

Rezoning Application: PD 23-0610
Zoning Hearing Master Date: October 16, 2023
CPA Hearing Meeting Date: December 14, 2023



**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Petru Volosen / Lavinia Volosen
FLU Category: R-2 (HC/CPA 23-10, pending adoption, changing the subject property to (R-4))
Service Area: Urban
Site Acreage: 4.2 MOL
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The applicant seeks to rezone a parcel from RSC-2 (Residential – Single-Family Conventional) to PD 23-0610 (Planned Development) to allow for 10 single-family residences. A comprehensive plan amendment CPA 23-10 is pending adoption, changing the subject property’s future land use from Residential-2 (R-2) to Residential-4 (R-4).

	Existing	Proposed
District(s)	RSC-2	PD 23-0610
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	4.2 MOL	4.2 MOL
Density/Intensity	2 du/ga	2.45 du/ga
Mathematical Maximum*	8 units	10 units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-2	PD 23-0610
Lot Size / Lot Width	21,780 sf / 100'	5,500 sf / 50' Standard Lot 5,500 sf / 60' Corner Lot
Setbacks/Buffering and Screening	25' Front 25' Rear 10' Sides	Standard Lot: 20' Front 10' Rear 7.5' Sides Corner Lot: 15' Front 7.5' Sides
Height	35'	35'

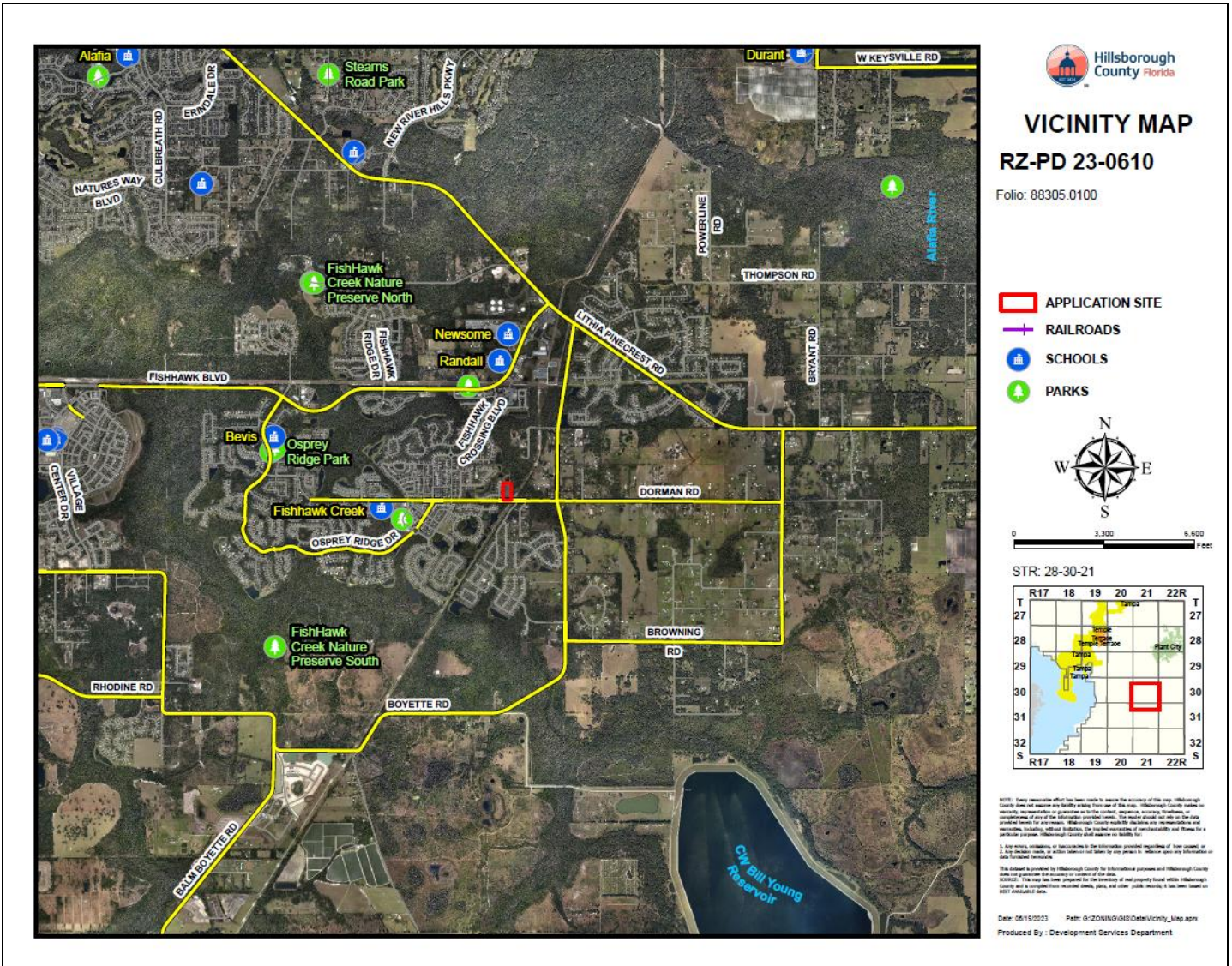
Additional Information:

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

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

2.1 Vicinity Map

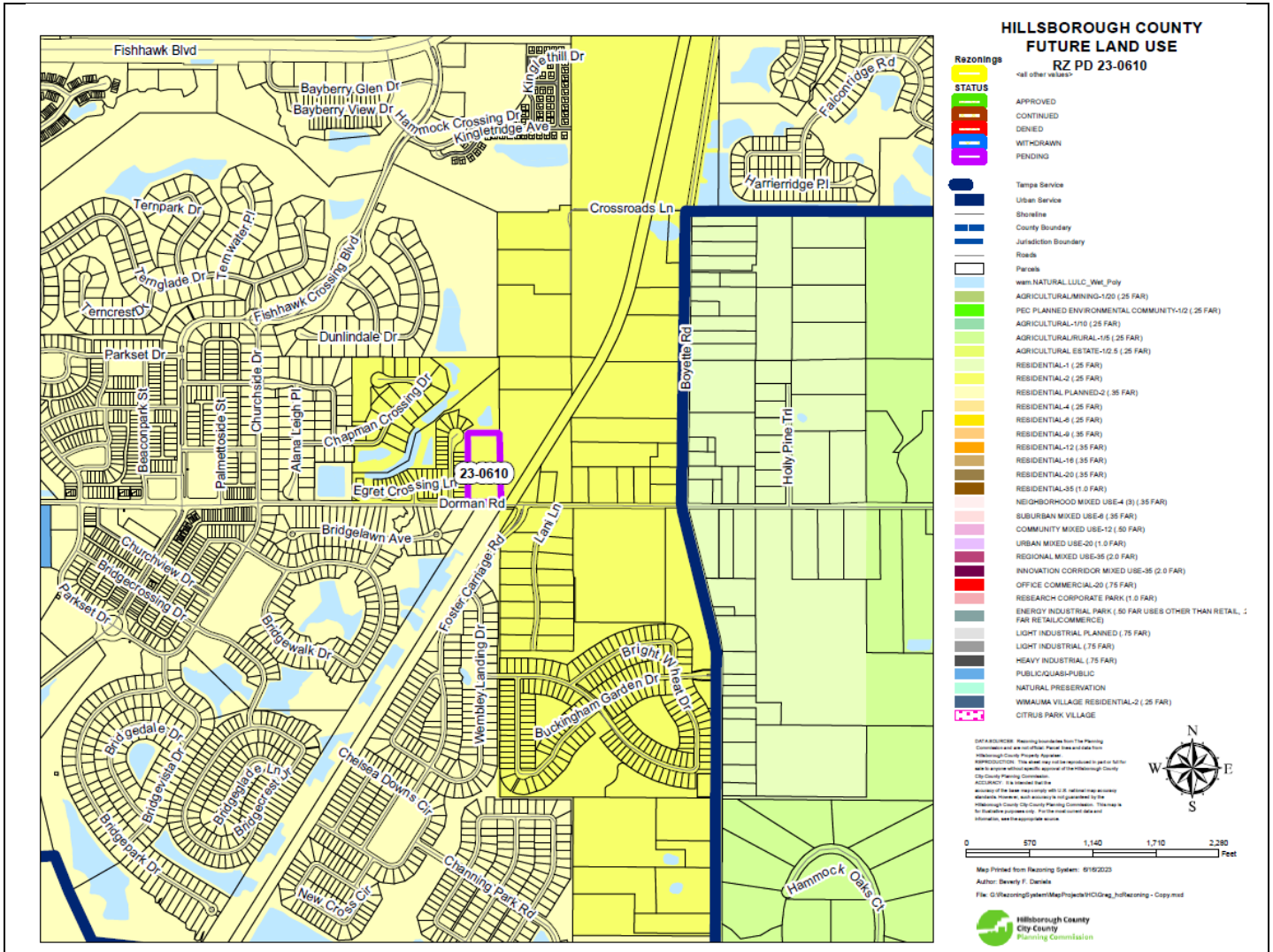


Context of Surrounding Area:

The subject property is located at 17438 Dorman Road. The area consists of single-family residential. To the north the subject property is adjacent to a storm water pond and single-family residential zoned PD 07-1130. To the south across Dorman Road is single-family residential and a right-of-way zoned PD 89-0098. To the east the subject property is adjacent to a TECO Easement zoned AR. To the west the subject parcel is adjacent to single-family residential and a common area zoned PD 07-1130.

2.0 LAND USE MAP SET AND SUMMARY DATA

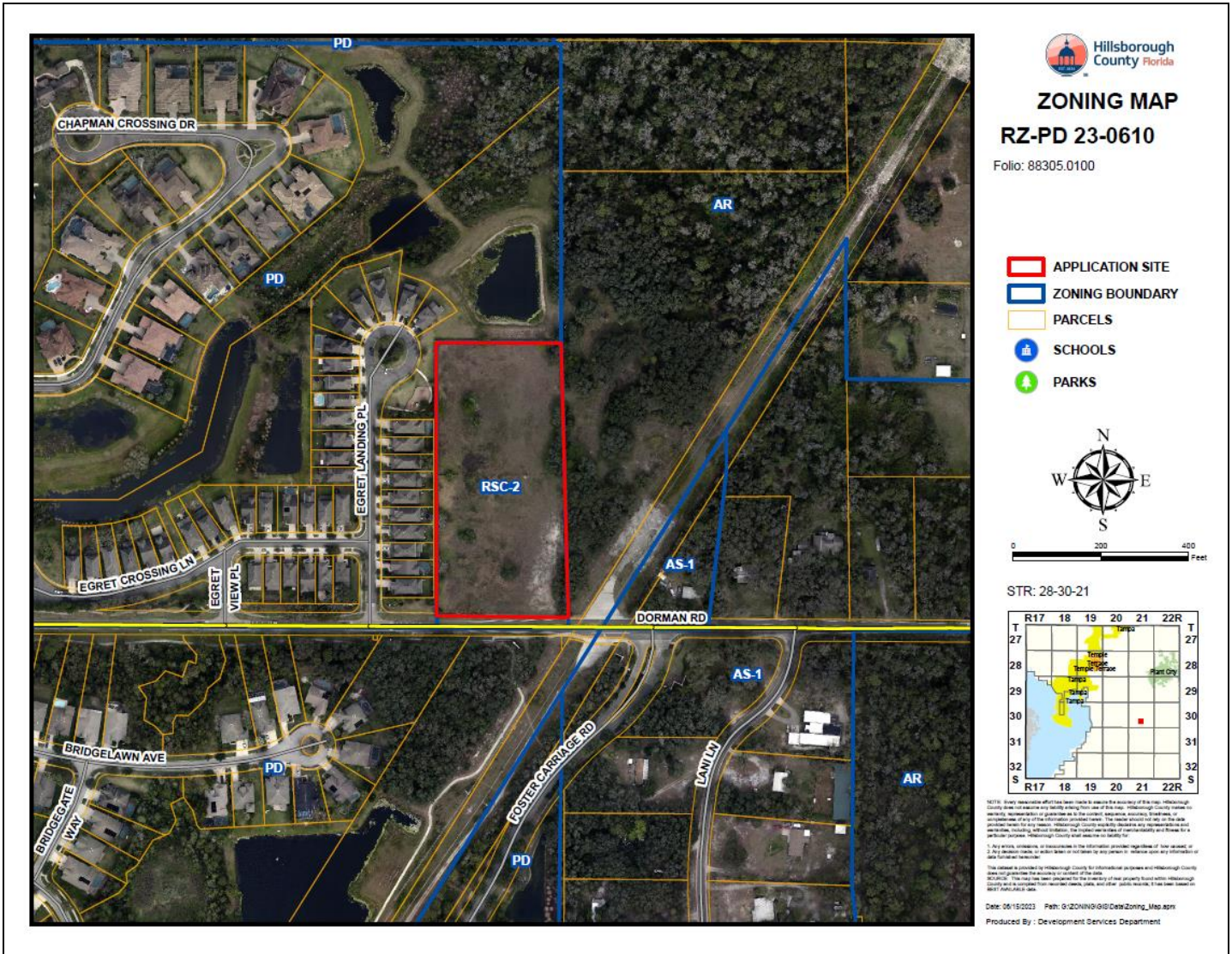
2.2 Future Land Use Map



<p>Subject Site Future Land Use Category:</p>	<p>Residential – 2 (RES-2) (Existing) *HC/CPA 23-10, pending adoption, changing the subject property to Residential – 4 (RES-4) (Proposed)</p>
<p>Maximum Density/F.A.R.:</p>	<p>RES-2 (Existing): 2.0 dwelling units/gross acre; 0.25 F.A.R. *RES-4 (Proposed): 4 dwelling units/gross acre; 0.25 F.A.R.</p>
<p>Typical Uses:</p>	<p>RES-2 (Existing): Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. *RES-4 (Proposed): Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

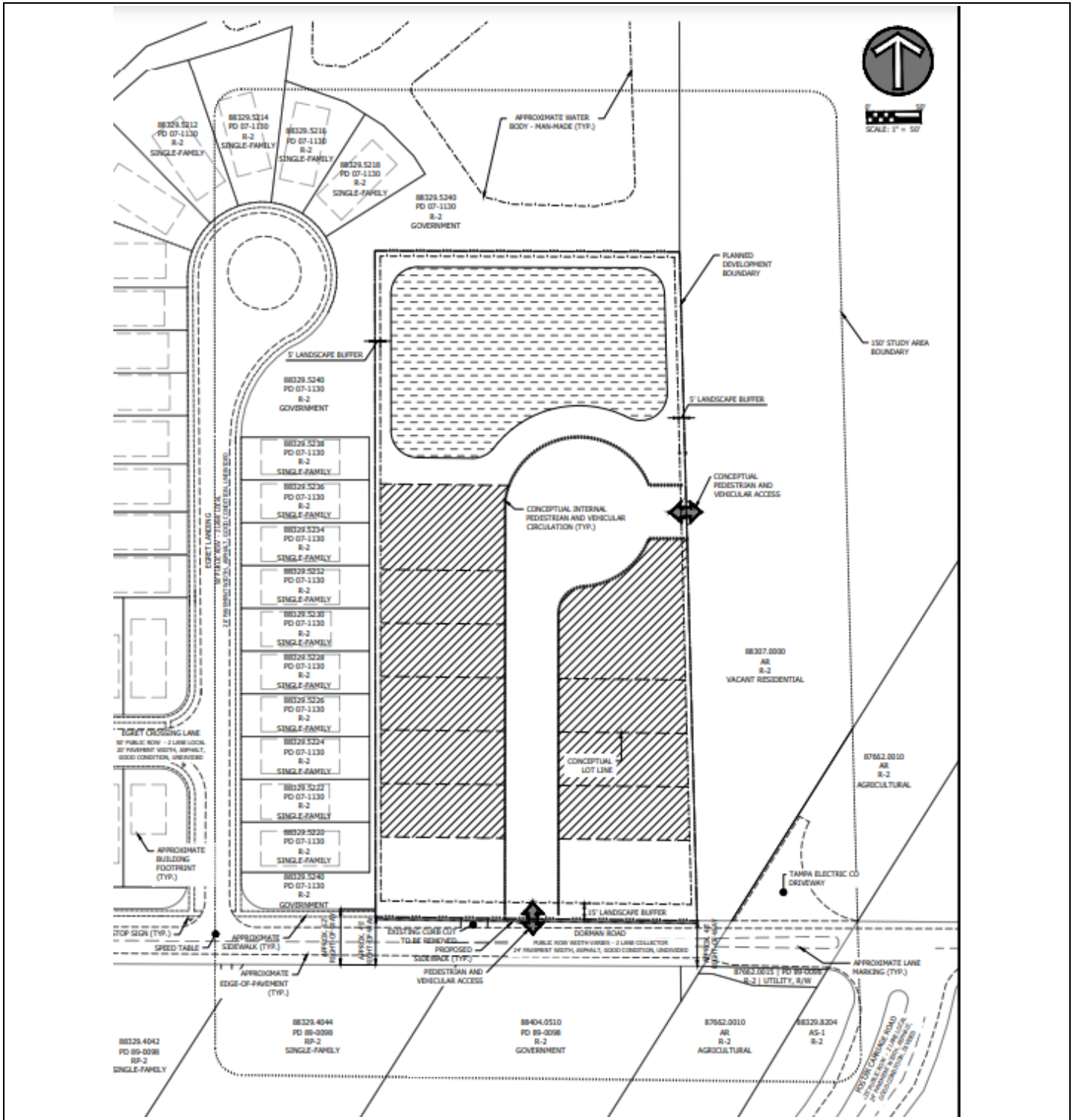


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-1130	Per PD 07-1130	Stormwater Pond, SFR	Stormwater Pond, SFR
South	PD 89-0098	Per PD 89-0098	Right-Of-Way, SFR	Right-Of-Way, SFR
East	AR	1 du/5 ga	TECO Easement, SFR	TECO Easement
West	PD 07-1130	Per PD 07-1130	Single-Family Residential, Common Area	Single-Family Residential, Common Area

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
Dorman Rd.	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	75	6	8
Proposed	94	7	9
Difference (+/-)	+19	+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	X	None	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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	No wetlands present.
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	
Environmental Services	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <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	De minimis trip generation.
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335 Total per House: \$19,890				
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 type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 4.2-acre vacant parcel is zoned RSC-2 (Residential – Single-Family Conventional). The subject property is located at 17438 Dorman Road. The area consists of single-family residential. To the north the subject property is adjacent to a storm water pond and single-family residential zoned PD 07-1130. To the south across Dorman Road is single-family residential and a right-of-way zoned PD 89-0098. To the east the subject property is adjacent to a TECO Easement zoned AR. To the west the subject parcel is adjacent to single-family residential and a common area zoned PD 07-1130. The subject property is designated Residential – 2 (RES-2) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. A concurrent comprehensive plan amendment HC/CPA 23-10 requesting the Future Land Use designation change from Residential – 2 (RES-2) to Residential - 4 (RES-4) is also proposed and the request is subject to approval of the comprehensive plan amendment.

The surrounding uses are similar to the request, single-family residential. Therefore, the rezoning of the subject parcel from RSC-2 to PD with 10 single-family detached residential dwelling units would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area, subject to approval of CPA 23-10.

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2023.

- 1. The project shall be approved for 10 single-family detached residential dwelling units.
- 2. Development shall be in compliance with the following:

Minimum Lot Size: 5,500 Square Feet

Minimum Standard Lot Width: 50 Feet

Minimum Corner Lot Width: 60 Feet

Total Dwelling Units: 10 du

Density: 2.45 du/ga

Standard Lot Setbacks: Front: 20 Feet* Minimum

Sides: 7.5 Feet Minimum

Rear: 10 Feet Minimum

Corner Lot Setbacks: Front: 15 Feet* Minimum

Sides: 7.5 Feet Minimum

* ON CORNER LOTS WHERE THERE IS MORE THAN ONE FRONT YARD, ONE FRONT YARD MAY BE REDUCED TO 15 FEET.

Maximum Building Height: 35 feet

Maximum Building Coverage: 75%

Maximum Impervious Surface: 75%

- 3. A 5-foot landscape buffer shall be provided along the perimeter of the property, with it increasing to 15 feet along Dorman Road, as shown on the general site plan. The buffer shall be platted as a separate track to be owned and maintained by a Homeowners Association or similar entity.
- 4. Primary vehicular and pedestrian access to the project shall be provided from Dorman Rd., as shown on the PD Site Plan.
- 5. At the time of the initial increment of development, the project’s internal roadway shall be constructed as a stubout to the property line of folio#88307.0000, as shown on the PD site plan, to allow for future connection at such time that said adjacent residentially zoned property develops.
- 6. A sidewalk shall be constructed along the project frontage. In the event the sidewalk cannot be accommodated in the Dorman Rd. right of way, the sidewalk shall be located on the subject property within an easement conveyed to the County for access and maintenance. The sidewalk shall be

allowed to encroach upon the proposed 15-foot buffer shown on the PD site plan.

- 7. Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 8. 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.
- 9. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
- 10. 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.
- 11. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

Zoning Administrator Sign Off:

J. Brian Grady

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

None.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 10/04/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 23-0610

- 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 to the project shall be provided from Dorman Rd., as shown on the PD Site Plan.
- At the time of the initial increment of development, the project's internal roadway shall be constructed as a stubout to the property line of folio#88307.0000, as shown on the PD site plan, to allow for future connection at such time that said adjacent residentially zoned property develops.
- A sidewalk shall be constructed along the project frontage. In the event the sidewalk cannot be accommodated in the Dorman Rd. right of way, the sidewalk shall be located on the subject property within an easement conveyed to the County for access and maintenance. The sidewalk shall be allowed to encroach upon the proposed 15-foot buffer shown on the PD site plan.
- Notwithstanding anything shown in the PD site plan or in the PD conditions to the contrary, pedestrian access shall be allowed anywhere within the project and along the project boundary consistent with the LDC.
- 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.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the subject property from Residential Single Family Conventional 2 (RSC-2) to Planned Development (PD) to construct 10 single family detached residential lots on +/-4.2 acres. The site is located +/- 0.32 miles west of the intersection of Boyette Road and Dorman Road. 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

Transportation Review Comments

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
RSC-2: 8 Units, Single Family Detached (ITE 210)	75	6	8

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 10 Units, Single Family Detached (ITE 210)	94	7	9

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+19	+1	+1

The proposed rezoning will result in an increase in potential trip generation by +19 daily trips, +1 AM peak hour trips, +1 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property fronts the northside of Dorman Rd.

Dorman Rd. is a substandard, rural, 2-lane roadway, maintained by the County. The roadway predominately consists of +/-10-foot wide travel lanes with 5-foot paved shoulders/bicycle lanes, no sidewalks and no curb and gutter. The roadway lies within +/- 45 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 shows primary vehicular and pedestrian access to Dorman Rd.

Staff notes that the driveway to the east of the proposed access connection is a TECO utility access and while it is located within the LDC, Sec. 6.04.07 minimum spacing criteria of 245 feet spacing, the trip generation from such a utility access is negligible (typically less than 1 trip per day) as determine by the County Engineer.

The proposed PD site plan provides roadway stubout connection to the adjacent residentially designated property to the east (folio#88307.0000) consistent with County Land Development Code subdivision connectivity requirements of Sec. 6.02.01. This connection is critical to providing access to the adjacent parcel as the very limited frontage the property has along Dorman Rd., +/-38 feet, does not allow for safe

Transportation Review Comments

and adequate access in the event that the property is developed. As such the subject property shall construct the internal local roadway to the property line and at such time that the adjacent property develops it will take access to the local roadway.

The proposed project will be required to construct the internal subdivision road consistent with the County Transportation Technical Manual TS-3 local roadway typical section and sidewalks will be provided internal to the subdivision and along the project frontage on Dorman Rd. In the event the frontage sidewalk cannot be accommodated within the existing right of way, the developer will construct the sidewalk on the subject property within an easement conveyed to the County. Staff notes that the 15-foot landscape buffer along the property frontage is proposed by the applicant and not required by County Code. As such, the sidewalk may be permitted, either partially or wholly, within the landscape buffer.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023 Report Prepared: October 4, 2023	Petition: PD 23-0610 Folios 88305.0100 <i>West of Boyette Road, north of Dorman Road, and east of Egret Landing Place</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR) *Pending CPA 23-10 to change the Future Land Use to Residential-4 (RES-4)
Service Area	Urban
Community Plan	SouthShore Areawide Systems
Request	Rezoning from Residential Single-Family Conventional-2 (RSC-2) to Planned Development (PD) to allow for 10 single-family units.
Parcel Size	± 4.2 acres
Street Functional Classification	Boyette Road- Collector Dorman Road- Collector Egret Landing Place- Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 4.2 ± acre subject property is located west of Boyette Road, north of Dorman Road, and east of Egret Landing Place.
- The property is located within the Urban Service Area (USA) and is located within the limits of the SouthShore Areawide Systems Plan.
- The subject site has a Future Land Use category of Residential-2 (RES-2). However, there is a pending Comprehensive Plan Amendment (CPA 23-10) to change the Future Land Use to Residential-4 (RES-4). The RES-4 Future Land Use is intended to designate areas that are suitable for low density residential development. Typical uses in the RES-4 Future Land Use category are residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. The RES-4 Future land Use category allows for a maximum density of 4 dwelling units an acre and up to 0.25 FAR.
- Surrounding the site to the north, east, and west is the Residential-2 (RES-2) Future Land Use category. To the south and further north and west is Residential Planned-2 (RP-2). Though both categories allow 2 du/ac, the area appears to have developed smaller lots resembling a higher density category.
- The property is zoned for Residential - Single-Family Conventional-2 (RSC-2). To the north, west, northwest, southwest and south is Fishhawk Planned Development. To the northeast and east is Agricultural Residential (AR) zoning and further to the east and southeast is Agricultural Single-Family-1 (AS-1).
- The property has frontage on Dorman Road and abuts a large utility easement to the east. North, northeast, and east of the subject site are agricultural uses, vacant uses, and large lot single-family residential uses. To the west, northwest, and southwest is the FishHawk single-family clustered development. To the southeast is Channing Park, a single-family residential subdivision. Overall, the area is predominantly clustered single-family residential use in character.
- The applicant is requesting to rezone from Residential - Single-Family Conventional-2 (RSC-2) to Planned Development (PD) to allow for a single-family residential development.

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.1: 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 16.7: Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stubouts to connect adjacent neighborhoods together.

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

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

Policy 16.13: Medium and high density residential and mixed-use development is encouraged to be located along transit emphasis corridors, potential transit corridors on the MPO 2050 Transit Concept Map and collector and arterial roadways within the Urban Service Area.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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.

LIVABLE COMMUNITIES ELEMENT

Southshore Areawide Systems Community Plan

Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

The community desires to:

4. Maintain housing opportunities for all income groups. a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income

groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.

4. Maintain housing opportunities for all income groups.

a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.

Staff Analysis of Goals, Objectives and Policies:

The 4.2 acre subject site is located west of Boyette Road, north of Dorman Road, and east of Egret Landing Place. The property is within the Urban Service Area and within the limits of the SouthShore Areawide Systems Plan. The applicant is requesting a rezoning from Residential - Single-Family Conventional-2 (RSC-2) to Planned Development (PD) to allow for a single-family residential development. The property has a Future Land use designation of Residential-2 (RES-2); however, it is pending a companion Comprehensive Plan Amendment to change the Future Land Use to Residential-4 (RES-4). According to Appendix A of the Future Land Use Element of the Comprehensive Plan, the RES-4 category is intended for low density residential development. The RES-4 Future land Use category allows for a maximum density of 4 dwelling units per gross acre and up to 0.25 FAR. The property would allow for a maximum of 16 dwelling units or 45,738 square feet of non-residential use.

Per Future Land Use Element (FLUE) Policy 1.2, 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. According to the site plan dated September 26, 2023, there are 10 single-family dwelling units proposed which is 62.5 % of minimum density reached. The applicant provided a justification dated August 2, 2023, explaining the reason for not meeting minimum density. The applicant stated that each lot is proposed at 0.13 ac and that this size is consistent with the lot sizes of the Fishhawk Community to the west. The applicant also stated that the members of the neighboring CDD had already expressed concern about utilizing smaller lot sizes to increase density. Additionally, they stated that only 10 units are feasible due to the required infrastructure on the site. Planning Commission Staff has found sufficient justification in the applicant's narrative to support not meeting the minimum density per Policy 1.2.

The subject site is located in the Urban Service Area where according to Objective 1 of the FLUE, 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "*Compatibility does not mean 'the same as.'* Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." There are currently single family residential properties surrounding the site. The proposed change is compatible with the existing character development of the area.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10 and 16.13. The area is residential in character and the request reflects a development pattern that is consistent with the existing development pattern. The proposed site plan indicates lots placed horizontally with the backyard facing the backyard of the adjacent development to the west. The site plan also depicts sidewalk typical which will continue the existing

pedestrian path. The applicant proposes a 15 foot vegetative buffer along the frontage of Dorman Road. Overall, the site plan meets the intent of the Future Land use Element and is compatible with the surrounding developments.

The Community Design Component (CDC) in the FLUE of the Comprehensive Plan contains policy direction about designing developments that relate to the predominant character of the surroundings (CDC Goal 12). It further states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area (CDC Objective 12-1). A recent site visit indicates that this area is low-density in nature, with varying lot sizes. The surrounding lot sizes vary from 0.11 acres to 0.37 acres. A rezoning to allow single family residential lots of 0.13 acres would be consistent with policy direction and consistent with Policy 12-1.4.

The property is in the SouthShore Areawide Systems and the proposed development is consistent with the Cultural/Historical Objective. and the community desires to encourage an attractive residential development that complements the surrounding character and promotes housing diversity. The request is consistent with the character of the community and promotes housing diversity. The proposed development will incorporate compatible lot sizes and housing product type.

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 does meet the intent of Southshore Areawide Systems Plan.

Recommendation

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

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