

PD Modification Application: MM 22-0109

Zoning Hearing Master Date: August 15, 2022

BOCC Land Use Meeting Date: October 11, 2022



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: The Grayson Group(Sean Murphy).

FLU Category: Urban Mixed Use-20 (UMU-20) and Community Mixed-Use-12

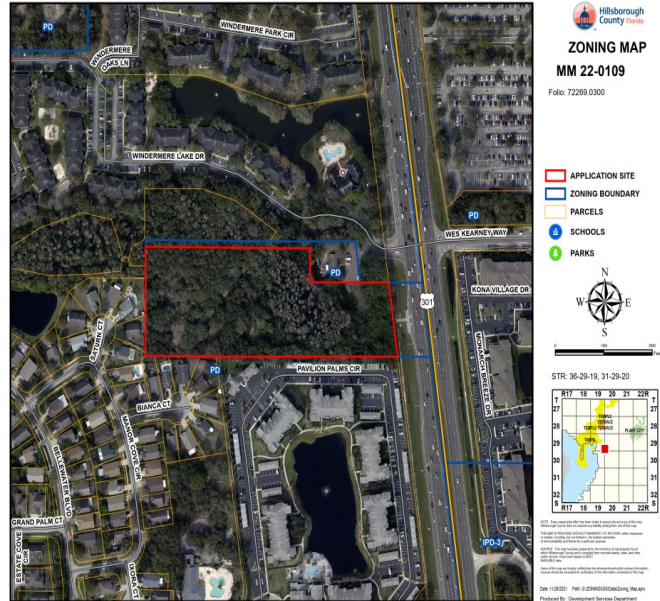
Service Area: Urban

Site Acreage: 6.35 acres

Community Plan Area: Greater Palm River

Overlay: None

Request: Major Modification to the approved PD zoning district to allow for 36 townhomes



Request Summary:

Major modification to the approved PD 88-0084 zoning district to be allowed to develop the property with a maximum of 36 townhomes

Existing Approvals:

94,950 square feet of office and retail with exceptions

Proposed Modification(s):

The applicant requests modifications to the approved uses and detailed site plan to allow a maximum of 36 townhomes.

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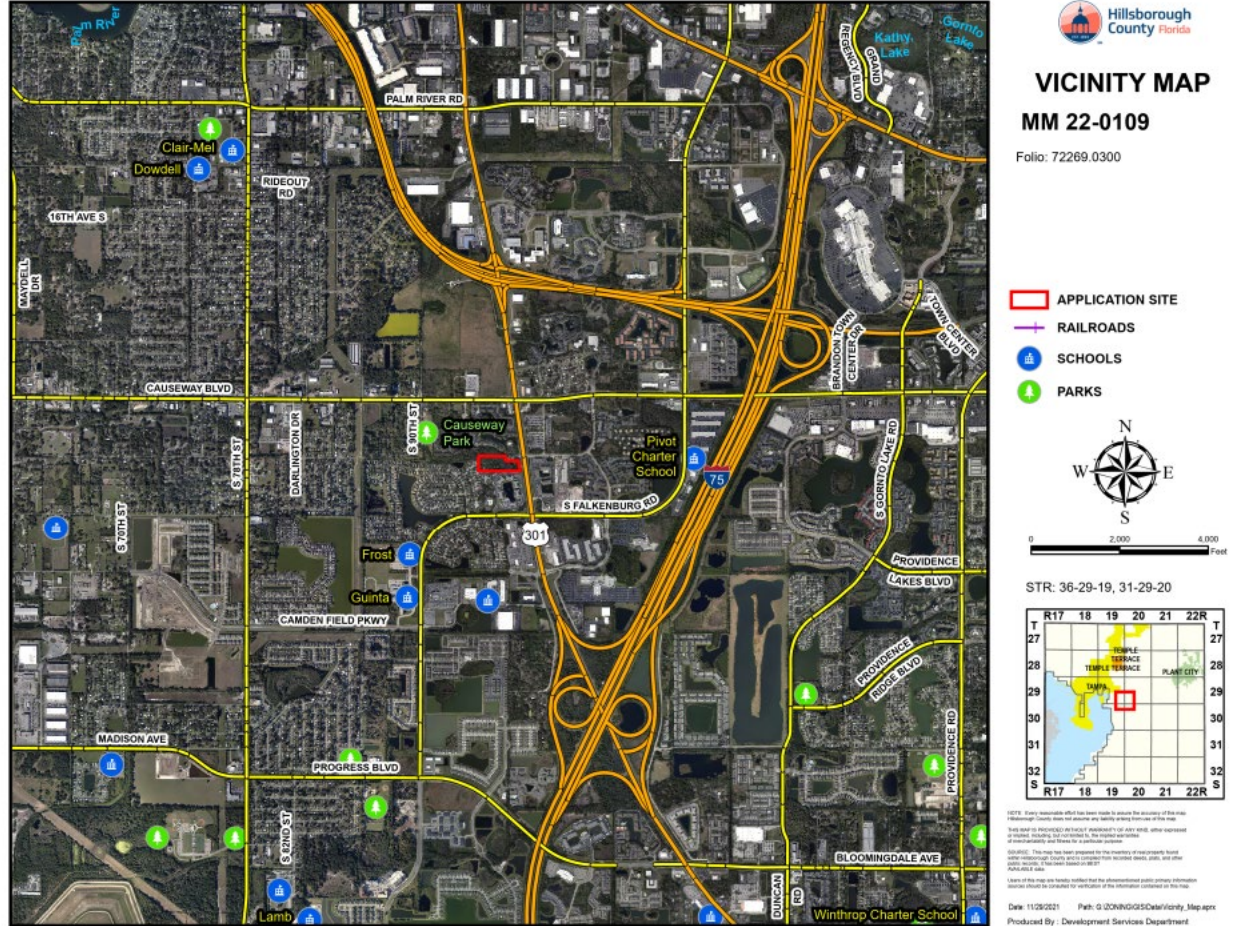
Case Reviewer: J. Brian Grady

Additional Information:

PD Variations	None requested.
Waiver(s) to the Land Development Code	None requested.
Planning Commission Recommendation	Consistent with the Comprehensive Plan
Development Services Department Recommendation	Not Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

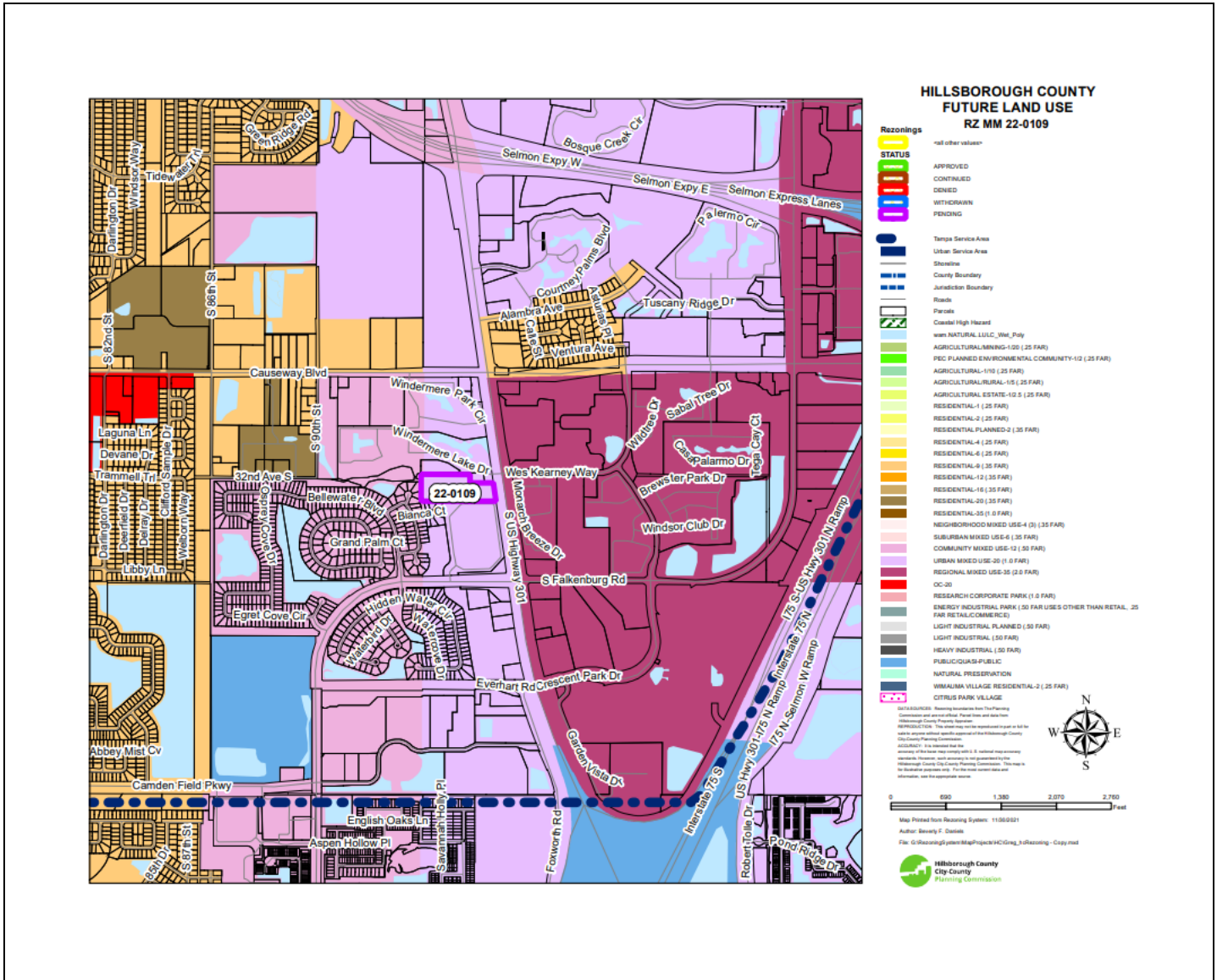


Context of Surrounding Area:

The major intersections of US 301 and Causeway Blvd and US 301 and Falkenburg Road are located to the north and south, respectively. Existing land uses within the area include residential (mult-family/single-family), office and commercial (retail) and the east and west side of US 301.

2.0 LAND USE MAP SET AND SUMMARY DATA

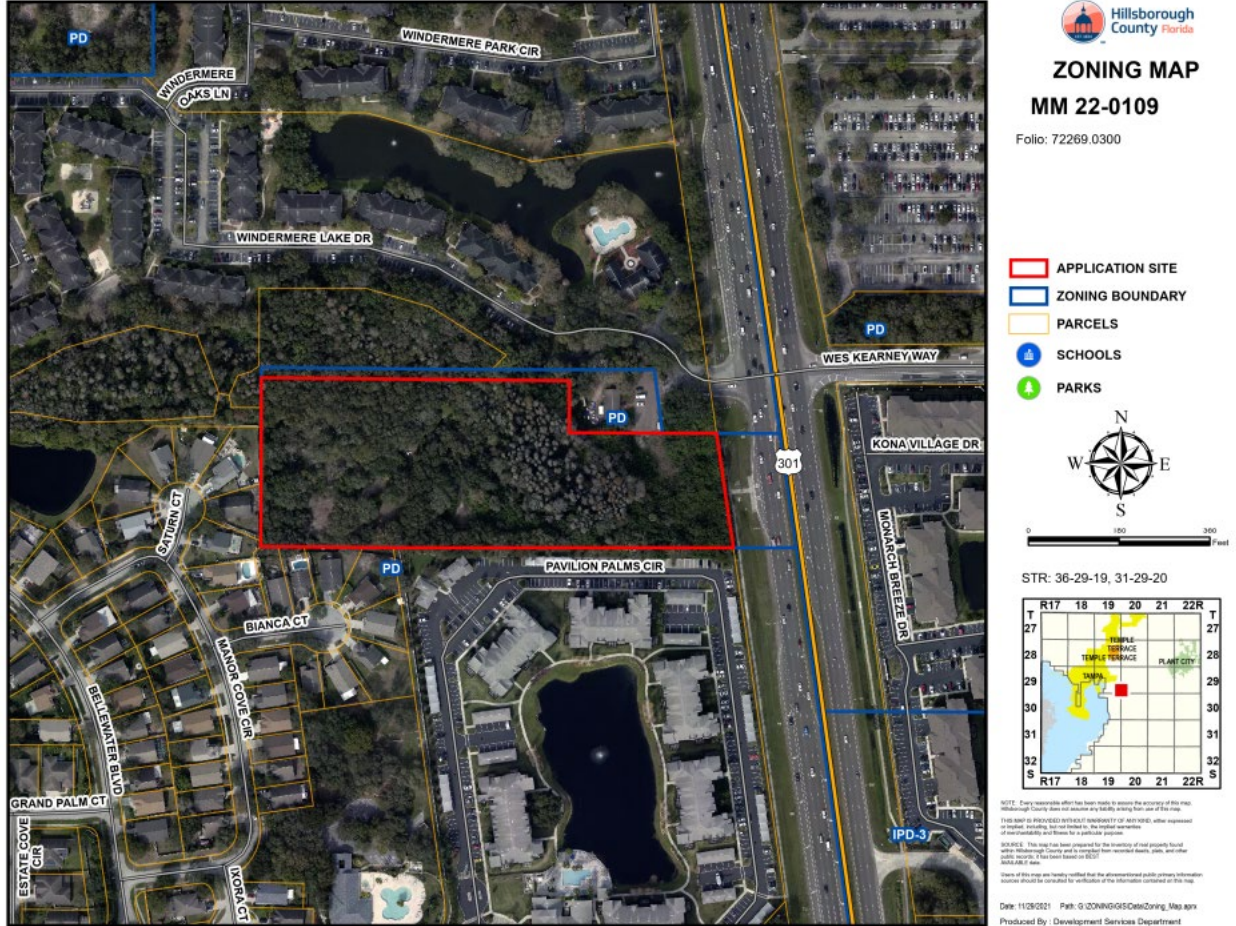
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed Use -20 (UMU-20) and Community Mixed Use-12 (CMU-12)
Maximum Density/F.A.R.:	20 dwelling units per gross acre / 12 dwelling units per gross acre
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

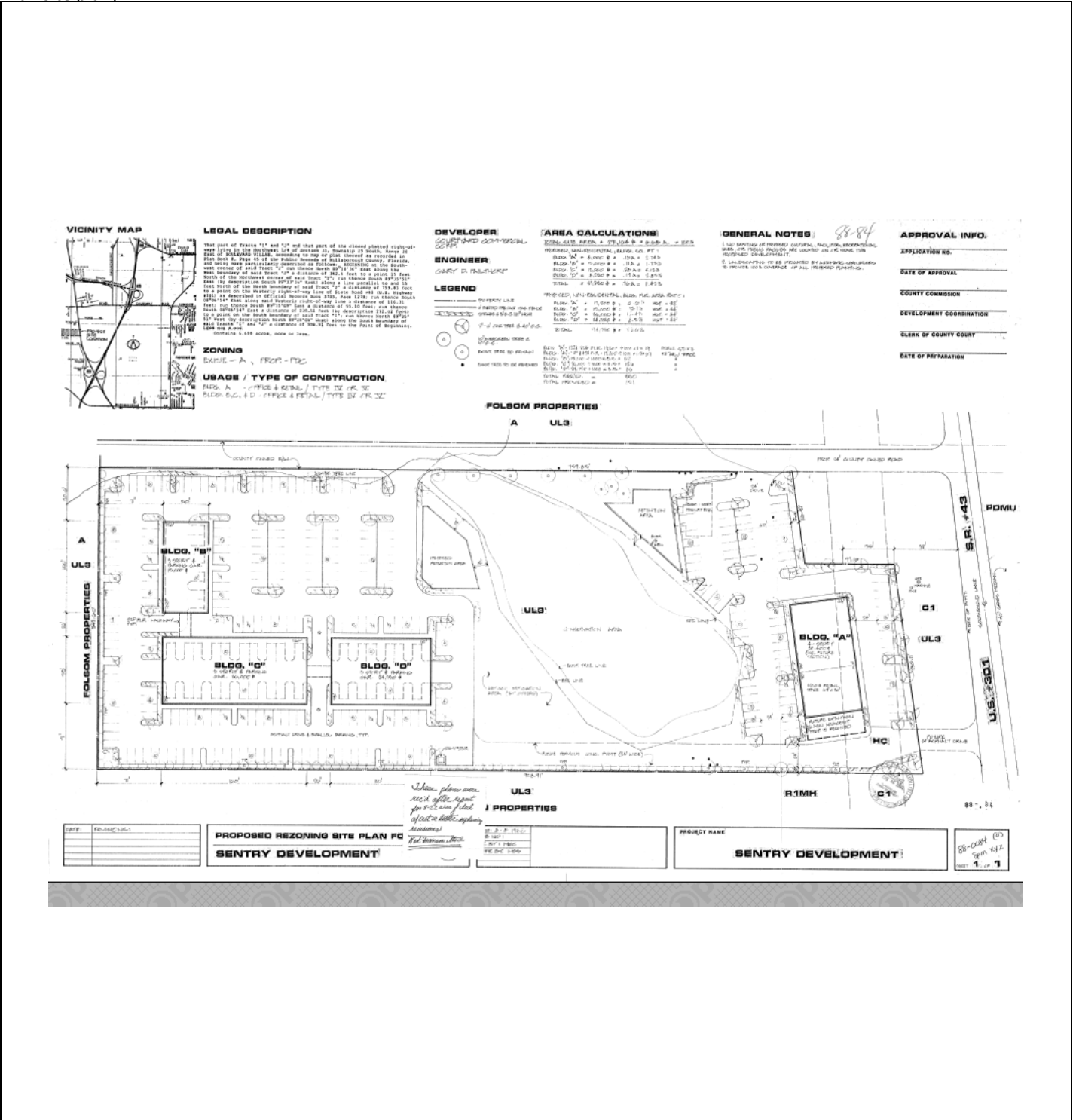


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD	20 d/u/a 1.0 FAR	Mixed Use (Commercial, residential, office)	Multi-family
South	PD	20 d/u/a 1.0 FAR	Mixed Use (Commercial, residential, office)	Multi-family / Single-Family
East	PD	35 d/u/a 2.0 FAR	Mixed Use (Commercial, residential, office)	Multi-Family
West	PD	20 d/u/a 1.0 FAR	Mixed Use (Commercial, residential, office)	Single-family Residential

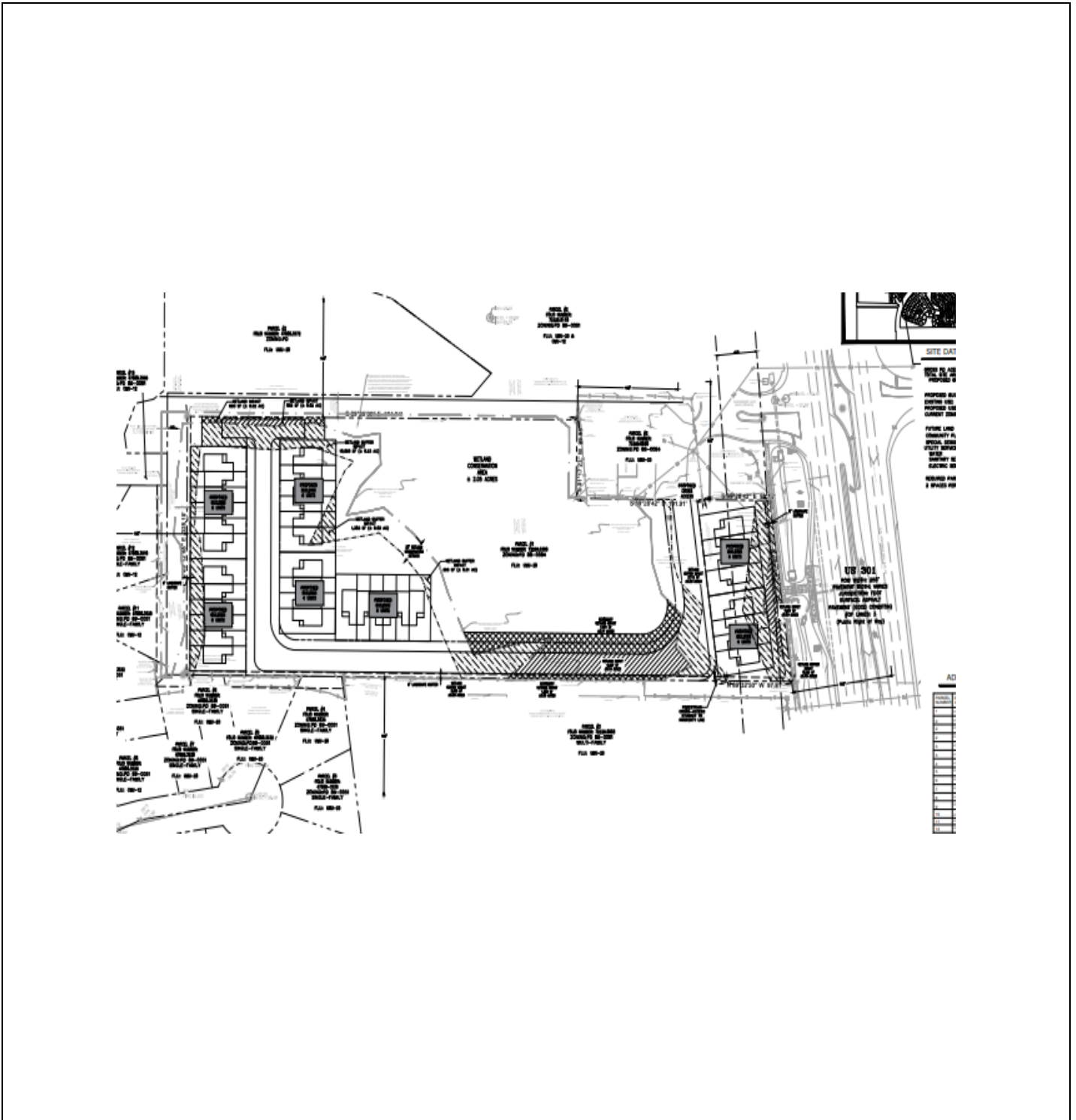
2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Approved General Site Development Plan (partial provided below for size and orientation purposes. See Section 8.1 for full site plan)



2.0 LAND USE MAP SET AND SUMMARY DATA

2.6 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.3 for full site plan)



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
Us Hwy 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	264	17	20

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	None	None	Does Not Meet LDC
South		None	Pedestrian	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes: Due to insufficient site plan detail and documentation, staff cannot determine if primary access meets standards.

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:	<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	<ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County
Environmental Protection Commission				

			<p>(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.</p> <ul style="list-style-type: none">• 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.• 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).
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				<ul style="list-style-type: none"> 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.
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input 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 Design Exc./Adm. Variance Requested Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	x Yes No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See report.
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems.
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 N/A	<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	

Impact/Mobility Fees

(Fee estimate is based on a 1,000 square foot, 2 bedroom, Townhouse Unit 1-2 Stories)
 Mobility: \$5,995 * 39 units = \$233,805
 Parks: \$1,555 * 39 units = \$ 60,645
 School: \$3,891 * 39 units = \$151,749
 Fire: \$249 * 39 units = \$ 9,711
 Total Townhouse = \$455,910

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 adjacent zonings and uses identified above in the report, staff finds the proposed modification to PD 88-0084 compatible with the existing zoning districts and development pattern in the area.


5.2 Recommendation

Transportation Review staff advised that at the time of report filing insufficient information had been provided to property evaluate whether adequate/sufficient vehicular and pedestrian access is being provided to serve the proposed use which can meet County standards and safety requirements. Therefore, the Transportation Review comment is not in support. Therefore, based on this consideration, staff finds the request not supportable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



J. Brian Grady
Tue Aug 9 2022 08:19:08

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.

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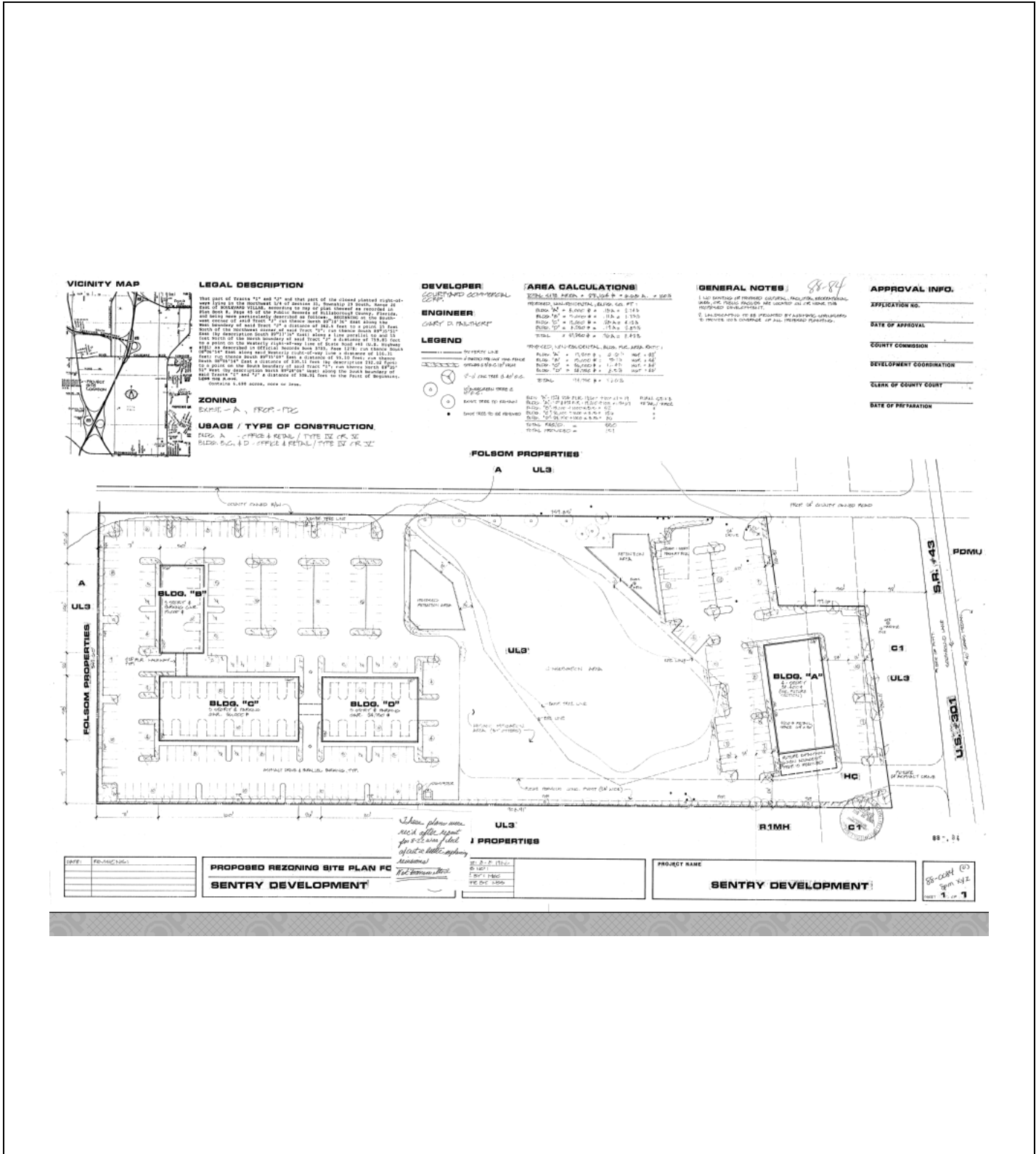
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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

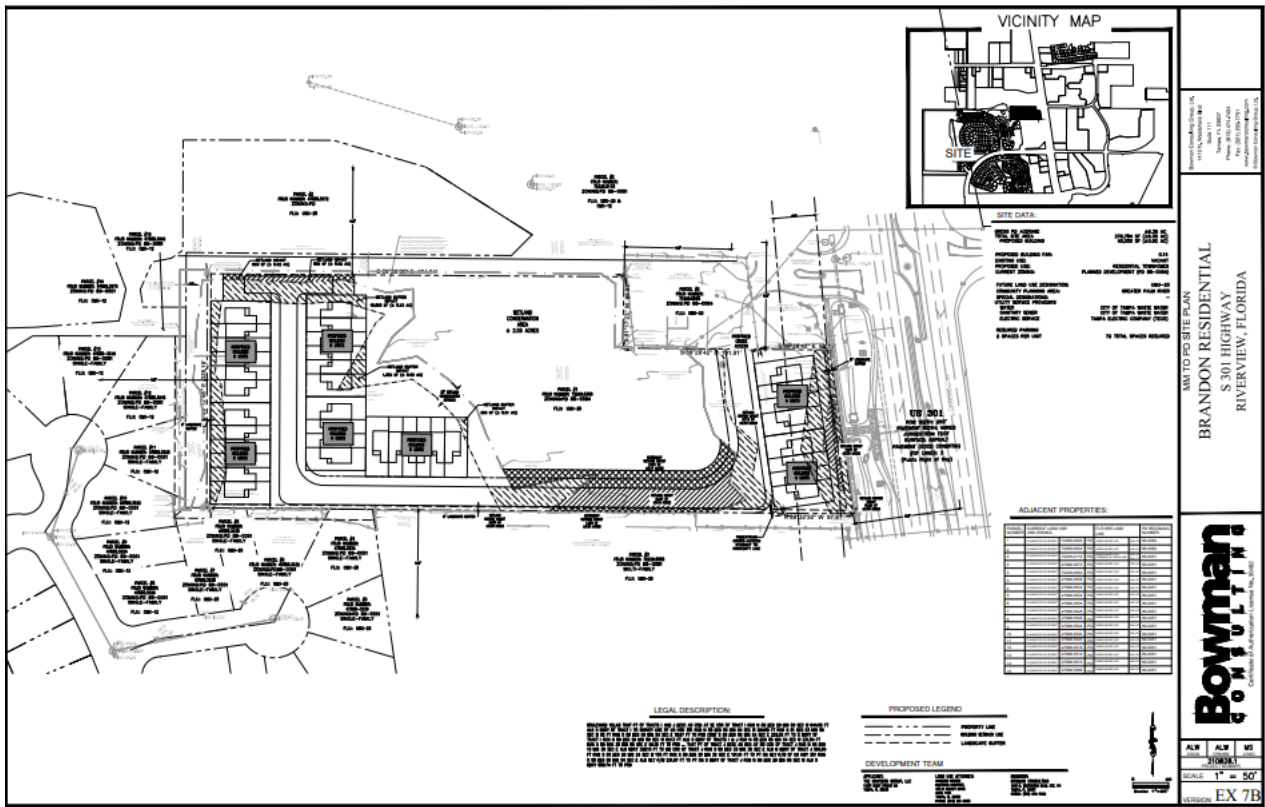
8.0 SITE PLANS (FULL)

8.1 Approved General Site Development Plan (Full)



8.0 SITE PLANS (FULL)

8.3 Proposed Site Plan (Full)



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9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/08/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: PR/ Central

PETITION NO: MM22-0109

- 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.

RATIONALE FOR OBJECTION

The applicant is requesting a major modification to PD 88-0084 to allow for 36 townhomes on a +/- 6.35 ac. vacant parcel. The future land use classification is UMU-20 and CMU-12.

The proposed modification appears to represent an intensification of use with less than ideal access and driveway geometry. Insufficient site plan detail has been provided to determine if the driveway access through the adjacent property and the existing access can meet County standards and safety requirements.

Transportation Review Section Staff has the following concerns regarding the above application:

1. The applicant's site plan fails to show sufficient detail as required by the Development Review Procedures Manual (DRPM) for staff to evaluate that sufficient and safe vehicular and pedestrian access is available between the subject property and US 301. No detail of the driveway geometry, incomplete depiction of the existing buildings and other site features of the intervening property (folio#72269.0000) that must be traversed to access a public roadway are provided. It is critical that this information is provided to demonstrate that access to US 301 can accommodate the proposed residential development.

More specifically the required land use and transportation elements of the PD site plan missing per Sec. 6.2.1. C. 7. of the DRPM are as follows:

- Current uses of properties, including location and general footprints of existing structures, within 150 feet of project boundaries (i.e. single-family, retail, office, undeveloped).
- Existing and proposed points of ingress and egress for principal pedestrian and vehicular traffic, and the general roadway/traffic circulation patterns within the PD district.
- Location of proposed parking within two hundred (200) feet of the project boundaries.
- The location of all existing driveways or curb cuts which access onto any street adjacent to the project site, and all other streets or driveways which intersect adjacent streets within one hundred fifty (150) feet of the site.
- The following information shall be provided on the Site Plan for all roadways adjoining, traversing, or within one hundred fifty (150) feet of the project boundaries:
 - Points of ingress and egress and/or driveways and curb-cuts.
 - Right-of-way width, both public and private.
 - Pavement width.
 - Type of surface and surface condition.
 - Location of sidewalks.

- o Location and types of traffic control devices.
2. As required by Section 6.03.02 of the LDC, the US DOJ 2010 ADA Standards and Florida Accessibility Code, a minimum 5-foot wide accessible sidewalk is required to each site arrival point. No such pedestrian connection has been provided for from the subject property to US 301 along the proposed driveway.

Additionally, internal sidewalks are required to connect building entrances/residential lots and any common areas; and to any public transit stops. No internal pedestrian access is depicted on the PD site plan. Due to the required buffering and the wetland impacts, staff has concerns about the feasibility of meeting the internal sidewalk requirements without conflicting with other requirements.

3. Section 6.04.04. A. design standards for driveways states "Driveways should be located and designed to minimize impacts on traffic while providing safe entry and exit from the development served. The location and design of the connection must take into account characteristics of the roadway, the site, and the potential users" and design considerations "include, but are not limited to the number of lanes, the driveway geometrics, internal obstructions, traffic safety, etc." Without the required PD site plan detail staff cannot evaluate whether safe exit and entry from the development to US 301 can be provided.

Given the above concerns and the insufficient site plan detail, the site plan does not adequately reflect the access to US 301, and there is insufficient information in the record to demonstrate that such impacts could be approved. As such, staff recommends denial of the application.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 15, 2022 Report Prepared: August 3, 2022	MM 22-0109 0 S 301 Highway <i>North of Falkenburg Road, south of Causeway Boulevard, and west of south of US Highway 301.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Urban Mixed Use-20 (UMU-20) and Community Mixed Use-12 (CMU-12)
Service Area	Tampa Service Area (TSA)
Community Plan:	Greater Palm River
Requested Zoning:	Major Modification (MM) to Planned Development (PD) (88-0084) for the development of 36 townhomes
Parcel Size (Approx.):	6.35 +/- acres
Street Functional Classification:	Falkenburg Road – County Principal Arterial US Highway 301 - State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	Evacuation Zone D



Context

- The 6.35 acre subject site is located west of US Highway 301, north of S Falkenburg Road and Pavilion Palms Circle, south of Causeway Boulevard and Windemere Lake Drive.
- The subject site is located in the Tampa Service Area (TSA) and is within the limits of the Greater Palm River Community Plan.
- The property has 0.27 acres in the Community Mixed Use-12 (CMU-12) and 6.08 acres of Urban Mixed Use-12 (UMU-12) Future Land Use Categories. The UMU-20 FLU is to the north, south. The CMU-12 is to the northwest, west, and southwest of the property. The Regional Mixed Use-35 (RMU-35) is located to the east, southeast, and northeast.
- The property is currently zone for Planned Development (PD) (88-0084) and was approved for 94,950 sq. ft. of office and retail space with exceptions. The property is surrounded by PD Zoning. To the north, northwest, and west is Windermere Phases I and II, which is approved for multi-family development. To the south is Pearce at Pavilion which is also approved for multi-family development. To the southwest is Pavilion Phase II single-family residential development. To the northeast is a two-story office building. To the east and southeast is the Oasis multi-family development.
- The property is currently vacant and the surrounding area is mostly developed with single-family, multi-family, and commercial development.
- The applicant is requesting a Major Modification to existing Planned Development (PD) (88-0084) for the development of 36 townhome units.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

GROWTH MANAGEMENT STRATEGY

The Sustainable Growth Management Strategy serves as a vehicle to structure County spending and planning policies to optimize investment for services and infrastructure, protect the vulnerability of the natural environment, reduce the exposure and risk to natural hazards and provide a clear direction for achieving an efficient development pattern. This strategy is comprised of three primary components, an environmental overlay, an urban service area and a defined rural area.

The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some “rural communities” exist. These communities have historically served as a center of community activity within the rural environment. They include,

Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these communities will be reflected through the application of “community-based planning” techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.

This Plan also provides for the development of planned villages within rural areas. These villages are essentially self supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

PURPOSE

Control Urban Sprawl.

Create a clear distinction between long range urban and rural community forms.

Define the future urban form through the placement of an urban service area that establishes a geographic limit of urban growth.

Define areas within the urban service area where growth can occur concurrent with infrastructure capacities and where public investment decisions can be made more rationally in a manner that does not perpetuate urban sprawl.

Identify a distinct rural area characterized by the retention of land intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle without the expectation of future urbanization.

Apply an overlay of ecosystems and greenways that preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.

Create compatible development patterns through the design and location of land uses.

URBAN SERVICE AREA BOUNDARY

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.

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 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*
- *The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.*

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

ENVIRONMENTAL CONSIDERATIONS

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

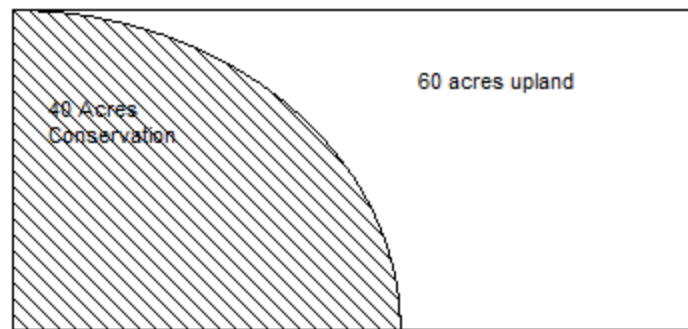
Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits:

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Example

Total project = 100 acres

Future Land Use Category – Residential-4



Over 25% of the 100 acre project site is classified as conservation/preservation area.

Calculations are as follows:

60 acres of uplands multiplied by 1.25 = 75 acres available to calculate maximum project density/intensity

75 acres multiplied by 4 units per acre = 300 units

CLUSTERING FOR CONSERVATION AND NATURAL RESOURCES

In many cases a proposed development will be designed to cluster structures together and leave large areas as open space. This generally results in small lot sizes with large areas of land retained as open space. Clustering can be a voluntary action on the part of a landholder or may be mandatory in certain other areas (pursuant to Administrative Commission Final Order AC-93-087). When a proposed development intends to use “clustering”, the site plan should be designed to retain natural resources within the designated “open space”. In some cases the Comprehensive Plan or land development regulations will require that structures be clustered together to achieve open spaces in specified areas. By permitting clustering of units, the Plan is attempting to insure that development will occur in a manner which protects existing natural resources, retains the character of the areas surrounding protected natural resources, creates a greenway or contributes to an integrated greenway system or achieves some other public purpose. When clustering is required by the Comprehensive Plan, or by land development regulations, the following policies must be adhered to. However, all projects which utilize clustering should do so with the intent of preserving and protecting natural resources. Specific clustering ratios are not applicable in projects that voluntarily cluster, but the objective below should be met.

Objective 14: *New residential development and redevelopment shall provide open space that achieves one or more of the following purposes pursuant to requirements of the Land*

Development Code: protects natural resources (including wetlands, wildlife habitat, aquifer recharge, floodplains, and other resources), creates usable open spaces and/or permits the continuation of agricultural activities in areas suited for such uses.

Objective 14: Policy 14.2: *For purposes of clustering, in the Urban Service Area, open space may include, natural preservation and mitigation areas, stormwater systems (non vaulted), landscaping, and other passive uses, consistent with the goal of clustered development to achieve open spaces.*

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 16.9: *All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.*

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

Community Design Component

1.2 Urban Pattern Characteristics

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

Urban Development Pattern

Compact, interconnected spatial organization

Few undeveloped spaces

Tightly woven streets

Relatively small blocks

Multiple activity centers containing a mixture of residential and commercial

Employment centers and civic uses

Small scale open space - emphasis is placed on providing recreational facilities rather than large amounts of park land

Housing

Residential density - generally nine (9) or more dwelling units per acre

Lot sizes - typically in the range of 7,000 square feet or less

Use of the traditional community pattern of houses – porches, garages at the rear, and alleys may be utilized

Wide variety of housing types - may include multifamily, single family, and alternative housing such as congregate living quarters and granny flats, possibly in close proximity to one another

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

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

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

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

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

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

Livable Communities Element: Greater Palm River Community Plan

Planning and Growth /Economic Development

Goal 5a: *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs.*

Strategies

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

14. Support :

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

- a. *Create walkable neighborhoods;*
- b. *Support housing choice and affordability*
- c. *Expand transportation choices*
- d. *Support infrastructure expenditure*
- e. *Support the economic health of the community*
- f. *Improve security*
- g. *Protect the environment*

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

2) *Design features with include:*

- a) *Interconnectedness – quick and direct pedestrian connections between blocks and access to open space*
- b) *Green infrastructure – network of landscaping/natural areas throughout the development, with connections to nature (street trees, landscaped boulevards, stream corridors, wetlands, or wooded areas)*
- c) *Public space – strategically located and well defined to augment small or nonexistent yards. Greens, squares, plazas, or parks (designed to provide a sense of community/neighborhood identity/place for socializing)*
- d) *Defined private space – (amenity) usable outdoor spaces through placement and design of buildings, accessory structures, rooftops, landscaping*
- e) *Diversity -*
 - i) *architectural form: alternating building types, adding style details*
 - ii) *lot, block and building types*
 - iii) *open space*
 - iv) *housing types to accommodate various incomes*
 - v) *interspersed densities to achieve the look and feel of single-family neighborhood*
 - vi) *complementary non-residential uses*
- f) *Context – at appropriate locations.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting a modification to Planned Development (PD) (88-0084) to allow for the development of 36 dwelling units. The proposed request is consistent with the growth management Objective 8, Policy 8.1, Objective 9, Policy 9.1 and Policy 9.2, which implements controls to urban sprawl and managing growth in urban areas. The subject site is located in an area that has access to public infrastructure such as public water, public wastewater, public transportation, fire safety, emergency medical services, police services and public schools.

The property is surrounded by high density residential development and commercial uses. The subject site has two Future Land Use (FLU) categories, 6.09 acres in the Urban Mixed Use-20 (UMU-20) and 0.26 acres in the Community Mixed Use-12 (CMU-12). The UMU-20 FLU category allows for a density of 20 dwelling units an acre and the CMU-12 FLU allows for 12 dwelling units per acre. The proposed development is not meeting Policy 1.2 and Community Design Component 1.2 Urban Characteristics, as the request does not meet

the minimum standard density. Policy 1.3 allows exceptions to meeting the standard density if environmental restrictions are present. The request has included a request for exception through Policy 1.3. The applicant indicates that there is a large wetland present on the property, causing development constraints, therefore minimum density cannot be achieved. The wetland bifurcates the property making it difficult to accommodate for the required density. The wetland is identified to occupy more than 33% of the subject property which qualifies for the exception through Policy 1.3. The Environmental Protection Agency (EPA) has reviewed the proposed development and has found that no resubmittal is necessary.

The request is consistent with the intent of Objective 16, which sets out to protect residential neighborhoods. The subject site was originally approved for a commercial development adjacent to single-family and multi-family residential. Modification of the existing PD to allow for a single-family development is more compatible with the surrounding residential achieving consistency with Policies 16.2 and 16.3.

The site plan shows 36 residential units which significantly less than what is proposed in the immediate area (20 du/ac). However, Policy 1.3 allows exceptions to minimum density and the subject property qualifies. The project is consistent with the Livable Communities Element-Greater Palm River Community Plan, as the development would require sidewalks, amenities and protection of the wetlands found onsite.

Overall, the proposed major modification would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, 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 Major Modification is **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ MM 22-0109

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Coastal High Hazard

WATER NATURAL LULUC_Wat_Poly

AGRICULTURAL MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (.25 FAR)

AGRICULTURAL-170 (.25 FAR)

AGRICULTURAL-RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-12.5 (.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)

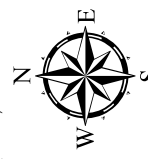
HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASH-PUBLIC

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. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 11/30/2021
 Author: Beverly F. Daniels
 File: G:\Rezonings\System\MapProjects\HC\Gen\ReZoning_Copy.mxd

