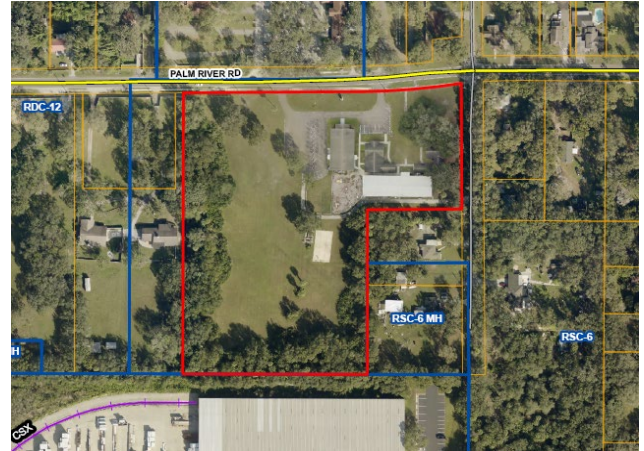


Rezoning Application: PD 24-0142
Zoning Hearing Master Date: February 20, 2024
BOCC Land Use Meeting Date: April 9, 2024

1.0 APPLICATION SUMMARY

Applicant: Lennar Homes
FLU Category: RES-9
Service Area: Urban
Site Acreage: 7.62 +/-
Community Plan Area: Greater Palm River
Overlay: None
Special District: None



Introduction Summary:

The applicant is requesting to rezone the property from (RSC-6) to Planned Development to allow for a maximum of sixty-eight (68) townhome units. The parcel is currently occupied by Palm River Baptist Church.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential Townhomes
Acreage	7.62	7.62
Density/Intensity	6 DU/ Acre	9 DU/ Acre
Mathematical Maximum*	47 Dwelling Units	68 Dwelling Units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed Lot Standards
District(s)	RSC-6	PD
Lot Size / Lot Width	7,000 SF / 70'	1,584 SF / 18' Min
Setbacks/Buffering and Screening	25" Front 25" Rear 7.5' Sides	18' Front 10' Rear / 20' Garage 7.5' Sides / 10' Corner
Height	35'	35' / 2 Stories

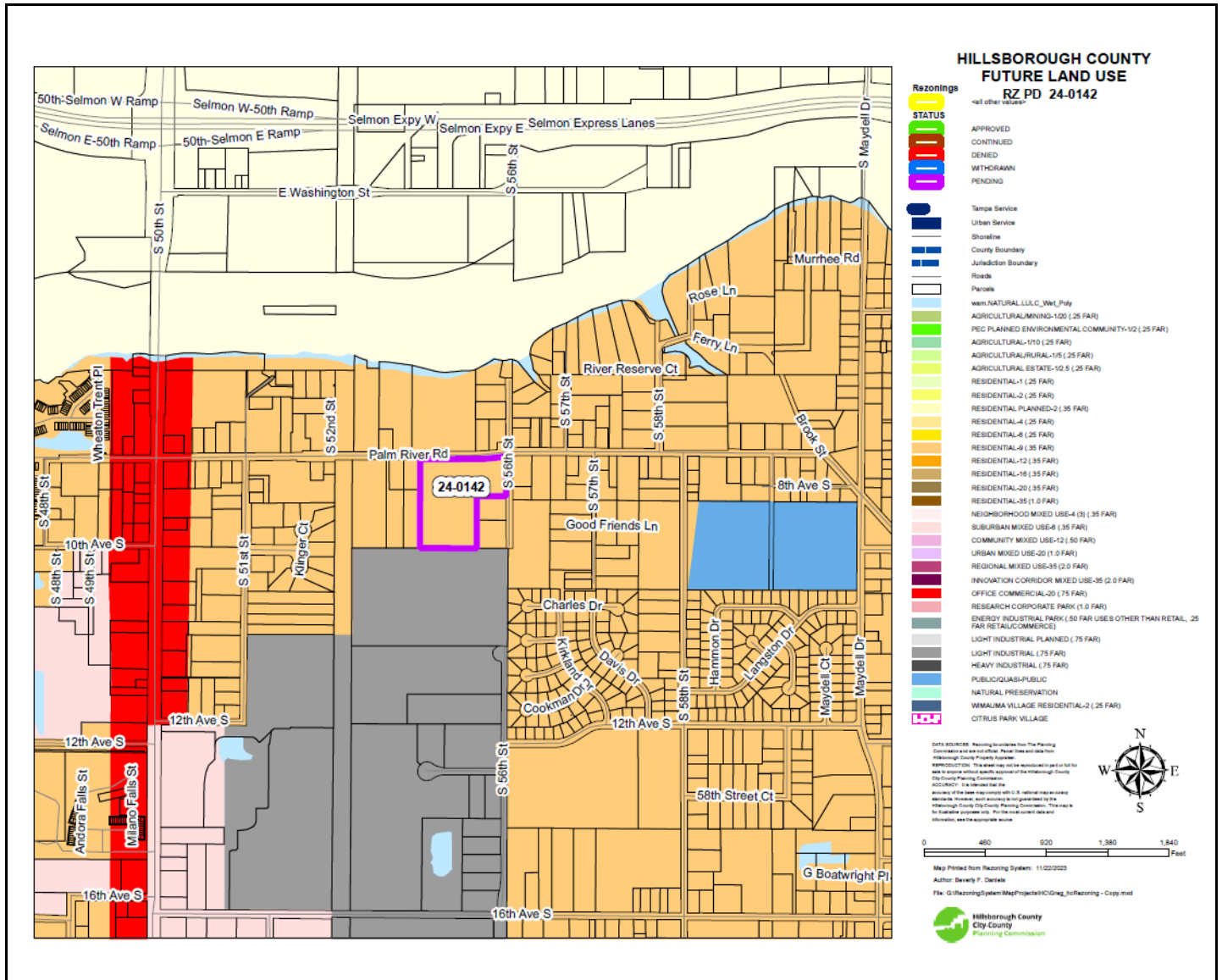
Additional Information:

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 proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

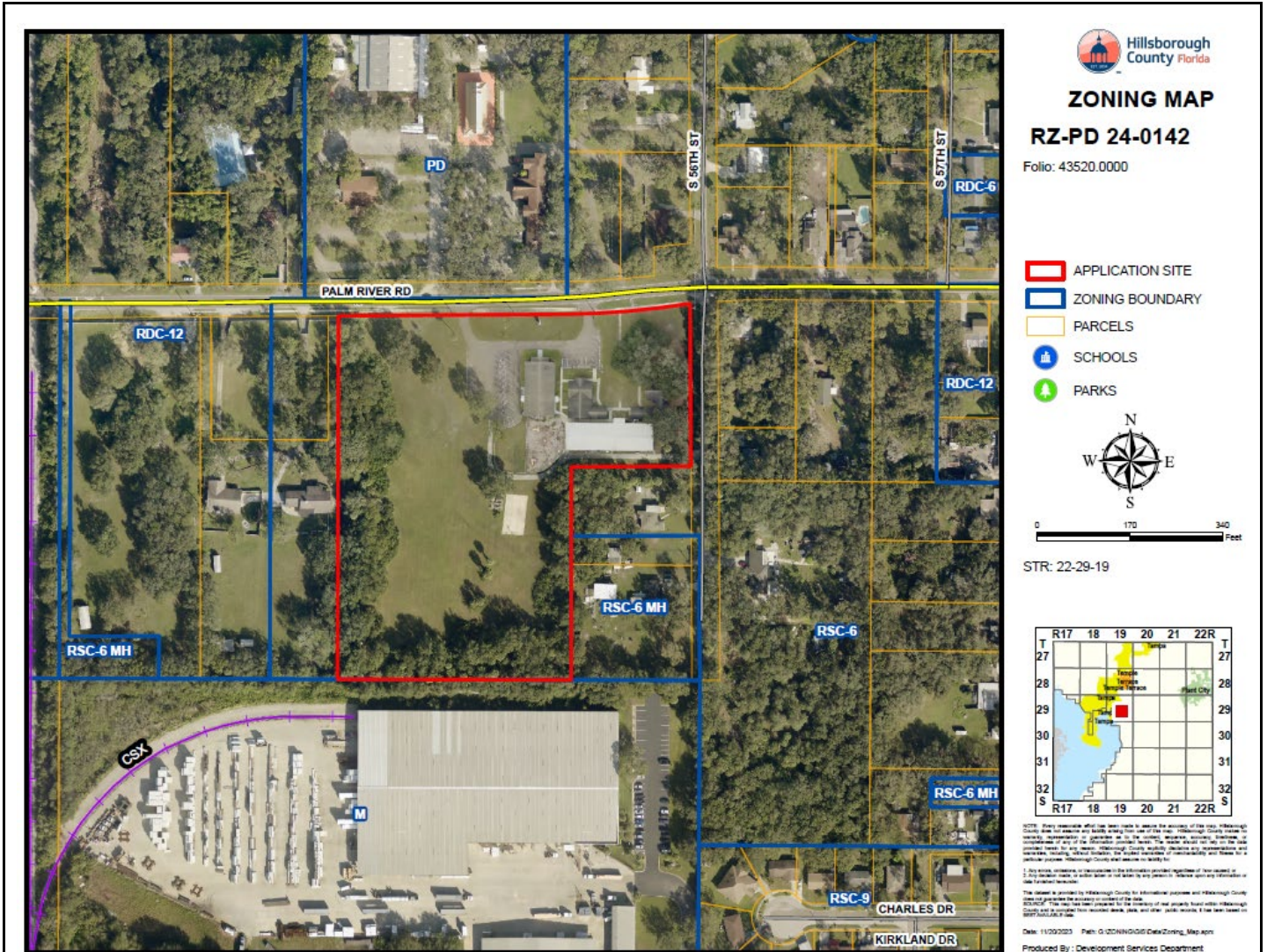
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 9 (RES-9)
Maximum Density/F.A.R.:	9 DU/ Acre .50 FAR
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

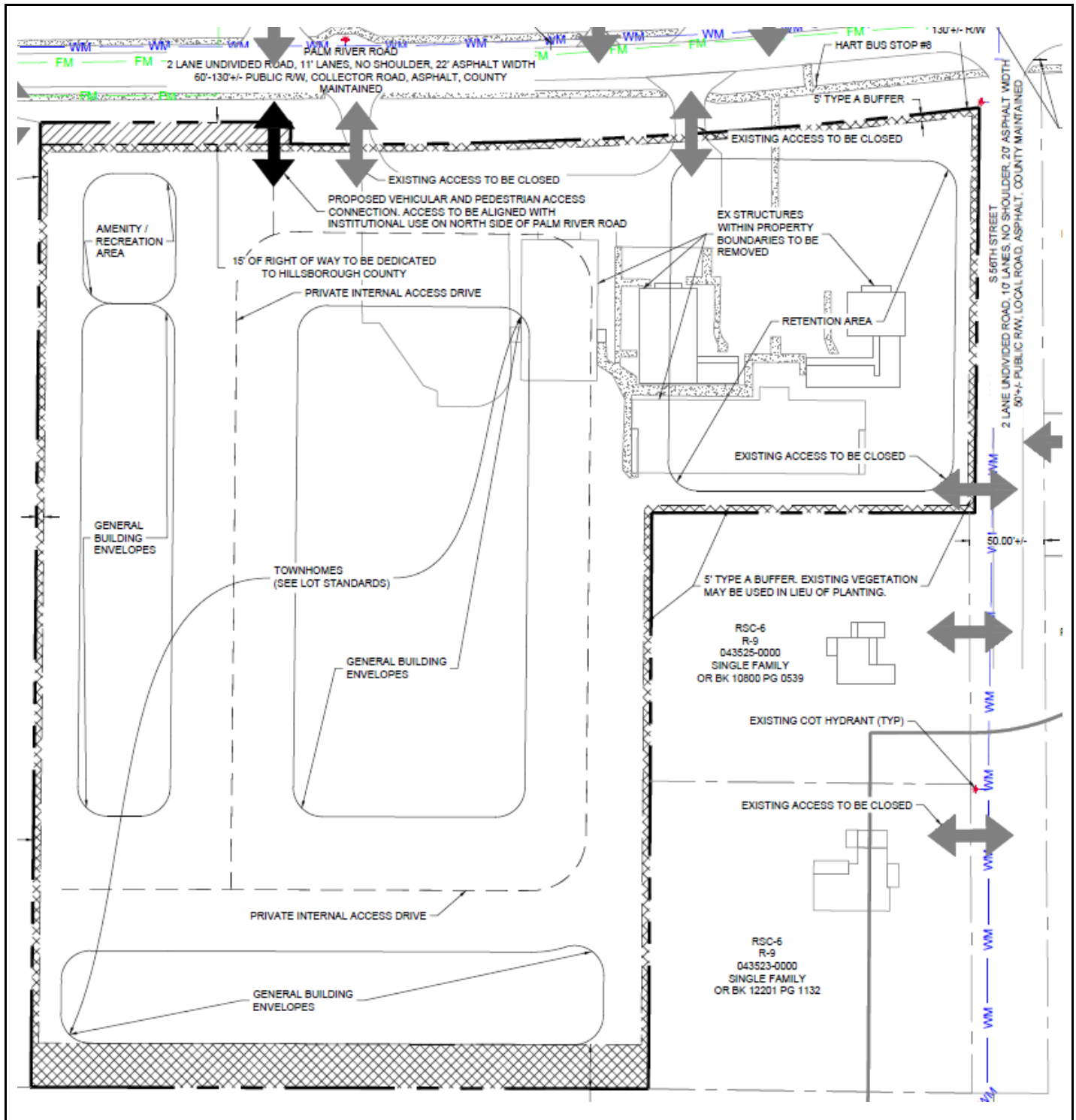


Adjacent Zonings and Uses

Location:	Zoning:		Maximum Density/F.A.R. Permitted by Zoning District:		Allowable Use:		Existing Use:
	PD	RSC-6	.69 FAR	6 DU/Acre	Single Family Residential	Single Family Residential	
North	PD 04-0177	RSC-6	.69 FAR	6 DU/Acre	Buddhist Temple, Dormitory, office, Sunday school classrooms	Single Family Residential	Institutional/ Church parsonages
South	M		.75		Light Industrial/Manufacturing		Light Industrial/Manufacturing
East	RSC-6		6 DU/ Acre		Single Family Residential		Single Family Residential
West	RSC-6		6 DU/ Acre		Single Family Residential		Single Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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
Palm River Road	County Collector - Rural	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
S. 56 th St.	County Local - Rural	8 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	424	31	42
Proposed	498	32	39
Difference (+/1)	+74	+1	-3

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

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

Design Exception/Administrative Variance		
Road Name/Nature of Request	Type	Finding
Palm River Rd. / Substandard Roadway	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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: <ul style="list-style-type: none"> <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 checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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 Report
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input 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	
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 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	
Impact/Mobility Fees: Townhouse (Fee estimate is based on a 1,500 SF /*+1-2 Story) Mobility: \$6,661 * 68 = \$452,948 Parks: \$1,957 * 68 = \$133,076 Fire: \$249 * 68 = \$16,932 School: \$7,027 * 68 = \$477,836 Total Townhouse: \$1,080,792				
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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is seeking to rezone a 7.62-acre parcel from Residential, Single-Family Conventional (RSC-6) to Planned Development (PD), to allow the development of up to sixty-eight (68) townhome units at 9.0 dwelling units per acre. The current use of the property is a place of worship.

The subject property is designated as RES-9 on the Future Land Use Plan. The proposed zoning is consistent with the Future Land Use Plan and is being supported by the Planning Commission. Development Services does not have any compatibility concerns with the proposed Planned Development. The proposed residential density is appropriate to the area and is supported by low-medium density residential, as well as urban-scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in the surrounding area.

The buffer and screening requirements proposed for the development shall follow the Land Development Code Section 6.06.06. The southern boundary shall allow the existing 30' Type "C" vegetation buffer. The side property boundaries on the east and west sides shall have a 10-foot Type "A" buffer. In addition, the 2:1 setback requirement is being met.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping with the general development pattern of the area and staff has not found any compatibility issues related to the request.

5.2 Recommendation

Based on the above considerations, staff recommends approval of the request subject to the proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 22, 2023.

Prior to certification, the applicant shall revise the Typical Townhome Detail to:

- 1) require a minimum 20' front setback, and
- 2) add a footnote that states "If a driveway is located in the side yard, a minimum 20' setback will be required."
- 3) Revise the Site Plan to replace notations of 5' TYPE A BUFFER. EXISTING VEGETATION MAY BE USED IN LIEU OF PLANTING and revise to reflect a 10' Type "A" Buffer.

1. The approval shall be for a maximum of 68 attached townhome units.

2. Development standards shall be as follows:

Minimum Lot Size:	1,584 SF
Minimum Lot Width:	18'
Minimum Setback Front:	18'
Minimum Setback Rear:	10'
Minimum Setback Side:	7.5'
Minimum Setback Corner:	10'
Minimum Garage Setback:	20'
Maximum Building Height:	35'
Maximum Impervious Coverage:	60%
Maximum Building Coverage:	35%

3. Buffering and Screening Shall be provided as required by The Land Development Code Section 6.06.06 unless otherwise depicted on the site plan.

- a. A 10' Type "A" Buffer shall be required along the side (east and west) property lines
- b. The depicted 5' wide buffer along Palm River Road shall be measured from the ROW dedication line where applicable.
- c. Any existing vegetation proposed to meet the Type "C" screening requirement shall be reviewed and approved by Natural Resources and approval of this rezoning does not grant any PD Variation to LDC Part 6.06.00.
- d. Buffers shall be platted as a separate tract and not included in the minimum lot size or required rear yard setback. The tract shall be owned and maintained by the Homeowner's Association or a similar entity.

4. The 2:1 setback requirement shall apply for all structures that have a permitted height greater than 20 feet, for every one foot of structure height over 20 feet, an additional two feet of setback requirement applies. (Per Section 6.01.01 endnote 8)

5. In addition to a solid waste dumpster, a recycling dumpster shall also be provided in accordance with Land Development Code 6.03.15.

6. The subject property shall be subject to the parking requirements of Section 6.05.02 of the Hillsborough County Land Development Code.
7. The project’s internal roadways shall be developed as generally depicted on the general site plan.
8. The project shall be permitted one full access connection on Palm River Rd. as shown on the PD site plan.
9. If PD 24-0142 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 9, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on February 9, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Palm River Road in association with the proposed development.
10. As proffered by the applicant, the developer shall dedicate 15 feet of right-of-way along a +/-170-foot segment of the project frontage on Palm River Rd. as shown on the PD site plan.
11. The developer shall construct a 5-foot sidewalk along the project frontage on S. 56th St. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
12. Construction access shall be limited to those locations shown on the PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates the same.
13. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
14. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
15. 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:

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 obtaining all necessary building permits for on-site structures.

APPLICATION NUMBER: PD 24-0142

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Camille Krochta

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

APPLICATION NUMBER: PD 24-0142

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 9, 2024

Case Reviewer: Camille Krochta

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 2/09/2024

Revised: 2/12/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/CENTRAL

PETITION NO: PD 24-0142

-
-
- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

- The project shall be permitted one full access connection on Palm River Rd. as shown on the PD site plan.
- If PD 24-0142 is approved, the County Engineer will approve the Section 6.04.02.B. Administrative Variance (dated February 9, 2024) to meet the requirements of the Hillsborough County Land Development Code (LDC) Section 6.04.03.L, which was found approvable on February 9, 2024. Approval of this Administrative Variance will waive the substandard roadway improvements on Palm River Road in association with the proposed development.
- As proffered by the applicant, the developer shall dedicate 15 feet of right-of-way along a +/-170-foot segment of the project frontage on Palm River Rd. as shown on the PD site plan.
- The developer shall construct a 5-foot sidewalk along the project frontage on S. 56th St.
- Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
- Construction access shall be limited to those locations shown on PD site plan which are also proposed vehicular access connections. The developer shall include a note in each site/construction plan submittal which indicates same.

OTHER CONDITIONS:

Prior to certification, the applicant shall revise Typical Townhome Detail to:

- A) require a minimum 20' front setback, and
- B) add a footnote that states "If a driveway is located in the side yard, a minimum 20' setback will be required."

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 7.62-acre parcel, from Residential Single Family Conventional 6 (RSC-6) to Planned Development to construct 72 town home units. The site is located at the southwest corner of Palm River Rd. and S. 56th St. in the Greater Palm River Community Plan Area. The Future Land Use designation is Residential 9 (R-9).

The property is currently developed for a Church use.

Trip Generation Analysis

The applicant submitted a trip generation and site access 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.

Existing Zoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6: 45 Single Family Detached Units (ITE Code 210)	424	31	42

Proposed Rezoning

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 72 Low-Rise Multifamily Units (ITE 215)	498	32	39

Trip Generation Difference

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(+)74	(+)1	(-)3

The proposed PD rezoning is anticipated to increase the number of trips potentially generated by development on the site by +74 average daily trips and +1 a.m. peak hour trip; and decrease p.m. peak hour trips by -3.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Palm River Rd. is a 2-lane, substandard, undivided, rural collector roadway. The roadway is characterized by +/-11-foot-wide travel lanes in good condition, lying within a variable width right-of-way (ranging from +/-55 feet along the western segment, +/- 60 along the middle segment and +/-120 feet in width along the eastern most segment). There are sidewalks on both sides of the road along the property frontage with the exception of short segment, measuring +/-180 feet, on the northside. There are no paved shoulders within the vicinity of the project.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way. The applicant is proposing a Sec. 6.04.02.B. administrative variance to waive substandard roadway improvements. The proposed administrative variance is discussed in greater detail under the section titled Requested Administrative Variance herein. Separate from the administrative variance the applicant is proffering to dedicate 15 feet of right-of-way along a +/-170-foot segment of the project frontage as shown on the proposed PD site plan.

S. 56th St. is a 2-lane, substandard, undivided, rural local roadway. The roadway is characterized by +/-8 to10-foot wide travel lanes, lying within a variable width right-of-way (generally between +/- 50 and 56 feet in width). There are no sidewalks or paved shoulders. No access is proposed to S. 56th St.

According to the Hillsborough County Transportation Technical Manual a TS-7 rural collector roadway typical section has 12-foot lanes with 5-foot paved shoulders and sidewalks on both sides within a minimum of 96 feet of right-of-way.

SITE ACCESS AND CONNECTIVITY

The PD site plan proposes a full access vehicular and pedestrian connection on Palm River Rd.

As demonstrated by the site access analysis submitted by the applicant’s traffic engineer, the project does not meet warrants for site access improvements (i.e. turn lanes) at the projects access connection.

While no access is proposed to S. 56th Street, a 5-foot sidewalk is required along the project frontage pursuant to LDC, Sec. 6.03.02.A.

The proposed PD site plan includes a Typical Townhome Detail that allows for 18-foot setbacks from the building façade/garage door to the back of sidewalk. Based on based on the County Transportation Technical Manual, Parking Configuration Typical Detail (TD-2) 20’ (C) *minimum stall to wall* to accommodate standard vehicles in the driveway, County Land Development Code, Section. 6.05.02 residential parking requirements, and LDC, Sec. 6.03.02.A. site plan sidewalks “*to provide for safe pedestrian circulation*” a minimum of 20 feet shall be provided in order to not obstruct the path of pedestrians using the internal sidewalks while vehicles are parked in the driveway. Staff has included a prior to certification required to revise the Typical Townhome Detail accordingly.

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 consistent with the LDC.

REQUESTED ADMINISTRATIVE VARIANACE: PALM RIVER RD.

The applicant’s EOR submitted a Section 6.04.02.B. Administrative Variance request (dated February 9, 2024) for Palm River Road requesting relief from the Section 6.04.03.L requirement to improve Palm River Road, between US Highway 41 and the project access, to current County standards for a Type TS-7, Rural Collector Typical Section as found within the Hillsborough County Transportation Technical Manual (TTM). On February 9, 2024 the County Engineer found the variance approvable. As such, no improvements to that portion of Palm River Road would be required.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

S. 56th St. is not a regulated roadway in the Hillsborough County Level of Service (LOS) report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
PALM RIVER RD	US HWY 41	78 TH ST	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

From: Williams, Michael [WilliamsM@hcfl.gov]
Sent: Friday, February 9, 2024 4:32 PM
To: Steven Henry [shenry@lincks.com]
CC: Jeremy Couch [jcouch@tampacivil.com]; Celeste Lau [celeste@tampacivil.com]; Michael Brooks [mbrooks@bsrfirm.com]; Krochta, Camille [KrochtaC@hcfl.gov]; Perez, Richard [PerezRL@hcfl.gov]; Tirado, Sheida [TiradoS@hcfl.gov]; De Leon, Eleonor [DeLeonE@hcfl.gov]; PW-CEIntake [PW-CEIntake@hcfl.gov]
Subject: FW: RZ PD 24-0142 - Administrative Variance Review
Attachments: 24-0142 AVReq 02-09-24.pdf

Importance: High

Steve,

I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 24-0142 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hcfl.gov or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hcfl.gov

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HCFL.gov
W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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From: Tirado, Sheida <TiradoS@hcfl.gov>

Sent: Friday, February 9, 2024 4:28 PM

To: Williams, Michael <WilliamsM@hcfl.gov>

Cc: Perez, Richard <PerezRL@hcfl.gov>; De Leon, Eleonor <DeLeonE@hcfl.gov>

Subject: RZ PD 24-0142 - Administrative Variance Review

Importance: High

Hello Mike,

The attached AV is approvable to me, please include the following people in your response email:

shenry@lincks.com

jcouch@tampacivil.com

celeste@tampacivil.com

mbrooks@bsrfirm.com

krochtac@hcfl.gov

perezrl@hcfl.gov

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*

Transportation Review Manager

Development Services Department

P: (813) 276-8364

E: tirados@hcfl.gov

W: <https://hcfl.gov/>

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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**Hillsborough
County Florida**
Development Services

Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Ingrid Padron at padroni@hcpaf.fl.gov or via telephone at (813) 307-1709 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input checked="" type="checkbox"/> New Request <input type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Palm River Baptist AV <input type="checkbox"/> 4. <input checked="" type="checkbox"/> 2. Palm River Baptist AV <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	Palm River Baptist PD Rezoning (PD 24-0142)
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	043520-0000 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Steven J. Henry, PE
<p>Important: For Design Exception (DE) Requests, the person submitting must be a Professional Engineer (PE) licensed within the state of Florida. The DE request letter must be signed and sealed.</p>	
Current Property Zoning Designation	RSC-6
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	PD 24-0142
<p>Important: If a rezoning application is pending, enter the application number preceded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	N/A
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	



LINCKS & ASSOCIATES, INC.

February 9, 2024

Mr. Michael Williams, PE
County Engineer Development Review Director
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: Palm River Parcel
PD 24-0142
Folio 043520.0000
Lincks Project Number: 23124

The purpose of this letter is to request a Section 6.04.02.B Administrative Variance to Section 6.04.03L of the Hillsborough County Land Development Code, which requires improvement of projects taking access to a substandard road to improve the roadway to current County standards between the project driveway and the nearest standard road.

The developer proposes to rezone the property to allow up to 72 Townhomes with one (1) access to Palm River Road.

The subject property is within the Urban Service Area and as shown on the Hillsborough County Roadways Functional Classification Map, Palm River Road is a collector roadway.

Table 1 provides the trip generation for the proposed land use.

The following provides the evaluation of the existing Palm River Road to the TS-7 Standards from the project access to US 41:

1. Lane Width – TS-7 has twelve (12) foot lanes – The existing road has eleven (11) foot lanes.
2. Shoulders – TS-7 has eight (8) foot shoulders with five (5) feet paved. The existing roadway has unpaved shoulders.
3. Sidewalks – TS-7 has five (5) foot sidewalks on both sides of the road. There are limited sidewalks on the subject segment of the roadway.
4. Ditches – TS-7 has roadside ditches on both sides of the roadway. There are minimal to no ditches along the roadway.

5023 West Laurel Street
Tampa, FL 33607
813 289 0039 Telephone
8133 287 0674 Telefax
www.Lincks.com Website

Mr. Mike Williams
February 9, 2024
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5. Right of Way – TS-7 has 96 feet of right of way. The existing road has approximately 60 feet of right of way to the west of the project. Along the project frontage, the right of way varies between 60 and 130 feet. The developer has committed to provide approximately 15 feet of right of way along 170 feet of the project frontage. This is shown on the PD included with this letter.

(a) there is an unreasonable burden on the applicant,

Due to limited right of way to the west of the project to US 41 and the size of the proposed project, it would be an unreasonable burden on a project of this size to improve the roadway to TS-7 Standards.

(b) the variance would not be detrimental to the public health, safety and welfare,

The existing roadway has eleven (11) foot lanes. In addition, there is existing sidewalk on the south side of the roadway from the project east to the Rubin E Padgett Park and the Palm River Elementary School. Therefore, the variance would not be detrimental to the public health, safety and welfare.

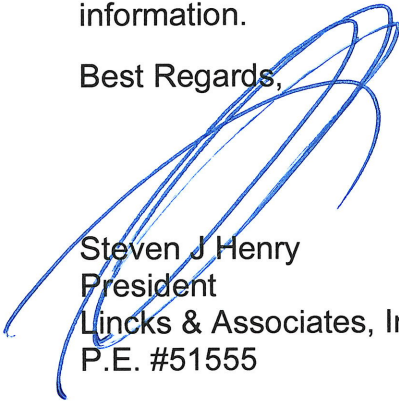
(c) without the variance, reasonable access cannot be provided. In the evaluation of the variance request, the issuing authority shall give valid consideration to the land use plans, policies, and local traffic circulation/operation of the site and adjacent areas.

Palm River Road is the only access for the project. Without the access to Palm River Road, reasonable access for the project could not be provided.

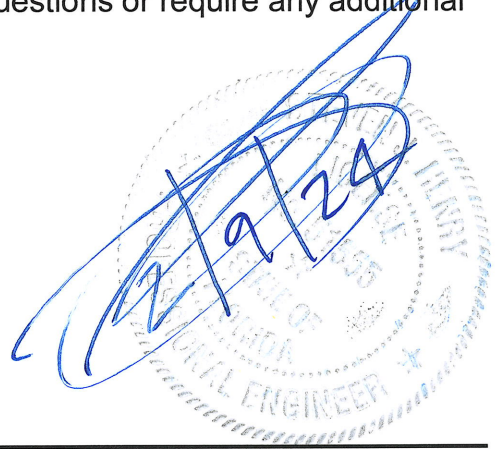
Mr. Mike Williams
February 9, 2024
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Please do not hesitate to contact us if you have any questions or require any additional information.

Best Regards,



Steven J Henry
President
Lincks & Associates, Inc.
P.E. #51555



Based on the information provided by the applicant, this request is:

- _____ **Disapproved**
- _____ **Approved**
- _____ **Approved with Conditions**

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E, (813) 276-8364, TiradoS@hillsboroughcounty.org.

Date _____

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
ESTIMATED PROJECT TRIP ENDS (1)

<u>Land Use</u>	<u>ITE</u> <u>LUC</u>	<u>Size</u>	<u>Daily</u> <u>Trip Ends</u>	<u>AM Peak Hour</u> <u>Trip Ends</u>		<u>PM Peak Hour</u> <u>Trip Ends</u>			
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Townhomes	215	72 DU's	498	8	24	32	23	16	39

(1) Source: ITE Trip Generation Manual, 11th Edition, 2021.

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS
FUNCTIONAL CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



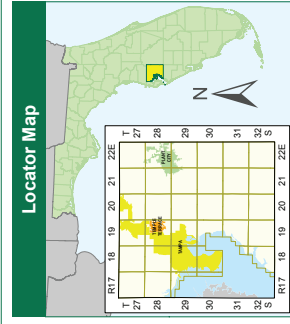
Legend

- Functional Classifications Authority Classification**
- State, Principal Arterial
 - State, Arterial
 - Hillsborough, Arterial
 - Hillsborough, Collector
 - Urban Service Area Boundary
 - City Limits

The Hillsborough County Roadway Functional Map will be used in all matters in the Hillsborough County Land Development Code (LDC) that relate to functional classification of roads. Some, but not all, examples of those matters are as follows:

PART 3.02.00 INTERSTATE-75 PLANNED DEVELOPMENT DISTRICTS
 PART 3.03.00 STATE-90 PLANNED DEVELOPMENT DISTRICTS
 PART 5.03.00 PLANNED DEVELOPMENT DISTRICTS
 PART 6.02.00 SUBDIVISION STANDARDS AND GUIDELINES
 PART 6.07.00 FENCES AND WALLS
 PART 12.01.00 DEFINITIONS AND SPECIAL USES
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

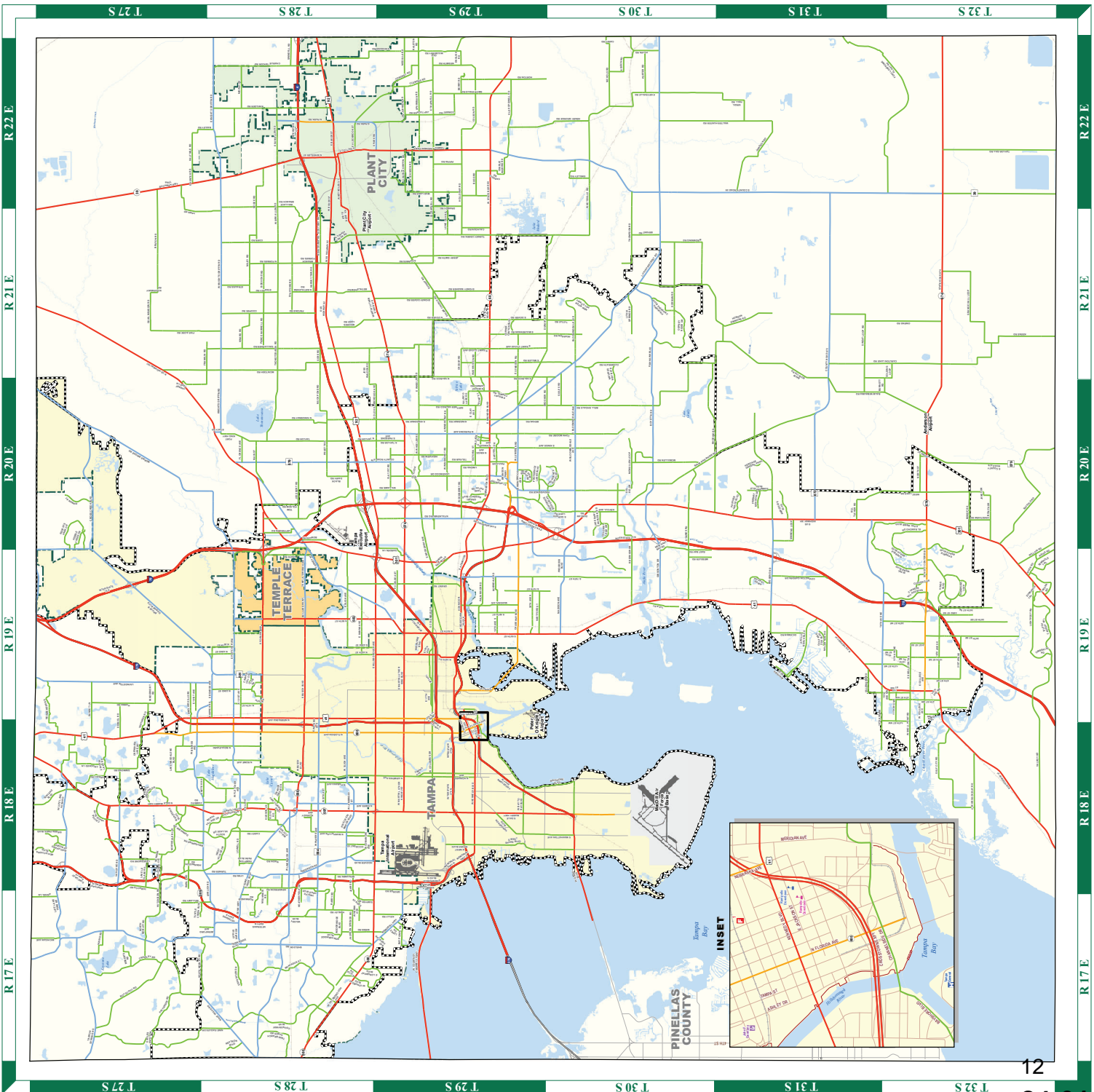
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant the accuracy of the information shown on this map, either expressed or implied, including, but not limited to, the implied warranties of measurability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of road property lines within Hillsborough County and is not intended to be used for any other purpose. The information shown on this map is based on the best available information for verification of the information contained on this map.

601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org

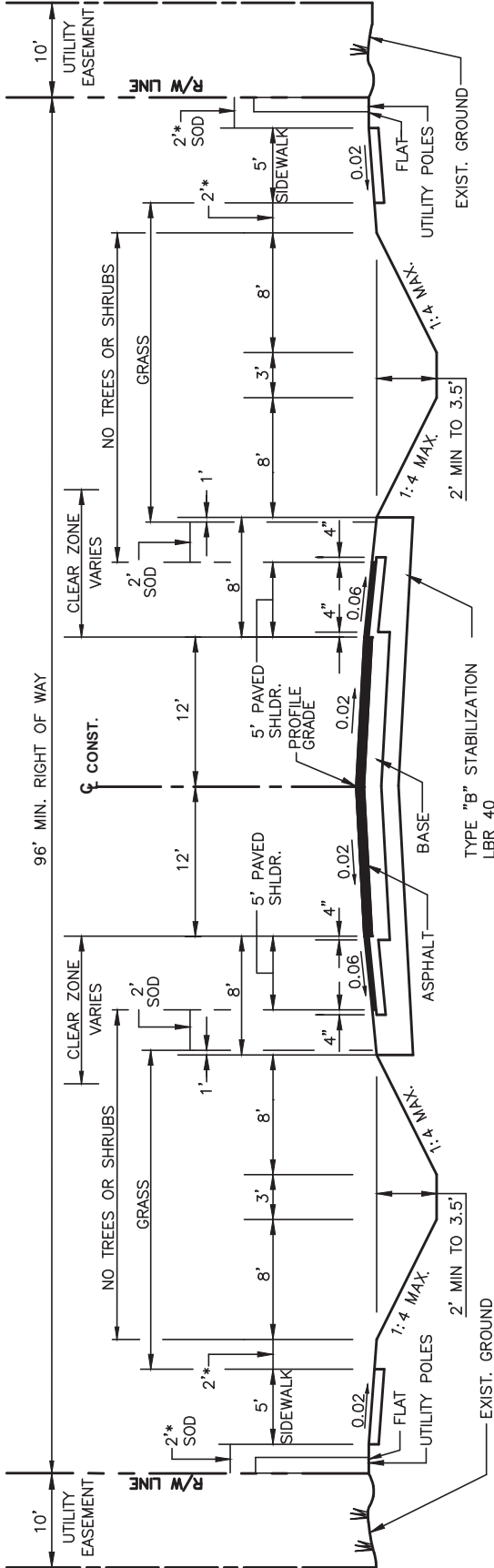


TS-7



DRAWING NO. TS-7

SHEET NO. 1 OF 1



TYPICAL SECTION

N.T.S.

FOR LESS THAN 10,000 AADT

MAX. ALLOWABLE DESIGN SPEED – 50 MPH

1. ALL DIMENSIONS SHOWN ARE MINIMUM.
2. SEE APPROPRIATE SECTIONS OF TECHNICAL MANUAL FOR DESIGN PARAMETERS.
- * 3. PROVIDE 2' MINIMUM CLEARANCE FROM FENCES, WALLS, HEDGES, ABOVEGROUND UTILITIES OR IMPROVEMENTS, DROP OFFS, OR FROM THE TOPS OF BANKS WITH SLOPES STEEPER THAN 1 TO 4, THAT INTERFERE WITH THE SAFE, FUNCTIONAL USE OF THE SIDEWALK. INTERMITTENT ABOVEGROUND UTILITIES, OR MATURE TREES, 2' OR LESS IN DIAMETER MAY BE PLACED IN THIS 2' STRIP AS FAR FROM THE SIDEWALK AS POSSIBLE, IF NOT IN THE CLEAR ZONE.
4. SOD SHALL BE PLACED IN TWO ROWS STAGGERED. (BOTH TEMPORARY AND PERMANENT)
5. PAVED SHOULDER TO BE STRIPED AS A DESIGNATED BIKE LANE, AS APPROPRIATE.

**LOCAL & COLLECTOR RURAL ROADS
(2 LANE UNDIVIDED)
TYPICAL SECTION**

**Hillsborough
County Florida**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17
14



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024	Petition: PD 24-0142
Report Prepared: February 8, 2024	Folio: 43520.0000 <i>5145 Palm River Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-9 (RES-9) (9 du/ga; 0.50 FAR)
Service Area:	Urban
Community Plan:	Greater Palm River
Request:	Rezone from Residential Single Family Conventional-6 (RSC-6) to Planned Development (PD) to allow for 68 multi-family dwelling units
Parcel Size (Approx.):	7.62 ± acres
Street Functional Classification:	Palm River Road – County Collector 56 th Street South – Local
Locational Criteria:	N/A
Evacuation Zone:	A



Context

- The approximately 7.62 ± acre site is located at 5145 Palm River Road, south of Palm River Road, west of 56th Street, east of US-41 and north of 16th Avenue South.
- The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan.
- The subject site is located in the Residential-9 (RES-9) Future Land Use Category. The intent of the RES-9 Future Land Use Category is to designate areas that are suitable for low-medium density residential, as well as urban-scale neighborhood commercial, office, multi-purpose projects and mixed-use. The RES-9 Future Land Use Category allows for up to 9 du/ga for residential and 175,000 square feet of non-residential or 0.50 floor area ratio (FAR) whichever is less intense. All non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
- The RES-9 Future Land Use category is located to the north, east and west of the subject site. To the south is Light Industrial (LI) Future Land Use Category.
- The existing land use to the north of the subject site is public/quasi-public institutions and it is developed with a religious institution that has a Sunday food market. Interspersed to the east and west of the subject site are single-family homes and vacant land. To the south is a light industrial use developed with a warehouse for a wholesale building products distributor.
- The subject site is zoned Residential Single Family Conventional-6 (RSC-6). RSC-6 abuts the subject site to the northeast, east, and southeast. To the north is Planned Development (PD) zoning. To the northwest and west is RDC-12 and to the east is RSC-6. To the south is Manufacturing (M) zoning district.
- The applicant is requesting a rezone to Planned Development (PD) to allow for the development of 68 multi-family dwelling units.

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.

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.

Community Design Component

1.2 Urban Pattern Characteristics

This pattern can be considered for parts of the County which have future land use designations of nine (9) dwelling units per acre or more. Generally, areas of the County considered urban possess the following characteristics:

Urban Development Pattern

Compact, interconnected spatial organization
Few undeveloped spaces
Tightly Woven streets
Relatively small blocks
Multiple activity centers containing a mixture of residential and commercial
Employment centers and civic uses
Small scale open space-emphasis is placed on providing recreational facilities rather than large amount of park land

Housing

Residential density - generally nine (9) or more dwelling units per acre
Lot sizes - typically in the range of 7,000 square feet or less
Use of the traditional community pattern of houses – porches, garages at the rear, and alleys may be utilized
Wide variety of housing types - may include multi-family, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another

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.*

Policy 12-1.1: *Lots on the edges of new developments that have both a physical and visual relationship to adjacent property that is parceled or developed at a lower density should mitigate such impact with substantial buffering and/or compatible lot sizes.*

Policy 12-1.2: *Walls and buffering used to separate new development from the existing, lower density community should be designed in a style compatible with the community and should allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

Policy 12-1.3: *New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.*

Policy 12-1.4: *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. .*

Policy 12-1.6: *In order to facilitate community understanding of issues, encourage early neighborhood-based input regarding rezonings which require public hearing.*

Policy 12-1.7: *Include design related issues as part of the neighborhood planning process.*

LIVABLE COMMUNITIES ELEMENT: Greater Palm River

Planning and Growth /Economic Development Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs Strategies

1. *The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.*

2. *Provide for infrastructure and drainage needs that support existing and proposed development.*

3. *Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.*

8. *Support well designed, compatible densities and intensities at appropriate locations.*

14. *Support :*

D. Establish community gathering places in which citizens socialize and celebrate local events:

1) New developments will include open space that is connected to public trails, natural systems, community parks, bicycle routes, Green Way Master Plan, etc.

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

a. Create walkable neighborhoods;

b. Support housing choice and affordability

c. Expand transportation choices

d. Support infrastructure expenditure

e. Support the economic health of the community

f. Improve security

g. Protect the environment

1) New residential, and where feasible residential redevelopment, with not include exposed utilities in front yard. These should be buried or, at a minimum located behind structures or screened.

2) Design features with include:

a) Interconnectedness – quick and direct pedestrian connections between blocks and access to open space

b) Green infrastructure – network of landscaping/natural areas throughout the development, with connections to nature (street trees, landscaped boulevards, stream corridors, wetlands, or wooded areas)

c) Public space – strategically located and well defined to augment small or nonexistent yards. Greens, squares, plazas, or parks (designed to provide a sense of community/neighborhood identity/place for socializing)

d) Defined private space – (amenity) usable outdoor spaces through placement and design of buildings, accessory structures, rooftops, landscaping

e) Diversity –

i) architectural form: alternating building types, adding style details

ii) lot, block and building types

iii) open space

iv) housing types to accommodate various incomes

v) interspersed densities to achieve the look and feel of single-family neighborhood

vi) complementary non-residential uses

f) Context – at appropriate locations.

Staff Analysis of Goals, Objectives, and Policies:

The 7.62 ± acre site is located 5145 Palm River Road, south of Palm River Road, west of 56th Street, east of US-41 and north of 16th Avenue South. The site is in the Urban Service Area and within the limits of the Greater Palm River Community Plan. The applicant is requesting a rezone to Planned Development (PD) to allow for the development of 68 multi-family dwelling units.

Objective 1 and Policy 1.2 of the Future Land Use Element (FLUE) advocates for growth in the Urban Service Area (USA). Policy 1.3 requires that all new development in land use categories in the USA with greater than 4 du/ac to achieve at least 75% of categories maximum development potential. The subject site is designated as RES-9 Future Land Category in the USA. The RES-9 Future Land Use Category allows for up to 9 du/ga for residential. The minimum density required per policy 1.3 is 51 dwelling units (7.62 acres X 9 du/ac X 75%). The applicant is requesting 68 dwelling units and therefore meets the minimum density requirement.

Policy 1.4 discusses the compatibility and sensitivity to the surrounding development pattern. The proposed planned development is compatible with the development pattern in the area as required in Policy 1.4. The area surrounding the subject property is developed with varying uses. The existing land use to the north is public/quasi-public institutions and it is developed with a religious institution that has a Sunday food market. To the east and west are single-family homes and vacant land. To the south is a light industrial use developed with a warehouse for a wholesale building products distributor. The proposed residential development is compatible and with the character of the area.

Objective 8 enables the Future Land Use Map (FLUM) and Policy 8.1 mandates the range of acceptable land uses in each category in the FLUM. Policy 8.2 requires all development to be compliant with the Future Land Use Element of the Comprehensive Plan and the proposed development does meet the intent of the FLU category. The subject site is located in the Residential-9 (RES-9) Future Land Use Category. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential. The proposed use is residential and meets the intent of the RES-9 Future Land Use category. Per the site plan dated December 22, 2023, there are only residential uses proposed and the site plan shows 68 dwelling units, which does not exceed the maximum residential development potential per the RES-9 Future Land Use category. Furthermore, the site plan shows a typical building layout which includes driveways for each townhome unit and there will be sidewalks on all the units throughout the development. The site plan also shows external sidewalks along Palm river Road and a proposed sidewalk along 56th Street that is stipulated in the notes section of the site plan. PC Staff had a concern regarding compatibility with placing residential to the south adjacent to the light industrial use. However, the applicant has proposed a 30-foot Type C buffer along the southern property line to help with separation. Overall, the site plan is found compatible with the area, and consistent with the Comprehensive Plan.

The proposed Planned Development is consistent with the Neighborhood Protection policies under FLUE Objective 16. Specifically, FLUE Policy 16.2 which calls for gradual transitions of intensities between land uses. The proposed development is consistent with this policy direction as there is a 30-foot Type C Buffer propose along the southern property line. Furthermore, the buildings will face the middle of the property, leaving the rear of the buildings to face the 30 foot Type C Buffer and the light industrial use to the south.

At the time of filing this report, final transportation and zoning comments were not yet available in Optix, therefore the Planning Commission Staff finding did not take them into consideration for the analysis of this request.

The site is located within the limits of the Greater Palm River Community Plan. The community plan encourages development compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place. The Plan also desires to support well designed, compatible densities and intensities at appropriate locations and require new developments to include open space that is connected to public trails, natural systems, community parks, bicycle routes, Green Way Master Plan. The proposed site plan has determined the location of the community gathering space, which is to the northwest corner of the property adjacent to the Palm River Road where there is an existing sidewalk and potential for pedestrian connectivity. The proposed site plan meets the intent of the Greater Plan River Community Plan.

Overall, the proposed Planned Development would provide for a development pattern that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*. The proposal is comparable to the development pattern within the surrounding area and meets the intent or the vision of the Greater Palm River Community Plan.

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 County Department of Development Services.

