

Rezoning Application:

PD 23-0422

Zoning Hearing Master Date:

October 16 2023

BOCC Land Use Meeting Date:

December 12, 2023



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Oswaldo E. Silva
 FLU Category: Residential-6
 Service Area: Rural
 Site Acreage: +/- 2.69 acres
 Community Plan Area: None
 Overlay: None
 Request: Rezone from AS-1 to PD



Introduction Summary:

The applicant proposes Planned Development (PD) to allow for 4 non-regulation soccer fields, an associated concession / restroom / storage structure, bleachers and parking area. The applicant also requests a second option to maintain the development of residential subject to the existing AS-1 zoning standards.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Single-Family Residential/Agricultural	Four (5 player v. 5 player) soccer fields with accessory structures
Acreage	+/- 2.69 acres	+/- 2.69 acres
Density/Intensity	Min. Lot size is 1 acre per SF dwelling.	Proposed FAR: 0.02
Mathematical Maximum*	Two SF dwellings (1 du/ac.)	Total Building Areas: 2,000 sf

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	Planned Development
Lot Size / Lot Width	2.69 ac. / 248 ft. width	2.69 ac. / 248 ft. width
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	West (Side): 20' buffer w/ Type "B" Screening with additional vegetation East (Side): 20' buffer w/ Type "B" Screening with additional vegetation South (Rear) 20' buffer w/ Type "B" Screening
Height	50 ft.	20 ft.

Additional Information:

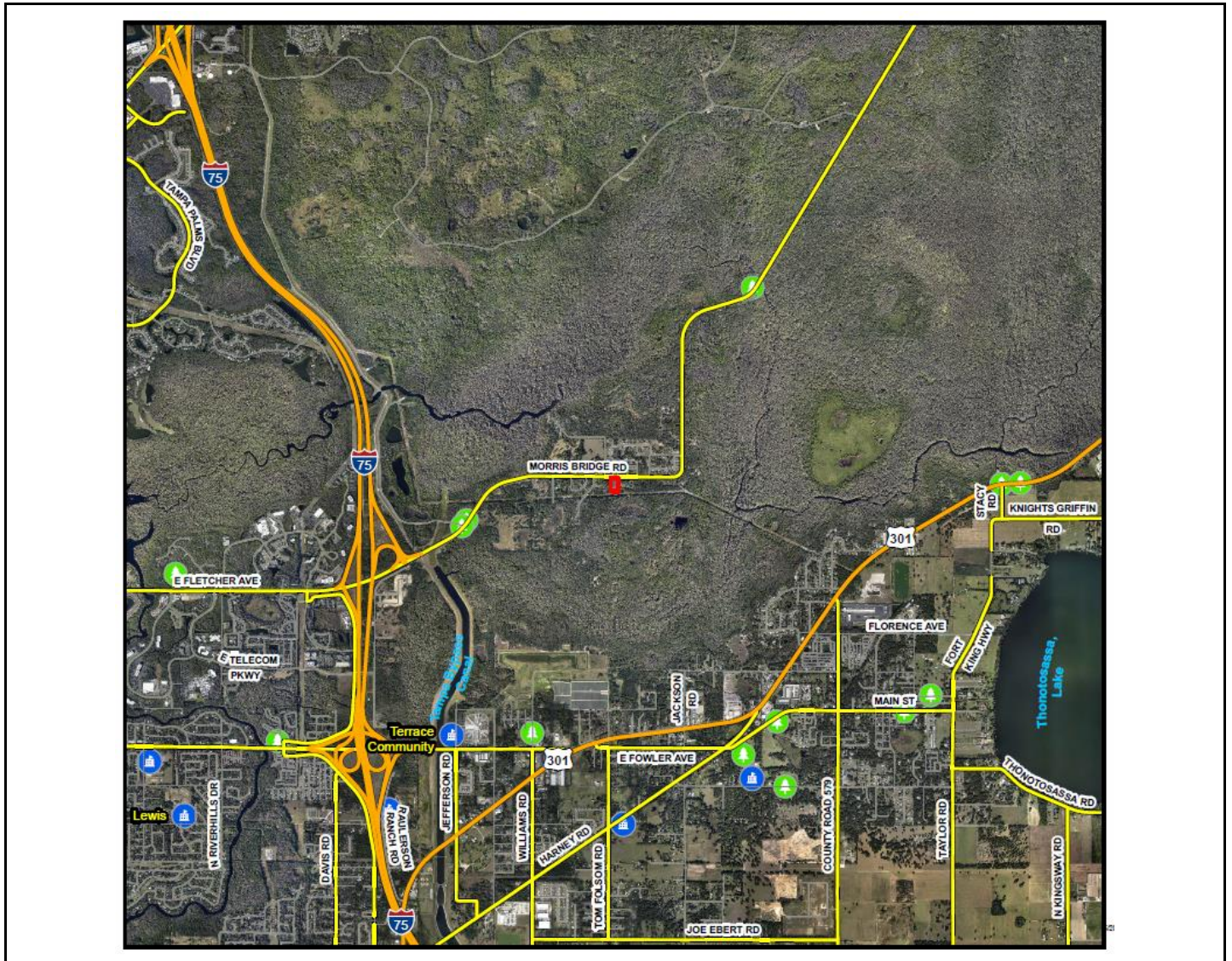
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None Requested.

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Not supportable.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

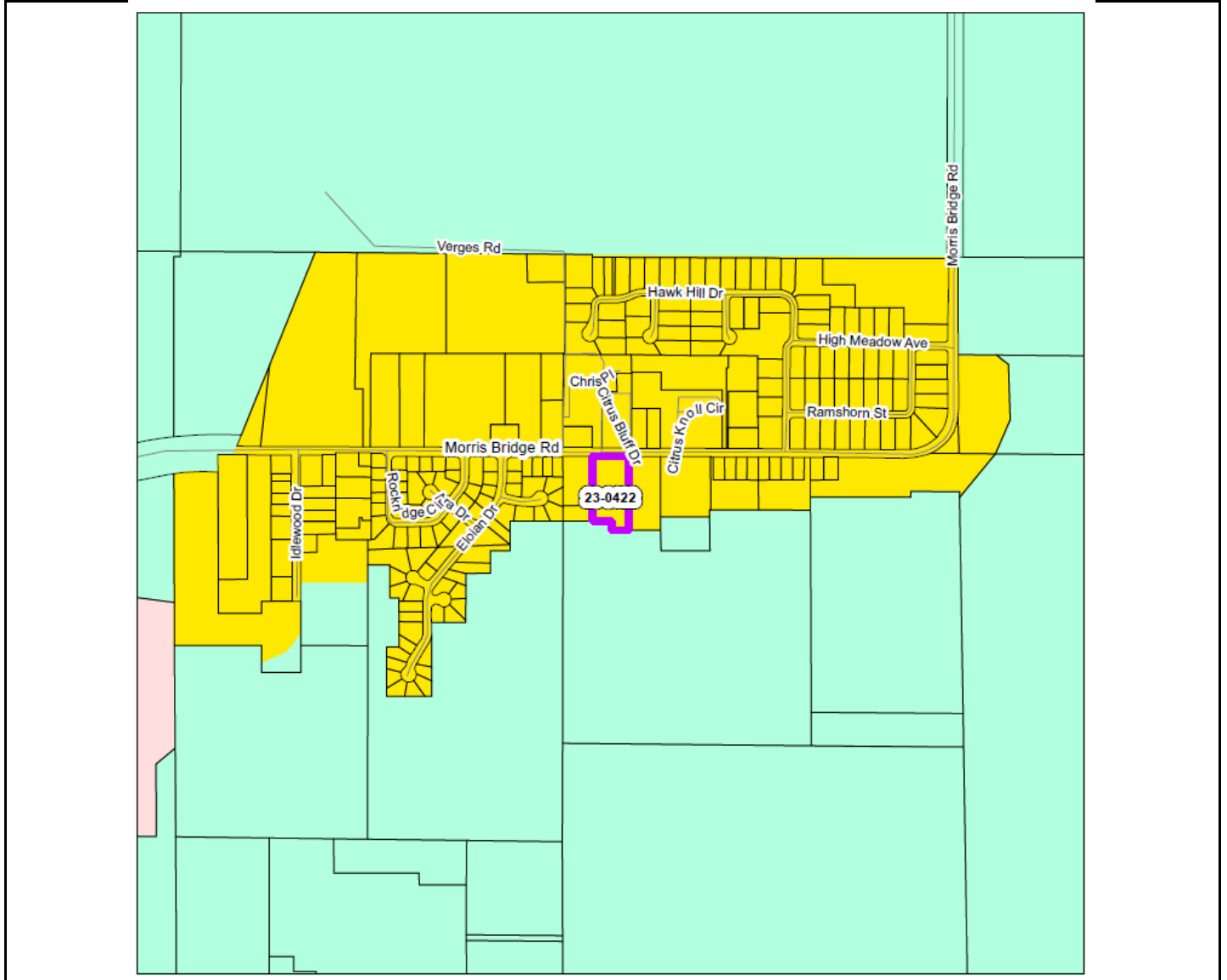


Context of Surrounding Area:

The 2.69 +/- acre site is located on the south side of Morris Bridge Road and approximately 575 feet east of Eloian Drive. The site is in the Rural Area and is not located in a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

2.0 LAND USE MAP SET AND SUMMARY DATA

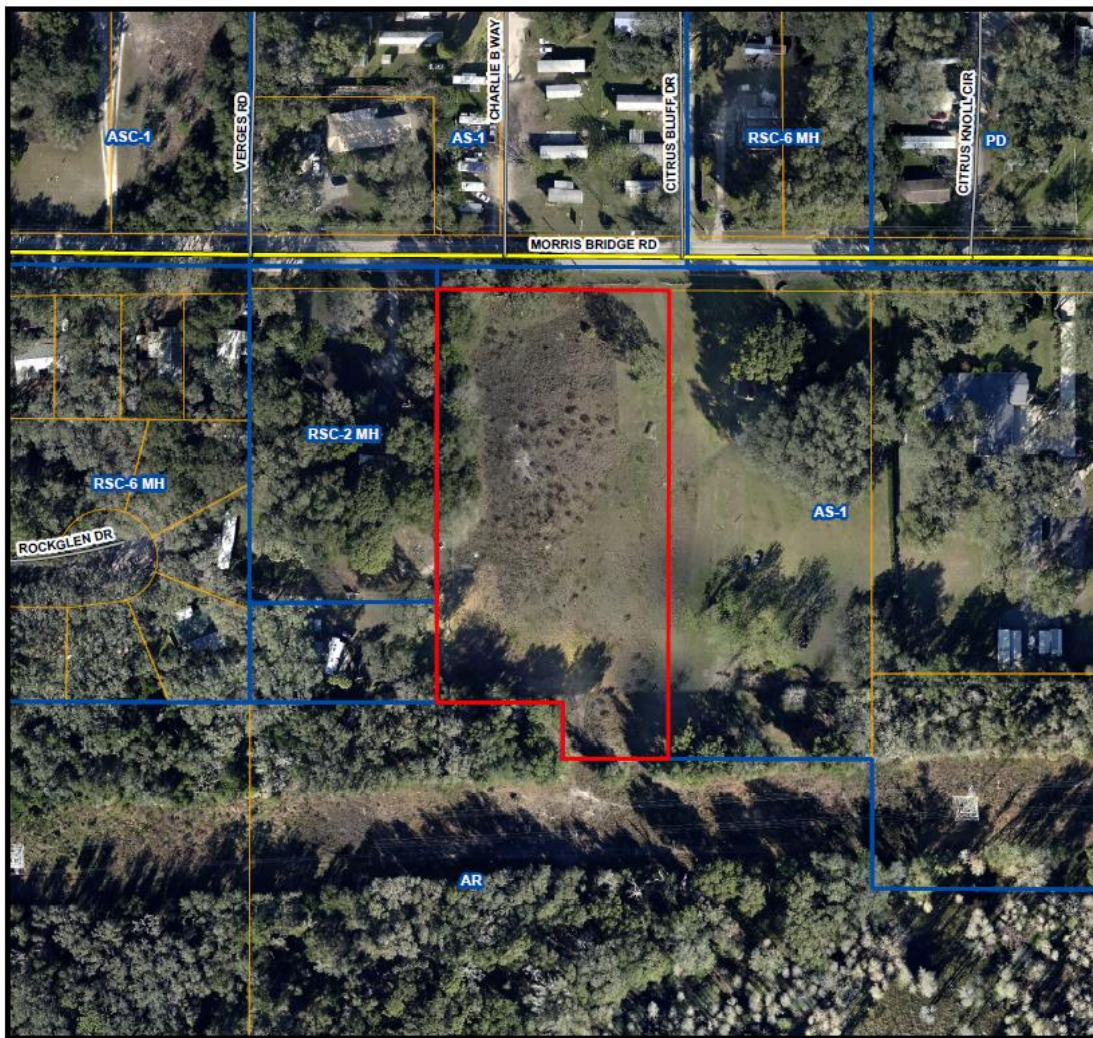
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-6 (Res-96)
Maximum Density/F.A.R.:	Max. 6 du per acre / Max. 0.25 FAR
Typical Uses:	Typical uses of RES-6 include residential, suburban commercial, offices, multi-purpose, mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

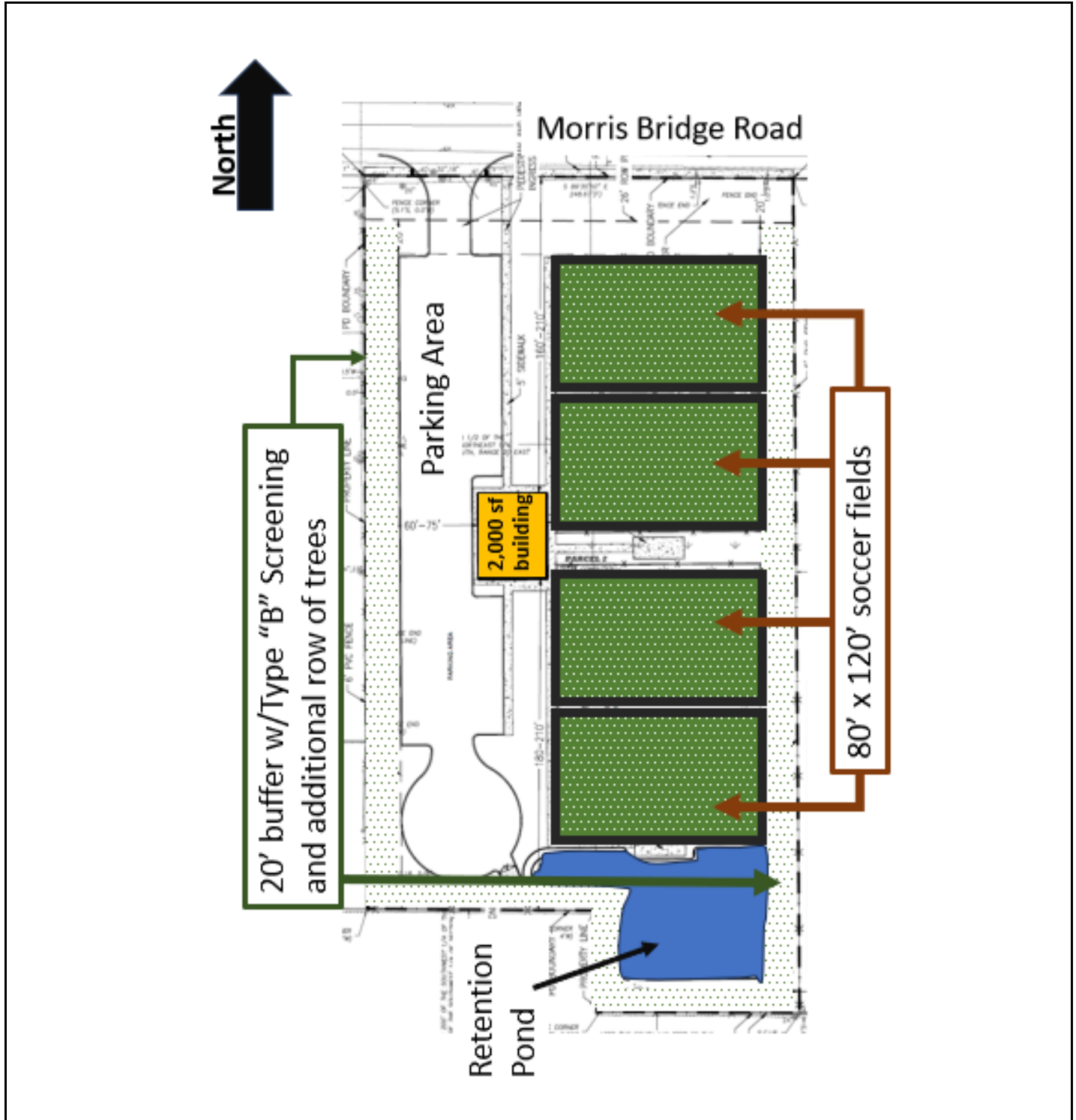


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Mobile Homes
South	AR	Agricultural Rural	Conservation Area	Southwest Florida Water Management District
East	AS-1	AS-1: 1 du per acre	Agricultural, Single-family	Single-family residential
West	RSC-2 (01-1459 MH)	Min. Lot Size: 21,780 sf	Residential, Single-family Conventional and MH	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 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 (Option 1) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

*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	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
Morris Bridge Rd./ Substandard Rd.	Design Exception Requested	Approvable
	Choose an item.	Choose an item.
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 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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <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 checked="" type="checkbox"/> Off-site Improvements Provided	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<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	
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	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees Soccer Complex (Per Field [Mobility]) (Per 1,000 sf building area (Fire)) Mobility: \$60,220 * 4 = \$240,880 Fire: \$95 * 2 = \$190 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$13,038 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$23,745 Rural Mobility, Northeast Parks/Fire - Option 1) soccer training and event facility, 4 playingfields for 5v5 soccer (reduced size), 2,000 sf concession stand; Option 2) Single Family Home and Ag use.				

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes to rezone from ASC-1 to Planned Development for a property located on the south side of Morris Bridge Road, approximately 1 ½ miles east of the Interstate 75 on-ramp and approximately 575 feet east of Eloian Drive. The proposed Planned Development (PD) is to allow a (five players on each team) soccer training facility with four playing fields. On a standard soccer field, the number of players is eleven players per team. Accessory features include a 2,000-square-foot concession stand/restrooms/storage building, bleachers, and a parking area. Alternatively, the applicant requests to maintain existing AS-1 zoning requirements as a second option.

The site is in the Rural Area and is not located within a Community Planning Area. The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land located to the south of the subject site owned by Southwest Florida Water Management District (SWFWMD).

Pursuant to the applicant's narrative request, the applicant proposes site design measures designed for greater compatibility with the surrounding residential uses. The applicant proposed the following restrictions to create more compatibility with and sensitivity to surrounding residential uses.

1. The applicant proposes to prohibit the use of amplified public announcement systems.
2. The lights will be designed to focus field lighting onsite and minimize spill over off site.
3. The concession building will be located near the central area of the site and away from the perimeter of the plan.

The applicant has not requested variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; Part 6.06.00, Landscaping, Irrigation and Buffering Requirements or 6.07.00, Fences and Walls of the Land Development Code. The proposed soccer field development requires a 20-foot buffer with Type "B" screening along the perimeter, excluding Morris Bridge Road. The applicant is proposing additional screening along the east and west perimeter adjacent to the residentially developed properties, consisting of the following:

- Two staggered rows of trees 20' on center, with the second row of trees planted in line with the gaps from the first row. The trees shall not be closer than together than 20' when measuring from another tree in either row.

Planning Commission staff finds the proposed Planned Development is not consistent with the Unincorporated Hillsborough County Comprehensive Plan. Overall, Planning Commission staff has found that the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Planning Commission also finds that the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. The complete Planning Commission report may be found in the back-up materials.

Zoning staff acknowledges that the applicant has provided significant mitigation measures to protect the adjacent properties located to the immediate east and west of the subject site. However, while the parcel exceeds the minimum lot size of one acre required in the AS-1 zoning district, staff finds that potential adverse impacts due to the relatively narrow +/-248 lot width of the subject site for the proposed use makes it difficult to create an adequate transition of uses and buffering potential impacts of the proposed four soccer fields from the single-family along the west and east boundary perimeter.

Transportation Design Exception

1. Design Exception to waive Morris Bridge Road substandard road improvements. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023).

5.2 Recommendation

Based on the above considerations, staff finds the request NOT supportable.

Zoning Administrator Sign Off:



J. Brian Grady
Mon Oct 9 2023 15:15:44

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

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

APPLICATION NUMBER: PD 23-0422

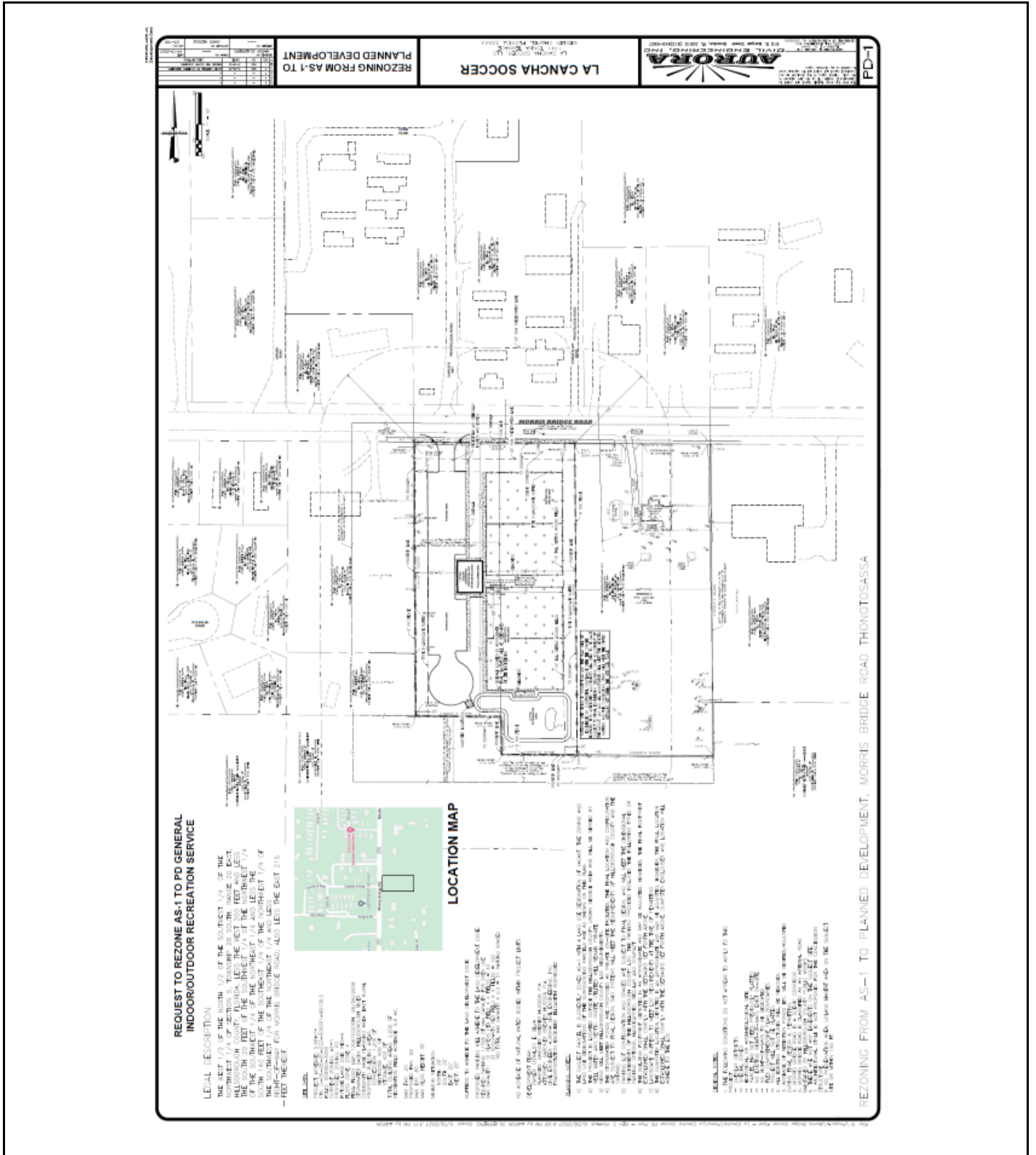
ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Tim Lampkin, AICP

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 23-0422

ZHM HEARING DATE: October 16, 2023

BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Tim Lampkin, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/05/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ER

PETITION NO: RZ 23-0422

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

CONDITIONS OF ZONING APPROVAL

New Conditions

1. The project shall be permitted two development options:
 - a. Option 1 shall permit up to four (4) non-regulation soccer fields with up to 2,000 s.f. of accessory structures to include concession, storage and bathroom facilities, restricted to a combined total of 160 players, patrons and employees; or,
 - b. Option 2 shall permit development in accordance with the Agricultural Single-Family Conventional – 1 (ASC-1) zoning district.
2. Any development occurring pursuant to Option 1 shall proceed in accordance with the PD site plan, conditions 3 through 7 hereinbelow, the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations. Option 2 is not governed by a regulating site plan. Any development occurring pursuant to Option 2 shall proceed in accordance with zoning condition 1.a., the Hillsborough County Land Development Code, Transportation Technical Manual, and other applicable rules and regulations.

Conditions Applying Only to Development Option 1:

3. Notwithstanding anything shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
4. The project shall be served by and limited to a maximum of one (1) vehicular connection to Morris Bridge Rd. as shown on the PD site plan. All other connections shall be closed/removed, and the sod shall be restored, as applicable.
5. 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.
6. If PD 23-0422 is approved, the County Engineer will approve a Design Exception (dated September 25, 2023) which was found approvable by the County Engineer (on September 28, 2023) for the Morris Bridge Rd. substandard roadway improvements, and which permits deviations from the TS-7 Typical Section standard. As Morris Bridge Rd. is a substandard arterial roadway, the developer will be required to make certain improvements to a portion Morris Bridge Rd. prior to concurrent with the initial increment of development, consistent with the Design Exception. Specifically, in addition to the sidewalk along the project's frontage required pursuant to Sec. 6.03.02 of the LDC, the developer shall be required to

construct +/- 615 feet of sidewalk along the south side of Morris Bridge RD., between the western project boundary and Eloian Dr.

7. In accordance with the Hillsborough County Corridor Preservation Plan, the developer shall preserve up to 26 feet of right-of-way along its Morris Bridge Rd. frontage, such that 55-feet of right-of-way is preserved south of the existing right-of-way centerline. Only those interim uses allowed by the Hillsborough County LDC shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all future site plans, and building setbacks shall be calculated from the future right-of-way line.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Add the proposed uses to the site data table (using language consistent with the above conditions);
 - Add a note indicating “Development Option 2 allows ASC-1 uses but does not have a site plan. See conditions of approval for more information.”
 - Label the PD site plan such that it clearly indicates the site plan is for development Option 1.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to a +/- 2.69 ac. parcel from Agricultural Single-Family - 1 (AS-1) to Planned Development (PD). The applicant is seeking entitlements which would permit 4 non-regulation soccer fields (i.e. each accommodates two 5 person teams) and up to 2,000 g.s.f. of accessory concession, storage uses. In addition, the applicant is proposing a 2nd development option which is essentially a Euclidean zoning within a PD, meaning that it is not site plan controlled and will not be subject to any restrictions which apply to the first option. This second option seeks to allow development under the Agricultural Single-Family Conventional – 1, (ASC-1) standards. As such, staff has prepared the staff report to examine both elements of the zoning change.

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis to support this zoning application. The analysis did not mention or address to modification (under Option 2) from an AS-1 to ASC-1 designation; however, staff notes that generally ASC-1 appears to be more restrictive in terms of allowable uses. Staff has prepared a comparison (generally consistent with the applicant’s analysis) of the potential number of peak hour trips generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data shown below is based on the 11th Edition of the Institute of Transportation Engineer’s Trip Generation Manual.

Option 1 Analysis

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Non-Regulation Soccer Fields with Accessory Uses (ITE Code 488)	285	4	66

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	(+) 266	(+) 3	(+) 64

Option 2 Analysis

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1 via PD, 2 Single-Family Detached Dwelling Units (ITE Code 210)	19	1	2

Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Total:	No Change	No Change	No Change

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Morris Bridge Rd. is a publicly maintained 2-lane, undivided, substandard, arterial roadway characterized by +/- 10-foot-wide travel lanes in average condition. There are +/- 4-foot wide to 5-foot-wide bicycle facilities present on paved shoulders. There are no sidewalks along Morris Bridge Rd. in the vicinity of the proposed project.

Morris Bridge Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane facility. Pursuant to a determination by the County Engineer, although the area is within the rural services area (and as such preservation for a rural typical section would typically be applied), given the vast stretches of roadway which runs through ELAPP lands, significant wildlife habitat, as well as lands within the 100-year flood zone as well as floodways, the County Engineer determined that a smaller urban roadway footprint (with closed stormwater systems which could locate pond sites in strategic locations designed to better minimize environmental and other impacts) is more appropriate for this roadway.

According to the Hillsborough County Transportation Technical Manual, a 4-lane divided urban collector roadway requires a right-of-way width of 110 feet. Given that the existing right-of-way is only 58 feet wide, the developer will be required to preserve an additional 26 feet of right-of-way for future improvements such that there is a minimum of 55 feet of right-of-way preserved south of the existing right-of-way centerline. Pursuant to the Hillsborough County Land Development Code (LDC), only certain interim uses may be permitted within the preserved right-of-way. All setbacks shall be calculated from the preserved right-of-way line.

SITE ACCESS AND CONNECTIVITY

Development Option 1

Vehicular and pedestrian access to the site will be provided via a single connection to Morris Bridge Rd. Access to the site will be via a full access connection; however, when the roadway is widening to 4-lanes the facility will be converted to a divided highway, and the project access may be restricted to right-in/right-out only access at that time (depending on median locations and spacing requirements).

Development Option 2

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

REQUESTED DESIGN EXCEPTION – MORRIS BRIDGE RD. (DEVELOPMENT OPTION 1 ONLY)

As Morris Bridge Rd. is a substandard arterial roadway, the developer is required to improve Morris Bridge Rd. (between the project access and the nearest roadway meeting applicable standards) to Hillsborough County standards. The applicant's Engineer of Record (EOR) submitted a Design Exception request (dated September 25, 2023) Morris Bridge Rd. to determine the specific improvements that would be required by the County Engineer. Based on factors presented in the Design Exception request, the County Engineer found the request approvable (on September 28, 2023). The deviations from the Transportation Technical Manual (TTM) Typical Section – 7 (TS-7) (for 2-lane Rural Local and Collector Roadways) include the following:

1. The developer shall be permitted to maintain the roadway within a +/- 58-foot-wide right-of-way rather than the 96-feet required pursuant to TS-7;
2. The developer shall be permitted to maintain 10-foot-wide travel lanes rather than the 12-foot-wide lanes required pursuant to TS-7;
3. The developer will be permitted to maintain the 4-foot-wide to 5-foot-wide paved shoulders, rather than the 8-foot-wide stabilized shoulders, of which 5-feet is required to be paved; and,
4. The developer will be permitted an indeterminate sidewalk spacing variance rather than the 29-foot-wide spacing between the edge of the through lane and closest edge of the sidewalk required per TS-7.

In addition to the sidewalk required along the project's frontage pursuant to Land Development Code requirements, the developer is proposing to construct a minimum 5-foot-wide sidewalk along the south

side of Morris Bridge Rd., between the western project boundary and Eloian Dr. (west of the project), for a distance of +/- 615 feet.

If PD 23-0422 is approved by the BOCC, the County Engineer will approve the Design Exception Request. This request shall apply only development occurring under Option 1. Development occurring under Option 2 will be required to go through the Section 6.04.02.B. Administrative Variance process and/or Design Exception process, as applicable/appropriate, at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for the adjacent roadway section is provided below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Morris Bridge Rd.	I-75	Cross Creek Blvd.	D	F

Source: Hillsborough County 2020 Level of Service Report.

Ratliff, James

From: Williams, Michael
Sent: Thursday, September 28, 2023 12:56 PM
To: Steven Henry
Cc: Joe Moreda; Lampkin, Timothy; Ratliff, James; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: RZ PD 23-0422 - Design Exception Review
Attachments: 23-0422 DEAdIn 09-26-23.pdf

Importance: High

Steve,
I have found the attached Design Exception (DE) for PD 23-0422 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org 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@hillsboroughcounty.org

Mike

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

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

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

From: Tirado, Sheida <TiradoS@hillsboroughcounty.org>
Sent: Wednesday, September 27, 2023 6:05 PM
To: Williams, Michael <WilliamsM@HillsboroughCounty.ORG>; De Leon, Eleonor <DeLeonE@hillsboroughcounty.org>
Cc: Ratliff, James <RatliffJa@hillsboroughcounty.org>
Subject: RZ PD 23-0422 - Design Exception Review
Importance: High

Hello Mike,

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

shenry@lincks.com
jmoreda@gardnerbrewer.com
lampkint@hillsboroughcounty.org
ratliffja@hillsboroughcounty.org

Best Regards,

Sheida L. Tirado, PE *(she/her/hers)*
Transportation Review Manager
Development Services Department

P: (813) 276-8364
E: tirados@HCFLGov.net
W: HCFLGov.net

Hillsborough County
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.



LINCKS & ASSOCIATES, INC.

September 25, 2023

Mr. Mike Williams
Hillsborough County Government
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Re: La Cancha Soccer
PD 23-0422
Folio Number: 059950.3000
Lincks Project No. 23102

The purpose of this letter is to request a Design Exception per the Hillsborough County Transportation Technical Manual per Section 1.7.2 to meet Land Development Code Section 6.04.03L – Existing Facilities for Morris Bridge Road from I-75 to the project access.

According to the Hillsborough County Roadways Functional Classification Map, Morris Bridge Road is classified as a collector roadway. The subject site is within the Hillsborough County Urban Service Area.

The developer proposes to rezone the property to Planned Development to allow a soccer complex.

Table 1 provides the trip generation for the project.

The access to serve the project is proposed to be one (1) full access to Morris Bridge Road that is to align with Charlie B Way at the northside of Morris Bridge Road.

The request is for a Design Exception to TS-7 of the Hillsborough County Transportation Technical Manual for Morris Bridge Road from I-75 to the project access. The existing Morris Bridge Road has the following characteristics:

- Two (2) lane rural roadway
- Eleven (11) foot travel lanes
- Four/five (4/5) foot paved shoulders/bike lanes
- No sidewalks

The following exception is requested to accommodate the proposed project.

- 1) Right of Way – TS-7 has 96 feet of right of way. The existing right of way is approximately 70 feet.

Mr. Mike Williams
September 25, 2023
Page 2

- 2) Lane Width – TS-7 has twelve (12) foot lanes. The existing road has eleven (11) foot lanes.
- 3) Sidewalk – TS-7 has five (5) foot sidewalk on both sides of the road. There are no sidewalks within the subject segment of Morris Bridge Road.

The justification for the Design Exception is as follows:

1. The subject property has limited frontage along Morris Bridge Road.
2. The proposed project is a relatively low traffic generator.
3. The developer proposes to construct a sidewalk along the project frontage and extend it to the west, approximately 615 feet to Eloian Drive, as shown in Figure 1.

Based on the above, it is our opinion, the proposed improvements to Morris Bride Road mitigate the impact of the project and meet the intent of the Transportation Technical Manual to the extent feasible.

Please do not hesitate to contact us if you have any questions or require any additional information.

Mr. Mike Williams
September 25, 2023
Page 3

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.

Sincerely,

**Michael J. Williams
Hillsborough County Engineer**

TABLE 1
ESTIMATED PROJECT TRIP GENERATION (1)

<u>Land Use</u>	ITE <u>Land Use</u> Code	<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>
Soccer Complex	488	4 Fields	285	2	2	4	44	22	66

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



REVISED: 09/25/23

CHARLIE B WAY

REQUIRED LENGTH (250 FT)

ADDITIONAL LENGTH (615 FT)

PROPOSED SIDEWALK (865 FT)

ELOIAN DR.

MORRIS BRIDGE RD.

PROPOSED PROJECT

FIGURE 1
SIDEWALK IMPROVEMENTS

APPENDIX



PD PLAN



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL
CLASSIFICATION MAP



HILLSBOROUGH COUNTY ROADWAYS FUNCTIONAL CLASSIFICATION

Infrastructure & Development Services



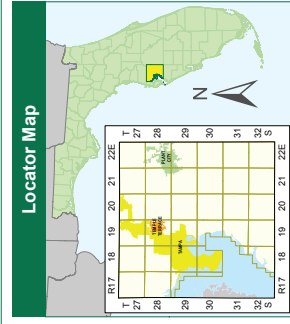
Legend

- 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 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 OTHER REGULATIONS
 OTHER PARTS OF THE LDC NOT LISTED ABOVE.

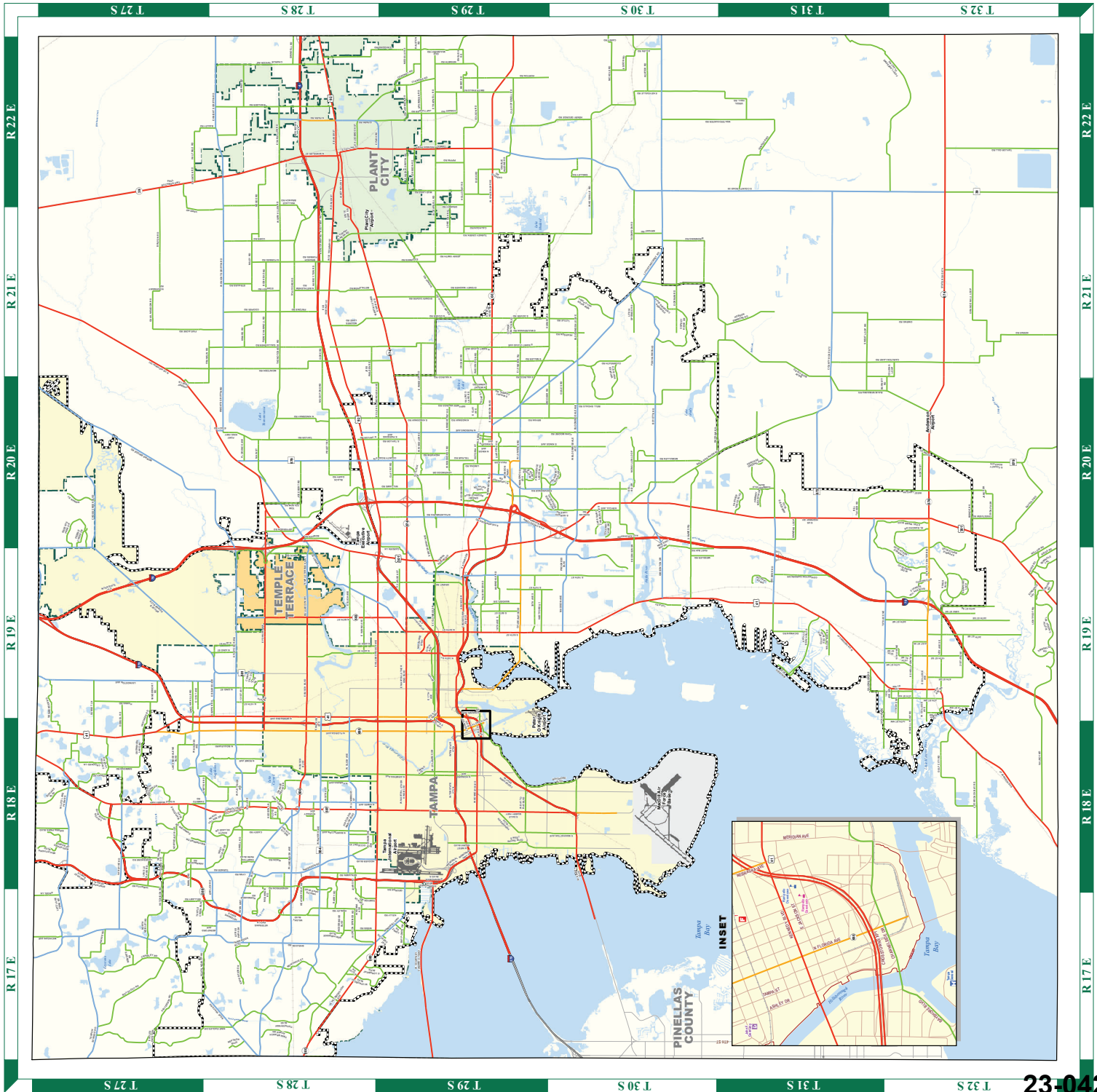
In addition to subject matters in the LDC, Functional Classification of roads plays an important role in administering the Residential Traffic Control Program and the Neighborhood Traffic Calming Program.



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 merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of our 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.

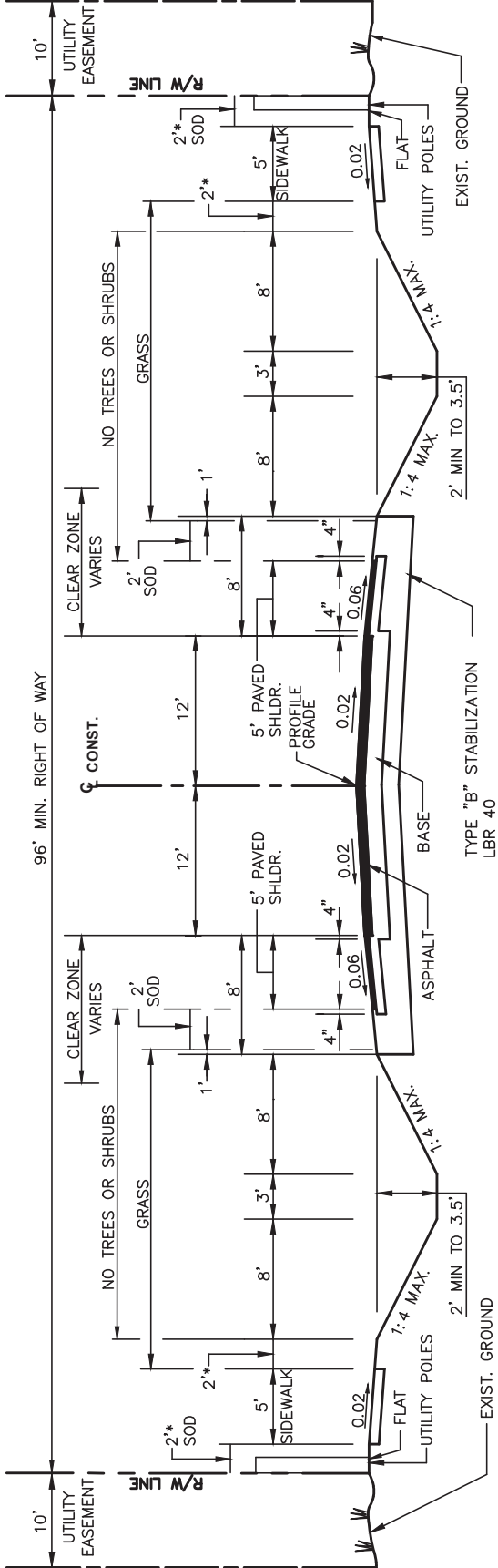
601 E. Kennedy Blvd
Tampa, FL 33602
(813) 272-5610
printroom@hillsboroughcounty.org



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**



**TRANSPORTATION
TECHNICAL
MANUAL**

REVISION DATE:
10/17

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Morris Bridge Rd.	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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
	Choose an item.	Choose an item. Lanes <input 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 (Option 1) <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	285	4	66
Difference (+/-)	(+) 266	(+) 3	(+) 64

*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	Vehicular & Pedestrian	None	Meets LDC
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

Transportation Comment Sheet

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input checked="" type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" 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	

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: PD 23-0422 Folio: 59950.3000 <i>South of Morris Bridge Road and east of Eloian Drive</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan	None
Request	Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option.
Parcel Size (Approx.)	2.69 +/- acres (117,176 square feet)
Street Functional Classification	Morris Bridge Road – Arterial Eloian Drive – Local
Locational Criteria	Does not meet; waiver request submitted
Evacuation Area	None



Context

- The subject site is located south of Morris Bridge Road and east of Eloian Drive on approximately 2.69 ± acres.
- The site is in the Rural Area and is not located within the limits of a Community Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6), which allows for consideration of up to 6 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-6 Future Land Use is intended to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, offices, and mixed-use projects that are serving the area may be permitted. Non-residential uses must meet locational criteria for specific land uses.
- The subject site is surrounded by RES-6 to the north, east, and west. The Natural Preservation (N) Future Land Use category is located to the south.
- The subject site is mainly surrounded by single-family residential homes, mobile homes, and conservation land owned by Southwest Florida Water Management District (SWFWMD).
- The subject site is zoned Agricultural, Single-Family-1 (AS-1). It is mainly surrounded by AS-1 zoning to the north and east, Agricultural Rural (AR) zoning to the south, Residential, Single-Family Conventional-6 (RSC-6) zoning to the west. Further east and northeast there is Planned Development (PD) zoning, Residential, Single-Family Conventional-2 (RSC-2) zoning, Residential, Single-Family Conventional-4 (RSC-4) zoning, and one parcel of Commercial, Neighborhood (CN) zoning where there is a mobile home park. There is also one parcel of CN zoning to the northwest where there is a Circle K gas station.
- The applicant requests to rezone from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option.

Compliance with Comprehensive Plan:

The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for an inconsistency finding.

FUTURE LAND USE ELEMENT

Rural Area

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities *Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned*

Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Land Use Categories

Objective 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.2: *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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.8: The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.

Community Design Component (CDC)

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.*

Staff Analysis of Goals Objectives and Policies:

The subject site is located south of Morris Bridge Road and east of Eloian Drive on approximately 2.69 ± acres. The site is in the Rural Area and is not located within the limits of a Community Plan. The applicant requests to rezone from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) for a soccer training facility with four playing fields and 2,000 square foot concession stand, or maintain existing AS-1 zoning requirements as a second option. The subject site is mainly surrounded by single-family residential homes, mobile homes, conservation land owned by Southwest Florida Water Management District (SWFWMD) and a gas station.

The Rural Area is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. The site is designated as Residential-6 (RES-6) and in the Rural Area on the Future Land Use Map (FLUM). The RES-6 Future Land Use category is intended for residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. The proposed intensity is consistent with what can be considered in the RES-6 category, as the 2,000 square foot concessions, restroom and storage building would provide for a Floor Area Ratio (FAR) of 0.02 when the maximum that can be considered is 0.25. However, the area mainly contains residential uses and more specifically, large lot, single family residential directly to the east and west of the site. The nature of the proposed development and its operating characteristics are more intense in nature and will not allow the area to remain rural in character. Although the RES-6 category can consider suburban scale neighborhood commercial, the site does not meet Commercial Locational Criteria (CLC) and a waiver to CLC is not supported by Planning Commission staff. Therefore, the proposal is inconsistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The proposed rezoning does not meet the intent of FLUE Objective 16 and Policies 16.1, 16.2, and 16.3. Although the proposal includes 20' setbacks with Type B screening and a 0.16-acre retention area on the south side of the site, the proposed use has operating characteristics that could be disruptive to the rural nature of the area. The site is 2.69 acres and only approximately 250 feet wide. The relatively small and narrow character of the parcel would not allow for a gradual transition in intensity between the single-family residential uses located directly east and west of the subject property. While the site meets Policy 16.5 because it is located on an arterial roadway, the site is internal to an established neighborhood. Policy 16.5 specifically notes that higher intensity non-residential uses should be restricted to certain roadways but also that they should also be external to established neighborhoods. Since the site is within an established neighborhood, it creates a conflict with the policy. Furthermore, the applicant notes that it is a two-lane rural roadway and has requested an Administrative Variance to not improve the substandard Morris Bridge Road up to County standards. The site appears to show efficient circulation and access; however, the County Transportation Department had not filed comments into Optix at the time of this report.

The subject site does not meet Commercial Locational Criteria (CLC) in accordance with Objective 22 of the FLUE. The site is not within the required 900-foot distance from the closest qualifying intersection of Morris Bridge Road and the Interstate 75 ramp. The applicant has submitted a waiver request for review. The waiver request describes that the proposed soccer facility is significantly smaller than a traditional soccer facility, and that the project has a unique purpose apart from most commercial uses in that it will help meet the growing demand for soccer fields in the County. It goes on to describe that the request includes screening with a 6' opaque fence, trees, specialized lights to minimize light spilling onto adjacent properties, and that there will be no use of a public announcement (PA) system for the amplification of sound. Although the applicant has proposed mitigative measures, due to the rural nature of the area and the operating characteristics of the use, PC staff cannot identify any unique circumstances to recommend waiving CLC. The physical nature of the site is almost identical to those directly to the east and east which are developed with single family residences. Therefore, PC staff recommends that the Board of County Commissioners not grant a waiver to the CLC.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The applicant has taken measures with site planning techniques to address some of the elements outlined in compatibility Policy 12-1.4. The development pattern and character of this area mainly contains single-family residential homes, mobile homes, conservation land owned by SWFWMD, and a gas station which are located in residential and agricultural zoning districts. The proposed soccer facility presents challenges with pedestrian and vehicular traffic, parking impacts, noise, and lighting.

Overall, staff finds that the proposed development is inconsistent with the intent of the Rural Area and policy direction under the Commercial Locational Criteria portion of the FLUE. The proposed Planned Development would allow for development that is inconsistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is incompatible with the existing and planned development pattern found within the surrounding area.

Recommendation

Based upon the above considerations, Planning Commission staff finds the proposed Planned Development **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 23-0422

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

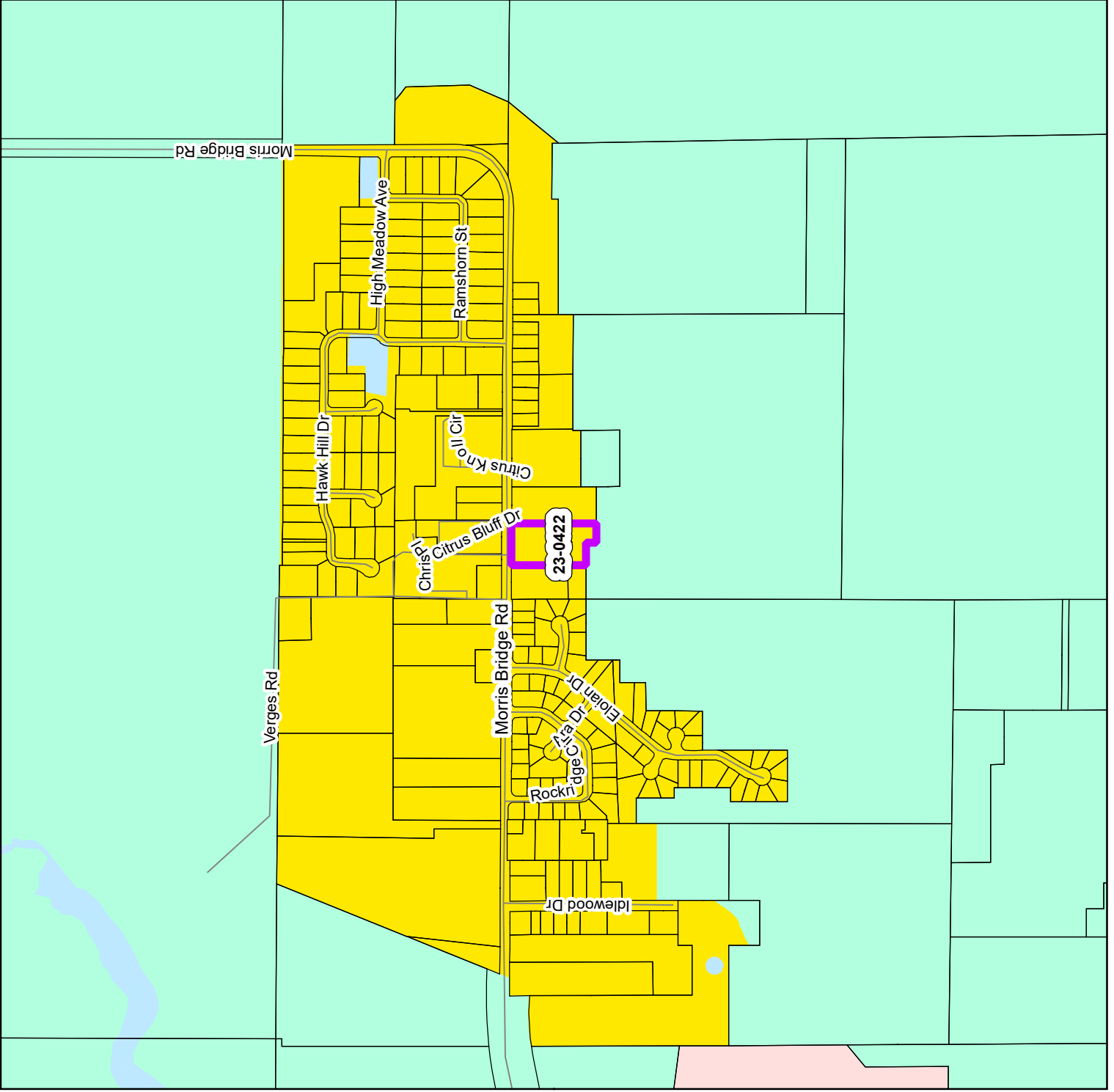
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

- WATER NATURAL LULC_Wet_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of 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.

Map Printed from Rezoning System - 4/26/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\GReg_HRezonings - Copy.mxd



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >