

Rezoning Application:

MM 22-1086

Zoning Hearing Master Date:
3/20/2023

BOCC Land Use Meeting Date: May 9, 2023



Hillsborough
County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: M & T Asset Management, LLC

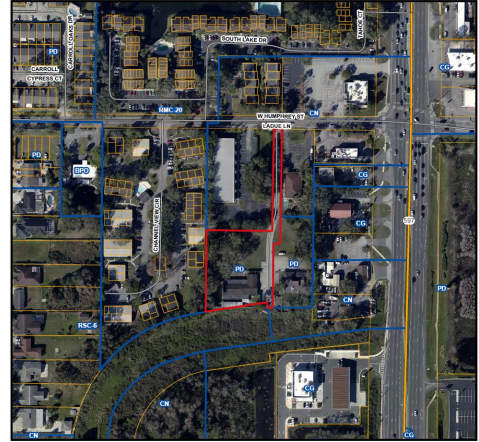
FLU Category: Office Commercial-20

Service Area: Urban

Site Acreage: 1.41 acres

Community Plan Area: Egypt Lake

Overlay: None



Existing Approvals:

PD 17-0625 was rezoned from Agricultural Single-family (AS-1) to enable the establishment of a Community Residential Home (CRH) Type C. The proposed project allowed a maximum of 24 placed residents in Phase 1, with the possibility of an additional 40 beds in a future phasing. Alternatively, the area identified as Phase 2 could be developed with two, conventional single-family residences.

Proposed Modifications:

The applicant is seeking a major modification to the existing Planned Development PD 17-0625. This modification to the PD includes one 1.41-acre parcel. The modification proposes to eliminate the 24-placed-residents Community Residential Home and replace it with a residential dwelling unit and office during Phase 1. The applicant proposes no change to Phase 2 currently approved for either a 40-placed residents Community Residential Home or two conventional single-family residences.

Additional Information:

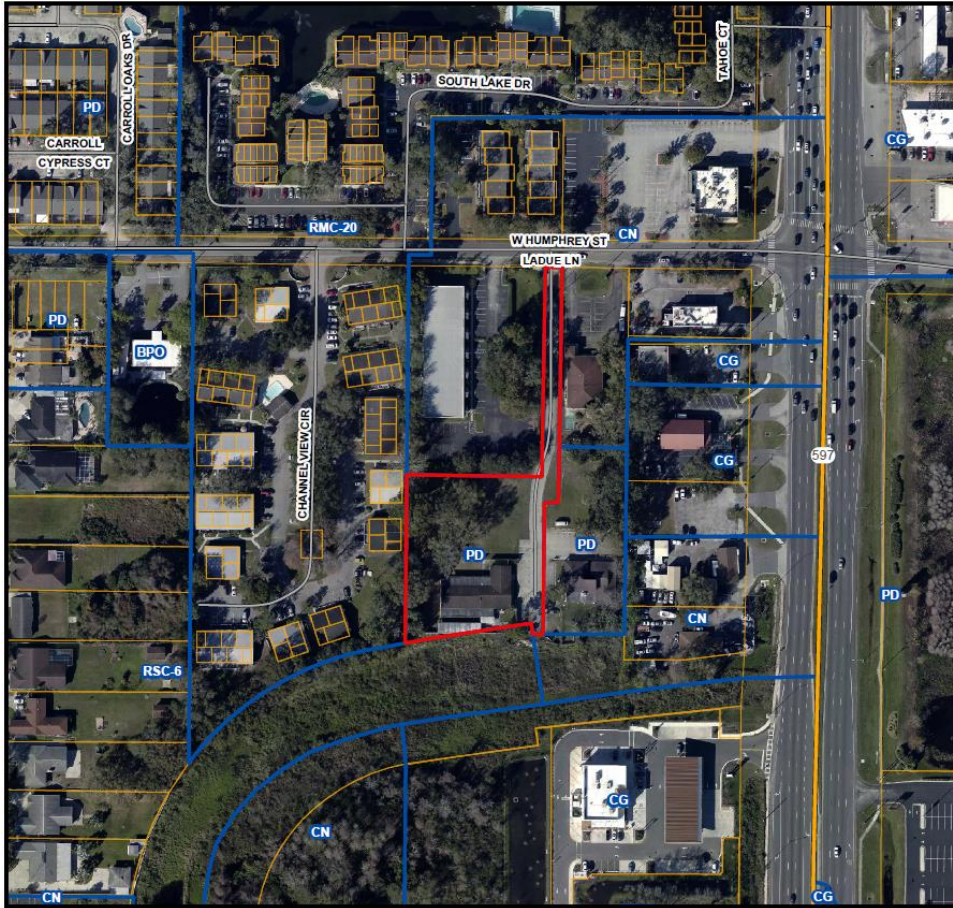
PD Variation(s):	None Requested.
Waiver(s) to the Land Development Code:	Waiver of Section 6.11.28 Community Residential Home

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

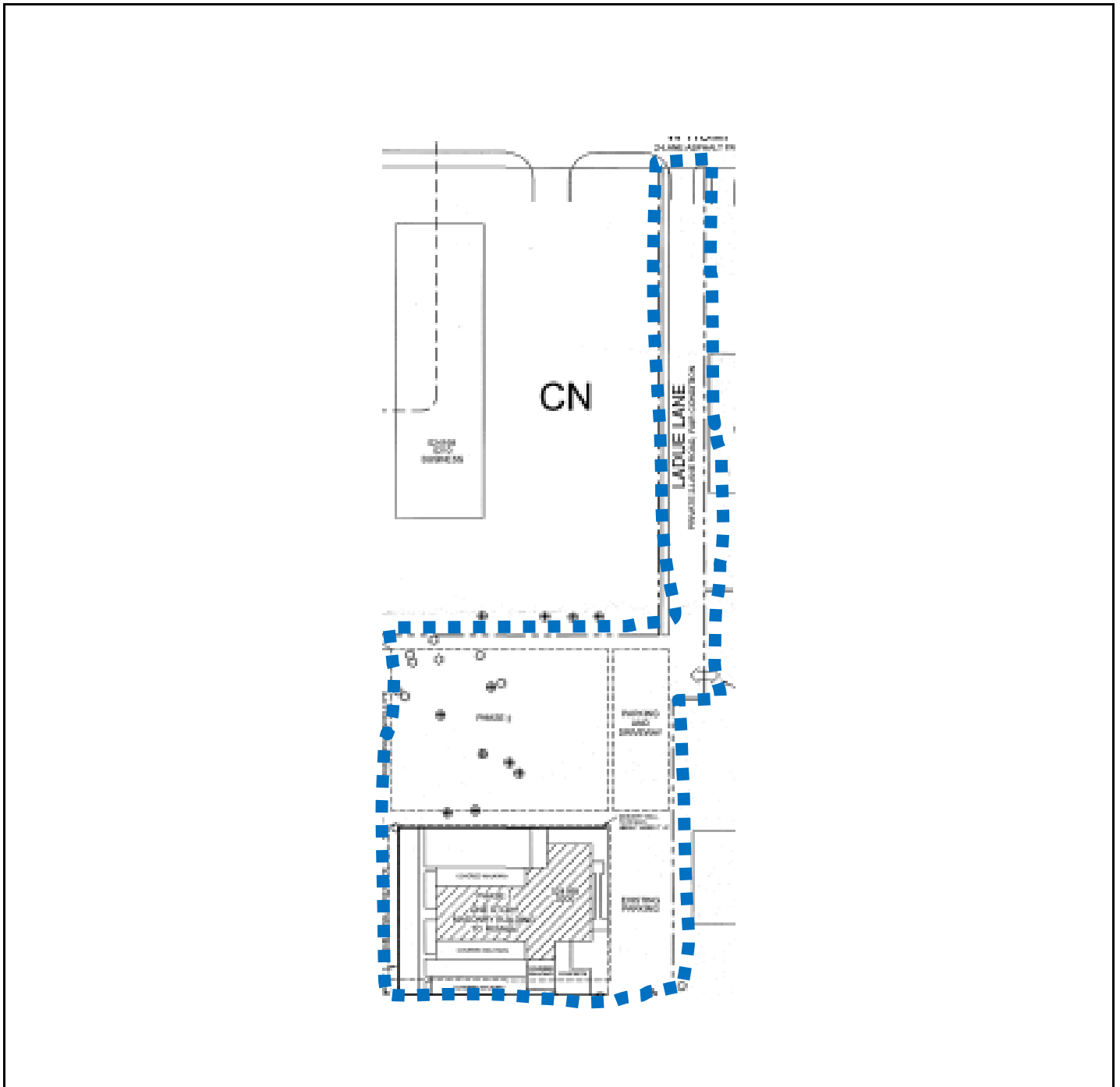


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN & RMC-20	RMC-20: 2,180 sf lot CN: 0.2 FAR	RMC-20: Multifamily CN: Commercial Neighborhood Use	Multifamily and Neighborhood Commercial
South	(CG, PD, CN, RSC-6, RMC-12, RSC-9)	Public Lands	Drainage Easement	Drainage Easement
East	CN & PD 85-0440	CN: 0.2 FAR	PD: Animal hospital/veterinary clinic w/400 sf related retail CN: Commercial Neighborhood Use	Veterinary Clinic and Offices
West	RMC-20	Min. Lot Size: 2,180 sf	Multi-family	Multi-family

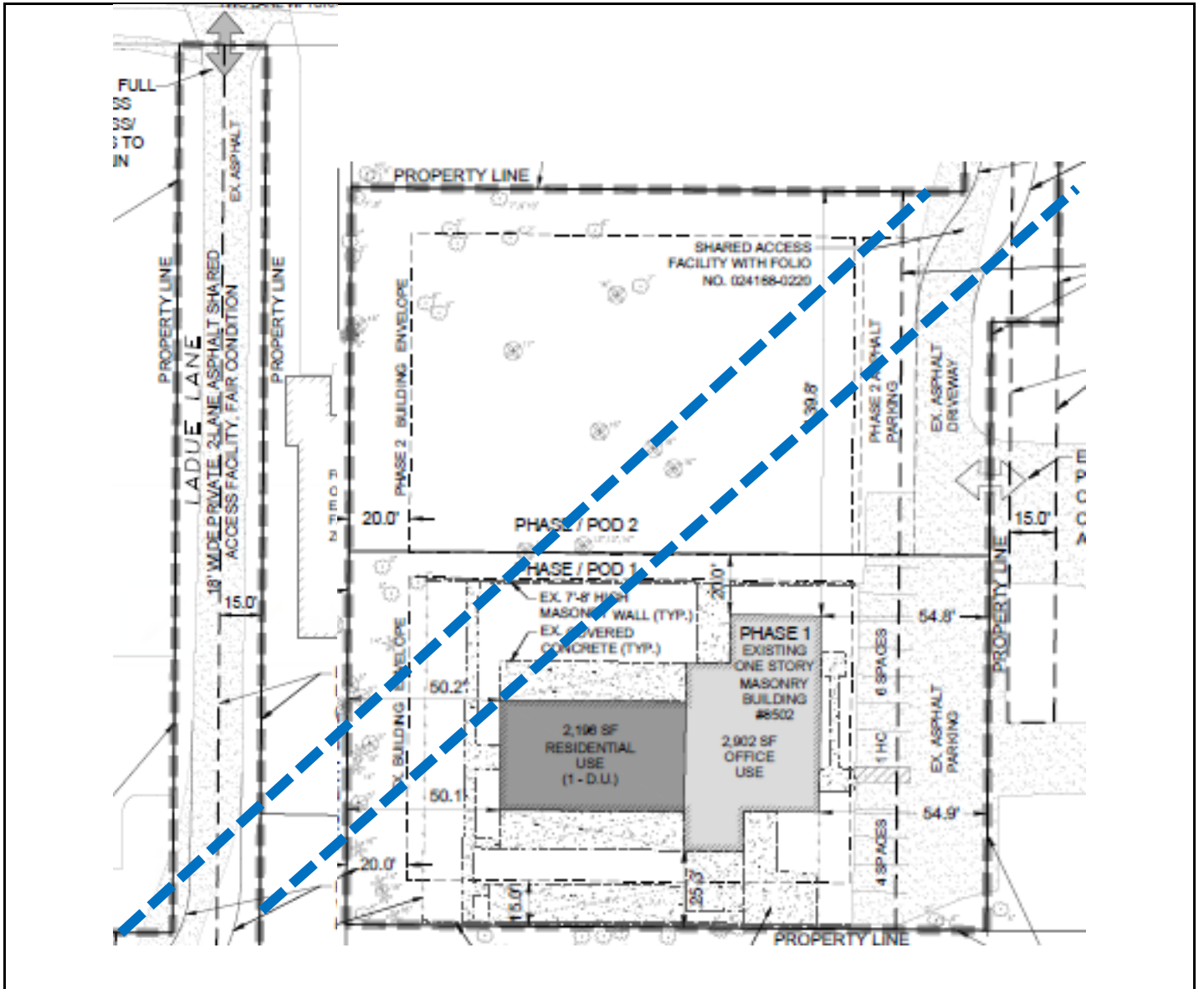
2.0 LAND USE MAP SET AND SUMMARY DATA

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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.5 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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Humphrey St.	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

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	138	4	11
Proposed	116	6	11
Difference (+/-)	-22	+2	0

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

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

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <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 type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor (Lowell Rd.) <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation "Agency Review Comment Sheet".
Service Area/ Water & Wastewater <input checked="" 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	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Impact/Mobility Fees: Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890 Office, Single Tenant (per 1,000 square feet) Mobility: \$10,005 Fire: \$158				

<p>Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<p>Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p><input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>See Hillsborough County City-County Planning Commission review report for in-depth comments.</p>

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject property is located at 8502 N. LaDue Lane, Tampa. The subject property is located on approximately 1.41 acres (folio 24168.0200), south of West Humphrey Street approximately 300 feet from the intersection of North Dale Mabry Highway and West Humphrey Street. The parcel is currently occupied by a structure comprising a dwelling and an office. The applicant was issued a Notice of Violation (“NOV”) on January 11, 2022. Notice of Violation Case No. CE22000229 included two items. The first NOV item was due to potholes throughout the parcel which may be remedied at any time. The second NOV item was pursuant to conditions of approval for PD 17-0625 which does not allow the office use. If approved, the minor modification would remedy the second NOV item.

The immediate area surrounding the subject property includes light commercial and office uses to the immediate north and east of the subject site. Continuing east are light commercial uses and a preschool. To the west is a multi-family residential development. South of the subject property is a drainage easement. The request to modify PD 17-0625 is to remove Community Residential Home entitlements from the phase I development pod and replace it with a professional services office and single residential unit, make improvements to the driveway alignment, and specify the phasing of pedestrian access improvements. Additionally, staff recommends that if the developer chooses to propose additional pedestrian and bicycle access, consistent with County standards and regulations, to adjacent properties that it may do so without requiring the applicant to modify the PD zoning.

In addition to the above, the site is located within 500 feet of RSC-6 zoning (Residential Single-family Conventional) to the west and south. LDC Section 6.11.28 requires that no CRH type B or C shall be located within a radius of 500 feet of an area of non-agricultural (RSC) single-family zoning. The applicant is requesting a waiver to this requirement and has provided justifications as follows:

1. RSC-6 zoning to the south is comprised of a creek and environmental land and as such is not developable.
2. The second RSC-6 area occurs approximately 350 feet to the west. However, that area is separated by intervening multi-family development, and in terms of travel distance, given the length of La Due Drive, the actual travel distance is considerably more than 500 feet. The applicant also notes that the proposed Community Residential Home was granted a waiver of the CRH locational criteria for a 64-unit CRH. The amended PD proposes a 24-bed reduction resulting in 40-bed Community Residential Home in phase 2, and completely removing it in phase 1. As such the proposed rezoning further lessens any potential land use conflicts.

The site will comply with and conform to all other applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval. The Planning Commission found that the proposed rezoning would be consistent with the Unincorporated Hillsborough County Comprehensive Plan.

Transportation Overview

Per the DRPM, as the project generates fewer than 50 peak hour trips, no detailed transportation analysis was required to process this rezoning. As required by staff, the applicant submitted a transportation analysis for the subject property. Staff prepared a comparison of the trip generation potential, based upon a generalized worst-case scenario, utilizing data from the Institute of Transportation Engineer’s Trip Generation Manual.

5.2 Recommendation

Based upon the above consideration, staff finds the request **APPROVABLE**.

6.0 PROPOSED CONDITIONS

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

1. The site shall be limited to the following:

~~1.1 A Community Residential Home, Type C, with a maximum of 64 placed residents.~~

~~1.21.1 If~~ Shall be developed in 2 Phases, the site will be as follows:

- a) Phase 1: A Residential dwelling unit up to 2,196 square feet and maximum of 2,902 square feet of office. A Community Residential Home Type C, maximum of 24 placed residents.
- b) Phase 2: A Community Residential Home Type C, maximum of 40 placed residents,
OR, Two (2) Single Family lots.

2. Development standards for the Community Residential Home:

Building Setbacks:	North 10 feet South 15 feet East 45 feet West 20 feet
Maximum Building Height:	35 feet
Maximum Impervious Area:	75%

3. Development standards for the two single family lots in phase 2 shall be regulated under the RSC-9 zoning district.

4. The CRH structure shall maintain a residential style architecture. In addition, any future expansion of the CRH facility shall be designed and built to appear as similar to a residential structure as possible.

5. Buffer and screening shall be as follows:

- 5.1 Buffering and screening are not required along the northern and eastern PD lines, adjacent to the CN and PD (85-0440) zoned parcels.
- 5.2 All other project boundaries shall be regulated by the Land Development Code Part 6.06.06.

6. The existing 8-foot masonry walls may remain on the site.

7. Parking shall be in accordance with Part 6.05.00 of the Land Development Code.

8. The project shall be limited to one (1) access driveway to West Humphrey Street.

9. The developer shall provide a pedestrian connection from West Humphrey Street to the project building.
10. The project access on West Humphrey Street shall be designated as a shared access facility. Said shared access facility shall serve the adjacent parcel to the east identified as folio# 024168.0220.
11. Notwithstanding anything shown on the PD site plan, at the time of any new building or site construction that adds, increases or creates new square footage to the structures existing at the time of the PD approval and requires site construction plan review; or any expansion or reconfiguration of the existing parking area, the site shall comply with pedestrian/ADA internal connectivity requirements between the project access connection to W. Humphrey St., each phase of development and the shared access to foilo#024168.0220.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~13.~~ If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.
- ~~14.~~ 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.
- ~~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.


APPLICATION NUMBER: MM 22-1086

ZHM HEARING DATE: March 20, 2023

BOCC LUM MEETING DATE: May 9, 2023

Case Reviewer: Timothy Lampkin, AICP

Zoning Administrator Sign Off:



J. Brian Grady
Mon Mar 13 2023 07:52:53

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

9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023	Petition: MM 22-1086
Report Prepared: March 8, 2023	8502 North Ladue Lane South of West Humphrey Street and west of Dale Mabry Highway
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga;0.75 FAR)
Service Area	Urban
Community Plan	None
Rezoning Request	Major modification to the existing Planned Development (PD 17-0625) to allow a mix of uses including office, single family residential and a community residential home.
Parcel Size (Approx.)	1.41 +/- acres (61,419.6 square feet)
Street Functional Classification	West Humphrey Street - Collector Dale Mabry Highway - Principal Arterial
Locational Criteria	N/A
Evacuation Area	E



Context

- The subject site is located on approximately 1.41 acres. The site is south of West Humphrey Street and west of Dale Mabry Highway.
- The site is in the Urban Service Area and is not located within the limits of a Community Plan.
- The subject site is located within the Office Commercial-20 (OC-20), Future Land Use category, which can be considered for a maximum density of 20 dwelling units per gross acre and a maximum intensity of 0.75 FAR. All development which exceeds .35 FAR must be for office or residential support uses, not retail. The OC-20 Future Land Use category is intended to recognize existing commercial and office centers and provide for future development opportunities. New retail development should be part of a mixed use development or be clustered at the intersections of major roadways. Retail uses should be discouraged outside of these nodes. Typical uses of OC-20 include community commercial type uses, office uses, mixed use developments and compatible residential uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by OC-20 to the south, east, and west. To the north, across West Humphrey Street, is Residential-20 (RES-20). Further west of the site is Residential-12 (RES-12).
- Surrounding uses include light commercial and office uses to the immediate north and east. In addition to the east, are light commercial uses and a preschool. To the west is multi-family. South of the site is a drainage easement.
- The parcel is classified as light commercial with Planned Development (PD) zoning. In the general vicinity, the site is surrounded by Commercial General (CG), Commercial Neighborhood (CN) and PD zoning to the east. To the north is CN zoning. To the northwest and west is Residential - Multi-Family Conventional (RMC-20) zoning. To the south is Residential - Single-Family Conventional (RSC-6) zoning.
- The applicant requests to modify the existing Planned Development (PD 17-0625) for a community residential home of 64 residents and replace with a mix of uses including office, single family residential and a community residential home.

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

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;

c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

Policy 16.5: *Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.*

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

Policy 16.8: *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

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

Objective 17: Neighborhood and Community Serving Uses

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

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

Mixed Use Land Use Categories

Objective 19: *All development in the mixed use categories shall be integrated and interconnected to each other.*

Community Design Component (CDC)

4.3 COMMERCIAL CHARACTER

GOAL 9: Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

Policy 9-1.2: Avoid "strip" development patterns for commercial uses.

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

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

5.2 URBAN/SUBURBAN

OBJECTIVE 13-1: Those areas within the County which may be considered as urban in character, or which are moving in that direction, shall be targeted for community planning to determine appropriate modifications to land development and other regulations.

Policy 13-1.4: Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.

Policy 13-1.6: Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 1.41 acres. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant requests to modify the existing Planned Development (PD) for a community residential home of 64 residents and replace with a mix of uses including office, single family residential and a community residential home. The applicant is proposing two phases for the development. Phase 1 is 1 single family residential dwelling and a 2,902 square foot office. Phase 2 will be a Community Residential Home Type C or 2 single family residential homes.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed development will provide office, residential and residential support uses in an area composed mainly of light commercial, multi-family, single family residential and school uses. The proposed is compatible with the surrounding development pattern and will also be a transition down in intensity from the light commercial uses at the intersection of West Humphrey Street and Dale Mabry Highway.

Objective 8 and Policy 8.1 of the FLUE outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. Out of the total 1.41 acres, 0.82 acres will be utilized for Phase 2 for the Community Residential Home Type C with a maximum of 40 units. With the Office Commercial-20 Future Land Use category, a maximum of 41 units can be considered on site. Out of the total 1.41 acres, 0.59 acres will be utilized for Phase 1 for one single family residential home and an office. The applicant did not provide the breakdown of acreage for each use. However, because the intensity of the proposed office at 2,902 square feet and the proposed 1 dwelling unit is low in intensity, staff was able to deduce that the applicant had enough acreage to be below the maximum level of intensity and density permitted in the Office Commercial-20 Future Land Use category. For both Phases 1 and 2, the subject site does meet Objective 8 and Policy 8.1.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. At the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.5, and 17.7. The proposed major modification allows for neighborhood scale commercial development. The development pattern and character of West Humphrey Street contains a variety of uses including residential, a school, office and light commercial. The proposed major modification is compatible with the existing uses surrounding the subject site. It also ensures adequate buffering along the west site of the parcel by a 20-foot landscape buffer and a 15 foot buffer to the south with an 8 foot tall masonry wall to avoid adverse impacts to the public institutional land. In addition, the proposed conditions of approval note that the single family residence and office building, as part of Phase 1, will have a residential style architecture.

The proposed rezoning is located in the Office Commercial-20 Future Land Use Category and is not subject to Objective 22, relating to Commercial Locational Criteria. Furthermore, in accordance with the intent of Objective 22 and Goal 9 of the Community Design Component (CDC), strip commercial development for neighborhood serving uses is discouraged. The proposed application will introduce residential, residential support and office uses to the area and will not add additional strip commercial uses to the area.

Objective 12-1 and Policy 12-1.4 of the CDC discusses how new development shall be compatible with the established character of the surrounding area. Compatibility is achieved through site design techniques including circulation. Objective 13-1 and its Policies require a neighborhood street network with interconnections and pedestrian

amenities. Policy 15-1.2 requires direct routes between destinations, minimizing potential conflicts between pedestrians and automobiles, and connecting sidewalks and building entrances. Policy 15-12.3 requires continuous and direct connections between sidewalks and building entrances. The proposed major modification has a mix of residential support, office and residential land uses. The applicant is proposing to build a pedestrian connection from the proposed buildings to West Humphrey Drive as part of Phase 2 of the development. This is memorialized in the conditions of approval. As Phase 1 is an existing building, the proposed connection will be required as part of the Phase 2 expansion.

Overall, staff finds that the proposed major modification would be compatible with the surrounding development pattern. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the County Development Services Department.

HILLSBOROUGH COUNTY FUTURE LAND USE RZ MM 22-1086

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- w/m NATURAL LULC, Wet Pdy
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-RURAL-1/10 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning data is for use as a planning tool only. It is not intended to be used for any other purpose without specific approval of the Hillsborough County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

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 Author: Beverly F. Daniels
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