/A



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

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, AICP  
**PLANNING AREA/SECTOR:** Brandon/Central

**DATE:** 02/07/2024  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 24-0116

- ☐ This agency has no comments.
- ☒ This agency has no objection.
- ☐ This agency objects for the reasons set forth below.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 1.24 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 4 (RSC-4). The site is located on the southeast corner of the intersection of Bryan Road and Bracken Lane. The Future Land Use designation of the site is Residential – 4 (R-4).

### **SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

### ***Trip Generation Analysis***

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. 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, 11<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 1 Single Family Dwelling Units (ITE Code 210)	14	1	1

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 4 Single Family Dwelling Units (ITE Code 210)	52	4	5

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+38</b>	<b>+3</b>	<b>+4</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Bryan Road and Bracken Lane. Bryan Road is a 2-lane, substandard, undivided, Hillsborough County-maintained collector roadway. Bryan Road does not have sidewalks or bike lanes on either side of the roadway within the vicinity of the project. Bryan Road lies within +/- 87 feet of right of way within the vicinity of the project. Bracken Lane is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway. Bracken Lane does not have sidewalks on either side of the roadway within the vicinity of the project. Bracken Lane lies within +/- 25 feet of right of way in the vicinity of the project.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below. Bracken Lane is not a regulated roadway and, as such, was not included in the 2020 Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRYAN RD	BLOOMINGDALE AVE	SR 60/ BRANDON BLVD	D	C

Source: [\*2020 Hillsborough County 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
Bryan Road	County Collector - Urban	2 Lanes <input checked="" 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
Bracken Lane	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	1	1
Proposed	52	4	5
Difference (+/-)	+38	+3	+4

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

\*\*The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

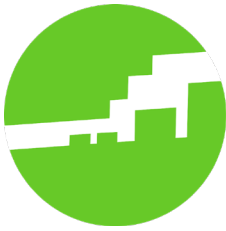
Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

### 4.0 Additional Site Information & Agency Comments Summary

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

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**Hillsborough County  
City-County  
Planning Commission**

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> February 20, 2024  <b>Report Prepared:</b> February 08, 2024	<b>Petition: RZ 24-0116</b>  <b>2806 Bryan Road</b>  <i>West of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ac ; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Brandon</b>
<b>Requested Zoning</b>	Rezoning from Agricultural Single Family Conventional (ASC-1) to Residential Single Family Conventional (RSC-4).
<b>Parcel Size</b>	1.24 ± acres
<b>Street Functional Classification</b>	South Bryan Road – <b>County Collector</b> Bracken Lane – <b>Local</b> East Bloomingdale Avenue – <b>County Arterial</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	N/A





### **Context**

- The 1.24 ± acre subject site is located west of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue.
- The site is located in the Urban Service Area (USA). It is within the limits of the Brandon Community Plan, specifically the Garden Estates district on the Brandon Character Districts Map.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category can be considered for a maximum of up to 4 dwelling units per gross acre and a maximum of up to 0.25 FAR. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses in the RES-4 category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- RES-4 surrounds the subject site on all sides. Further northeast is Public/Quasi-Public (P/Q-P), and further west are the Residential-2 (RES-2), and further south and southeast are both the Residential-6 (RES-6) and Community Mixed Use-12 (CMU) Future Land Use Categories.
- The subject site currently contains a single-family residence. There are single-family residences surrounding the site on all sides. Vacant and Public/Quasi-Public existing uses are interspersed around the site. A school exists northeast of the subject site.
- The site is currently zoned as Agricultural Single Family Conventional (ASC-1). ASC-1 zoning is also to the immediate west and south, and further north of the subject site. There are Residential Single Family Conventional (RSC-6) zoning to the east and Residential Single Family Conventional (RSC-4) zoning to the north. Northwest of the subject site is Residential Single Family Conventional-3 (RSC-3).
- The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to the Residential Single Family Conventional (RSC-4) to split the property and sell the western side of the property located behind the existing home. The property to be sold is 0.50 ± acres.

### **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 (USA)***

**Objective 1:** *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

**Policy 1.2: Minimum Density**

*All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

**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.*

**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 16.2:** *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 16.10:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

### **LIVABLE COMMUNITIES ELEMENT: Brandon Community Plan**

**Goal 1:** *Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.*

*5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.*

*a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.*

*b. Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character.*

*i. The community recognizes the need for a system of bike lanes and trails.*

**Goal 6:** *Re-establish Brandon's historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

*e. Garden Estates- Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

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

The 1.24 ± acre subject site is located west of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue. The subject site is in the Urban Service Area and is within the limits of the Brandon Community Plan. The subject site's Future Land Use category is Residential-4 (RES-4). The applicant is requesting a rezoning from ASC-1 to the RSC-4 to split the parcel and sell the western side of the parcel located behind the existing home. According to the applicant, the property to be sold is 0.50 ± acres.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element (FLUE) by providing residential use within the Urban Service Area, where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4, as the character of the area contains a similar range of residential uses. Single-family residential surrounds the site on all sides. Further to the northeast is Burns Middle School.

The subject site is approximately 1.24 acres in size and currently contains a single-family residence. The applicant is seeking a rezoning from ASC-1 to RSC-4 to split the property and sell the western side of the property located behind the existing home. The applicant, per their narrative letter uploaded into Optix on December 22, 2023, has stated that the property to be sold is approximately 0.50 acres. The proposal is consistent with the

allowable maximum density and allowable uses under its Future Land Use category of RES-4. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state, and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area.

The subject site is in the Garden Estates Character District of the Brandon Community Plan. The proposal meets the intent of the Community Plan which consists predominantly of single-family homes with lot sizes of at least half an acre. The request to remove 0.50 ± acres of the 1.24 ± acre subject site aligns with the vision of the Brandon Community Plan by keeping lot sizes consistent with the surrounding area.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

#### **Recommendation**

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





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