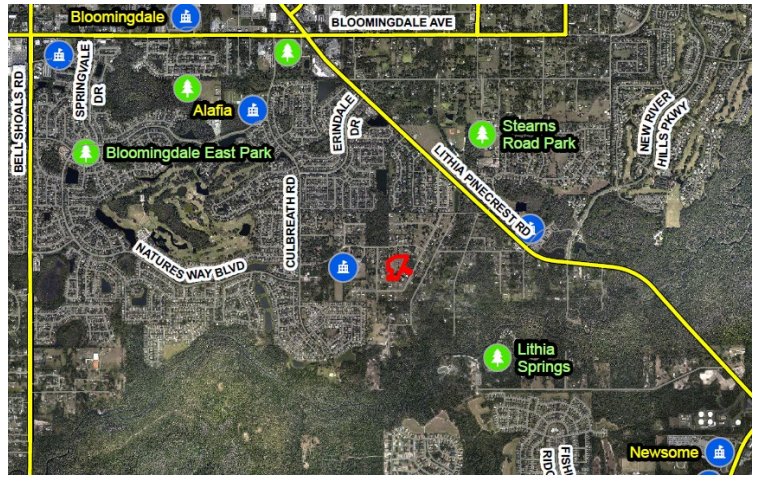


Rezoning Application: RZ-PD 22-1401
Zoning Hearing Master Date: April 17, 2023
BOCC Land Use Meeting Date: June 13, 2023

1.0 APPLICATION SUMMARY

Applicant: Michael Hoffman
FLU Category: Residential-2 (Res-2)
Service Area: Urban
Site Acreage: 6.12 Acres
Community Plan Area: Brandon
Overlay: None



Introduction Summary:

The applicant is requesting to rezone a 6.12 acre property from Agricultural, Single Family (AS-1) to Planned Development (PD) in order to allow the property to be developed into a gated single-family subdivision with 5 homes on lot sizes ranging from 0.50 to 0.64 acres. The proposed development would be developed at a density of 0.8 dwellings units (DU) per acre and would include open space, recreation areas, open space and a private internal roadway. The subject property is currently undeveloped.

Zoning:	Existing	Proposed
District(s)	AS-1	PD
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential
Acreage	6.12	6.12
Density/Intensity	1.0 DU per acre	0.8 DU per acre
Mathematical Maximum*	6 DU	5 DU

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Lot Size / Lot Width	1 acre / 150'	NA / NA
Setbacks/Buffering and Screening	Front: 50' Rear: 50' Sides: 15'	Front: 25' Rear: 25' Sides: 10'
Height	50'	2 Stories

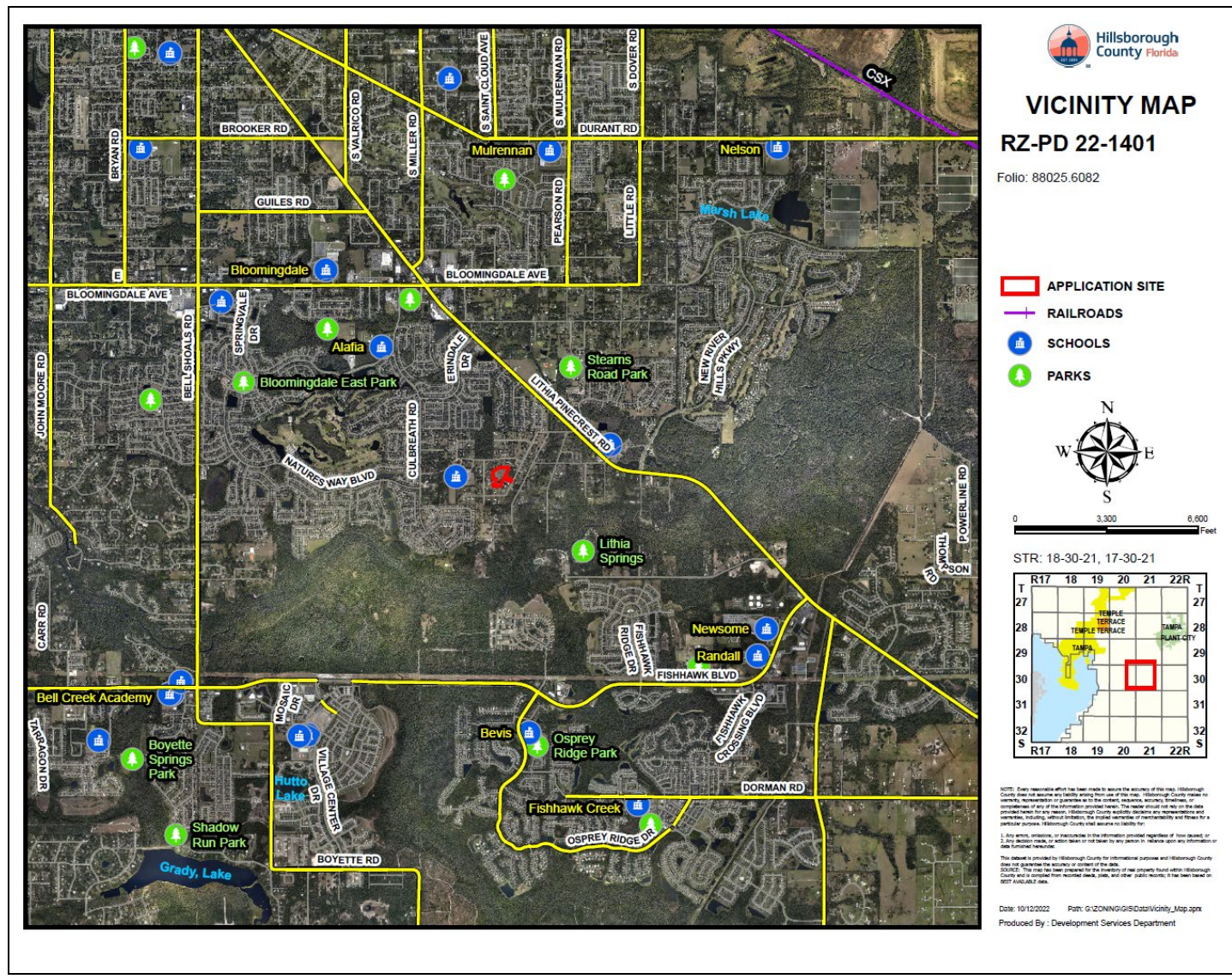
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

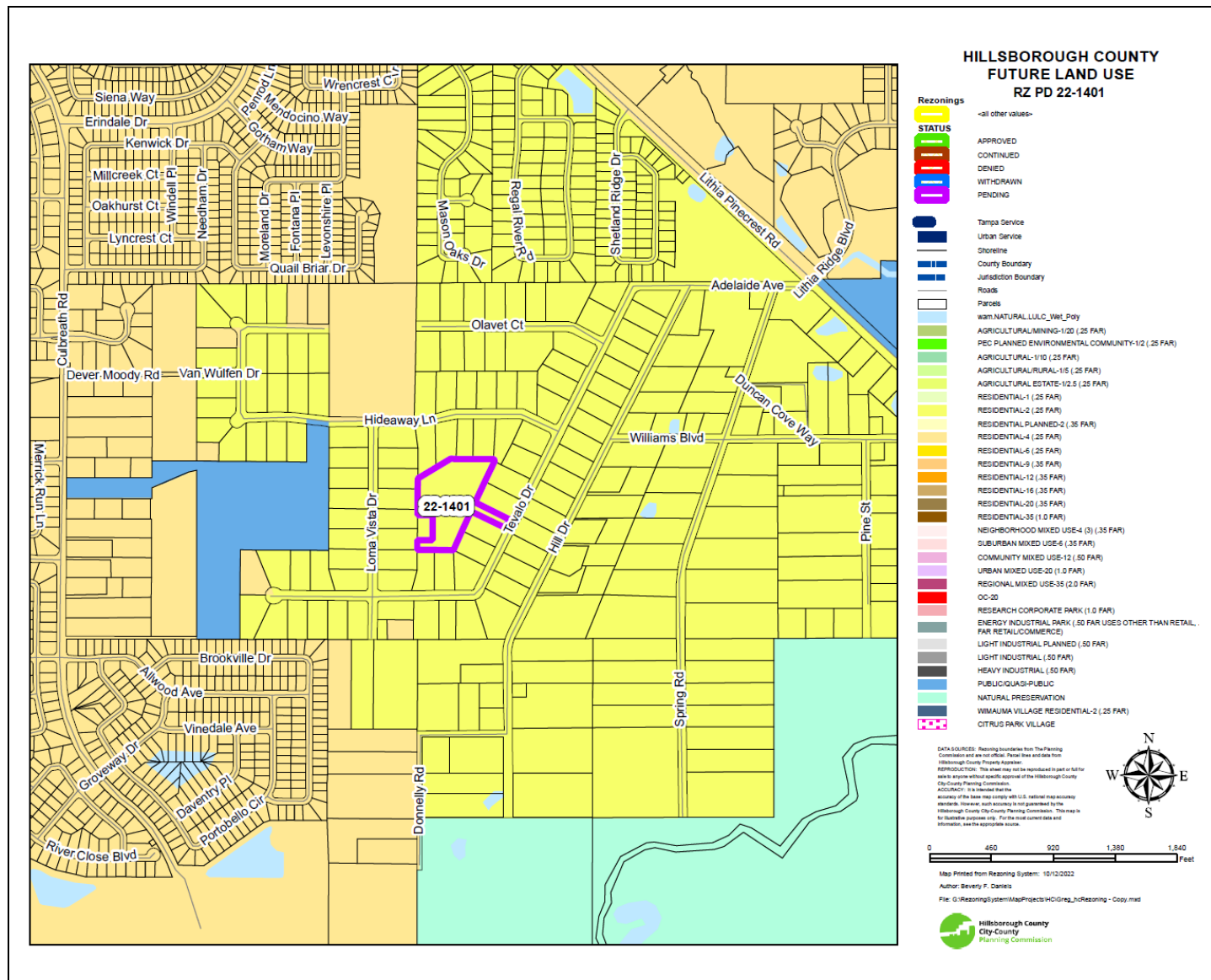


Context of Surrounding Area:

The subject property is located in the Brandon Community Planning area approximately one-half of a mile southwest of the Lithia Pinecrest Road and Adelaide Avenue intersection. The entrance of the proposed PD fronts Tevalo Drive, a 20-foot wide two lane road with 72 feet of right-of-way. The proposed PD is located in an area developed for single-family residences where the majority of the homes are built on properties that are approximately 1 acre in size. The adjoining properties to the north, south, east and west of the subject property are zone AS-1 and all but 2 vacant properties are developed for single-family use. The subject property also adjoins a County owned property along a portion of its western border.

2.0 LAND USE MAP SET AND SUMMARY DATA

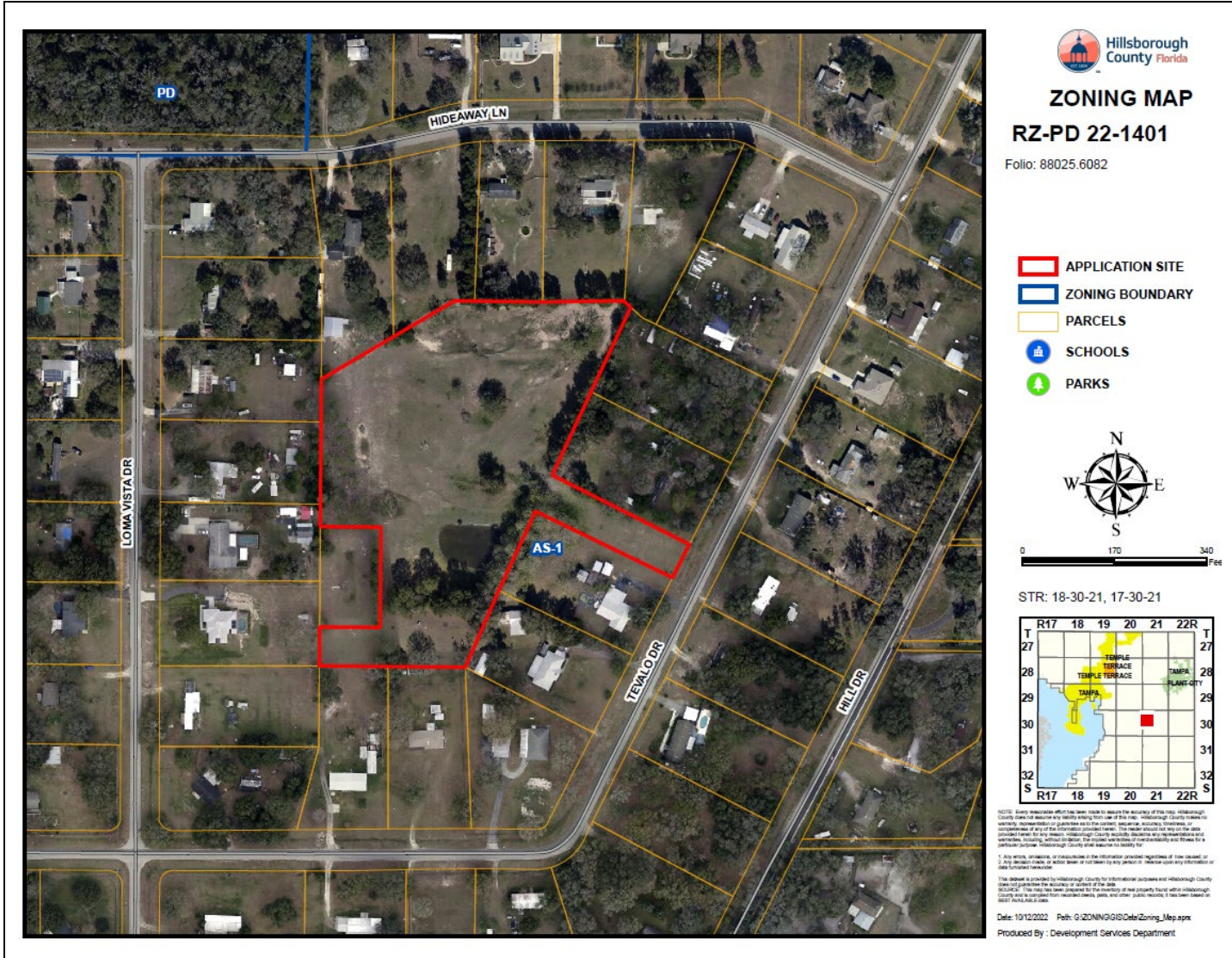
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential-2 (Res-2)
Maximum Density/FAR	2 DU per acre/FAR: 0.25
Typical Uses	Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences and vacant residential
South	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
East	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences
West	AS-1	1 DU per acre/NA	Agriculture and single-family	Single-family residences

APPLICATION NUMBER: PD 22-1401

ZHM HEARING DATE: April 17, 2023

BOCC LUM MEETING DATE: June 13, 2023

Case Reviewer: Planner Sam Ball

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

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

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	56	5	6
Proposed	47	4	5
Difference (+/1)	-9	-1	-1

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

Connectivity and Cross Access

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

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
NA		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees: Single Family Detached (Fee estimate range for 2,200 - 3,500 s.f.) Mobility: \$ 9,183 - \$10,550 Parks: \$ 2,145 - \$ 2,540 School: \$ 8,227 - \$10,976 Fire: \$ 335 Total per House: \$19,890 - \$24,401				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Based on the predominance of 1-acre single-family development in the area, staff finds proposed overall density of 0.8 dwellings per acre and the proposed configuration of the General Site Plan compatible with the existing uses, zoning districts, and development pattern in the area.

5.2 Recommendation


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

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 14, 2023.

1. Development of the project shall proceed in strict accordance with the terms and conditions contained on the general site plan and in the land use conditions contained herein, and all applicable rules, regulations and ordinances of Hillsborough County.
2. Development shall be limited to 5 single-family lots, open space, and recreational facilities as depicted on the General Site Plan.
3. Building setbacks shall be as follows:
Front: 25 feet
Sides: 10 feet
Rear: 25 feet
4. Buildings shall be limited to 2 stories in height.
5. Primary vehicular and pedestrian access shall on Tevalo Drive, as shown on the PD Site Plan.
6. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.
7. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
9. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
10. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
11. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:



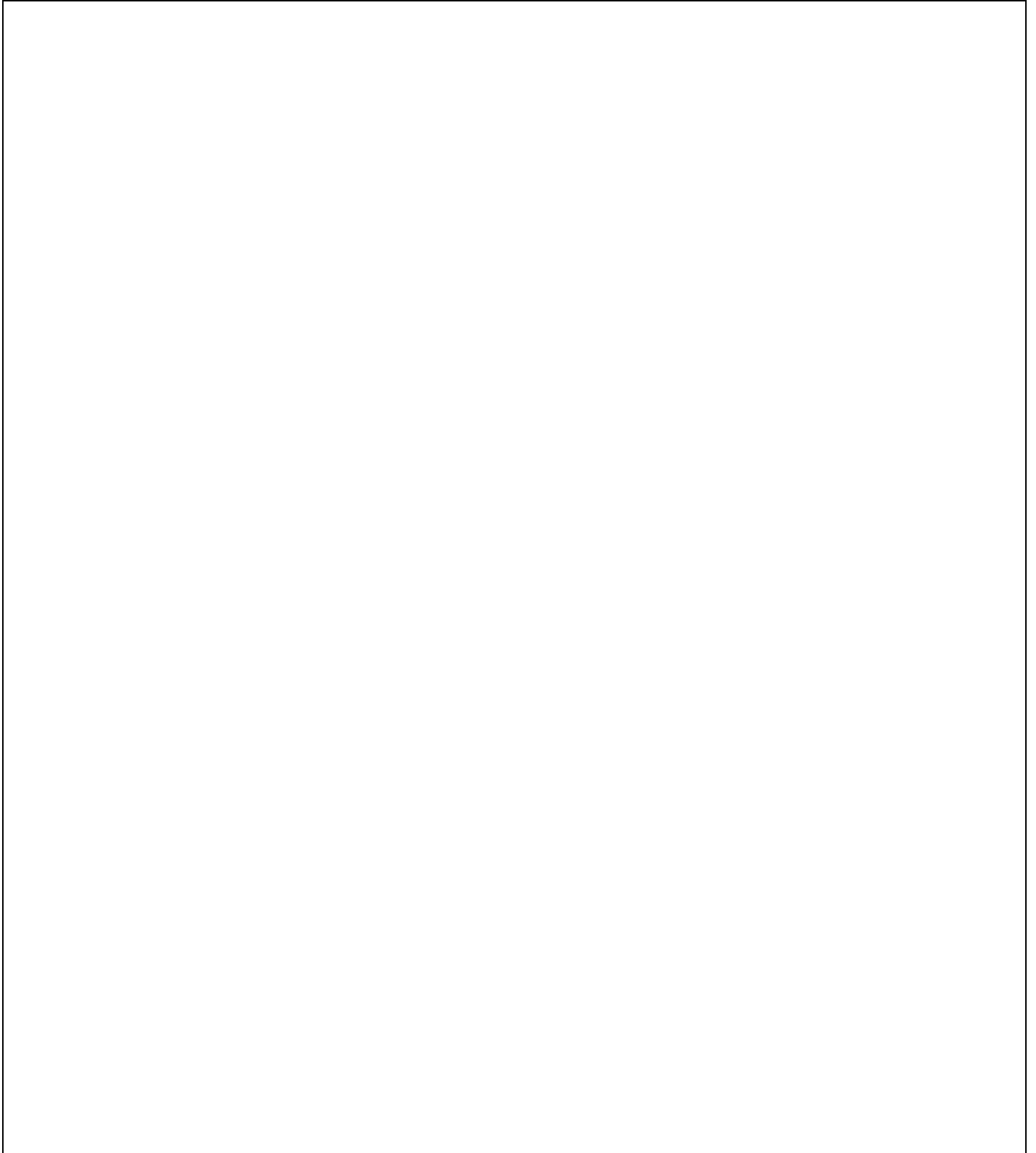
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Richard Perez, AICP
PLANNING AREA: Brandon/Central

DATE: 4/05/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1401

- 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

- Primary vehicular and pedestrian access shall on Tevalo Dr., as shown on the PD Site Plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access may be permitted anywhere along the project boundary.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Agricultural Single Family 1 (AS-1) to Planned Development (PD) to construct 5 single family residential lots on +/-6.1 acres. The site is located on the west side of Tevalo Dr., approximately 725 feet south of Hideaway Ln., within the Brandon Community Plan Area. The Future Land Use designation of the site is Residential 2 (R-2).

Trip Generation Analysis

The applicant submitted a trip generation analysis as required by the Development Review Procedures Manual (DRPM). Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1: 6 Units, Single Family Detached (ITE 210)	56	5	6

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 5 Units, Single Family Detached (ITE 210)	47	4	5

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	-9	-1	-1

The proposed rezoning will result in a decrease in potential trip generation by -9 daily trips, -1 peak hour AM trips and -1 peak hour PM trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts Tevalo Dr.

Tevalo Dr. is a substandard 2-lane County local roadway. The roadway predominately consists of +/-10-foot travel lanes. There are no bicycle facilities or paved shoulders, no sidewalks and no curb and gutter. The roadway lies within +/- 72 feet of right-of-way.

Per the County Transportation Technical Manual, the TS-7 Local Rural Roadway typical section requires 12-foot travel lanes, 5-foot paved shoulders within 96 feet of right of way.

By policy of the County Engineer, projects that generate less than 11 peak hour trips are considered de minimis provided the roadways meet minimum life safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

SITE ACCESS & CONNECTIVITY

The proposed PD site plan proposes primary vehicular and pedestrian access to Tevalo Dr.

There are no proposed internal roadways connections proposed as the property is surrounded by developed single family lots with the exception of folio#88025.6076, which is a small parcel own by Hillsborough County and accessed from Loma Vista Dr. via a drainage easement.

The PD site plan proposes the internal subdivision road to be private and gated. Said roadway will be constructed consistent with the County Transportation Technical Manual TS-3 local roadway typical section.

LEVEL OF SERVICE (LOS) INFORMATION

Tevalo Dr. is not a regulated roadway in the 2022 Hillsborough County Multi-Modal Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Tevalo Dr.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	56	5	6
Proposed	47	4	5
Difference (+/-)	-9	-1	-1

*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		None	None	Meets LDC
South		None	None	Meets LDC
East	X	None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input 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.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 Report Prepared: April 5, 2023	Petition: PD 22-1401 2806 Hideaway Lane <i>East Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Brandon
Requested Zoning	The applicant is requesting to rezone the property from Agricultural Single Family-1 (AS-1) to Planned Development (PD) for the creation of 5 single-family residential lots of one half acre each
Parcel Size	6.12 +/- acres
Street Functional Classification	Tevalo Drive – Local Loma Vista Drive– Local Hideaway Lane– Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 6.12 +/- acre subject site is located east Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane.
- The subject site is in the Urban Service Area and is located within the limits of the Brandon Community Plan.
- The subject site is located within the Residential-2 (RES-2) Future Land Use category, which can be considered for a maximum density of up to 2 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-2 Future Land Use category is intended to designate areas that are best suited for nonurban density residential development requiring a limited level of urban services, included in appropriate locations, lots large enough to safely accommodate private wells and septic tanks or a combination of septic and public water. Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- The RES-2 Future Land Use category surrounds all sides of the subject site. Public/Quasi-Public Institutional Future Land Use category is located further to the west of the subject site. There are Residential-4 (RES-4) areas located further northwest and southwest.
- The subject site is currently vacant. The property is surrounded by single-family residential use. There is a small pocket of public institutional uses which contains a public school to the southwest and vacant lots to the north and northeast.
- The subject site is currently zoned Agricultural Single Family-1 (AS-1) and is surrounded by it. There are residential PD's located further north and southwest.
- The applicant is requesting to rezone the property to Planned Development (PD) for the creation of 5 single-family residential lots of one half acre each.

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.2: Minimum Density All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Land Use Categories

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

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

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

Relationship to Land Development Regulations

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

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: *Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

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

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

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

Policy 16.8: 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.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.

Community Design Component

5.1 COMPATIBILITY

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

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

POLICY 12-1.4: 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.

Environmental and Sustainability Section (E&S)

Objective 3.5: Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values

provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

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

Strategies:

3. Implement Brandon Character Districts to protect established neighborhoods and historic patterns of development.

4. Consistent with the Brandon Character Districts Map, develop design guidelines for the Brandon Character Districts to address at a minimum building height, density and intensity, building types, bulk, mass, parking location, access, frontage, setbacks, buffers, landscape, streetscape and signage. Consistent with the general design characteristics listed in the Brandon Community Plan document, develop specific standards for adoption into the Land Development Code.

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

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

meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Staff Analysis of Goals, Objectives, and Policies

The 6.12 +/- acre subject site is located east of Loma Vista Drive, west and north of Tevalo Drive, and south of Hideaway Lane. The subject site is in the Urban Service Area and is located within the limits of the Brandon Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-2 (RES-2). The applicant is requesting to rezone the property from Agricultural Single Family-1 (AS-1) to Planned Development (PD) for the creation of 5 single-family residential lots of half acre each.

The subject site is in the Urban Service Area (USA) where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.2 states that within the USA and in categories allowing four units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category. The proposed development does not meet this policy direction. However, FLUE Policy 1.3 allows properties to develop below the minimum density if they meet certain criteria. The subject property does meet the criteria for which development at a minimum density would adversely impact with the existing development pattern within a 1,000-foot radius. As stated by the applicant's narrative dated March 23, 2023, the property is identified as Lot C within the Tevalo Hills Unit 3 Platted Subdivision. The request is to allow for five dwelling units on the property, which would achieve approximately 41% of the maximum density. The property is within the Garden Estates Character district which characterizes the area with half acre lots. Proposing additional dwelling units to meet minimum density would have an adverse impact on the existing Tevalo Hills subdivision and the Garden Estates Character district in which the area is developed with residential homes on half acre lots. PC staff has reviewed the applicant's narrative and determines that the proposed development meets the exemption criteria.

FLUE 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 rezoning is compatible with the existing development, as it is proposing similar lot sizes to the single-family uses located in the immediate area. Objective 8 of the FLUE establishes land use categories which outline the maximum level of intensity and density and range of permitted land uses allowed and planned for an area. Similarly, Policy 8.1 ensures that 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. The proposed rezoning to allow for consideration of up to 5 dwelling units on the subject site does not exceed the maximum amount of density allowed within the RES-2 FLU category. The proposed rezoning is therefore in compliance with Objective 8 and Policies 8.1 and 8.2.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying policies 16.2, 16.3, 16.8, 16.10 and 16.11. The proposed rezoning would allow for consideration of a density that is comparable and compatible with the established neighborhood surrounding the subject site. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to

recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed development of 5 lots is consistent with this policy direction based on the surrounding development pattern.

Goal 6 and Strategies 3, 4, and 5 of the Brandon Community Plan require each of the character districts to follow a specific development pattern and be compatible with the surrounding area. The subject property is located within the Garden Estates district of the Brandon community Plan where the predominant residential style primarily consists of dwellings on half acre lots or more. The surrounding residential development pattern includes a predominate lot size of half acre or larger. The proposed site plan indicates a minimum lot size of half an acre which is compatible with the surrounding densities and is compatible with the vision of the Garden Estates Character District.

The Environmental Protection Commission (EPC) has identified a small, excavated pond present on the subject site. The EPC Wetlands Division has reviewed the proposed site plan and has provided revised agency comments dated January 17, 2023. The revised comments indicates that a resubmittal is not necessary for the site plan's current configuration. Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the Environmental and Sustainability Section (ESS) of the Comprehensive Plan based upon the technical review provided by the EPC.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1401

<all other values>

- Rezoning**
- STATUS**
 - APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - w/m 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)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.50 FAR)
 - LIGHT INDUSTRIAL (.50 FAR)
 - HEAVY INDUSTRIAL (.50 FAR)
 - PUBLIC/QUASIPUBLIC
 - 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 boundaries are for informational purposes only and are not intended to be used for any other purpose without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 10/12/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\Rezoning - Copy.mxd

