

Rezoning Application: PD 24-1212

Zoning Hearing Master Date: January 14, 2025

BOCC Land Use Meeting Date: March 11, 2025



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: AKP 1715 LLC

FLU Category: R-4

Service Area: Urban

Site Acreage: 7.81 Acres

Community Plan Area: Brandon

Request: Rezone to PD



Introduction Summary:

The applicant is requesting to rezone the property at 1801 Lithia Pinecrest Road from ASC-1 to Planned Development to be integrated into the existing PD 15-0959. PD 15-0959 was approved for a community residential home facility with a bed count of 60 and an administrative building with a dining hall. This application will not increase the previously approved bed count. The proposal includes the construction of a recreational center with an outdoor pool, additional parking, and the extension of Henchee Road on the parcel at 1801 Lithia Pinecrest Road. The recreational center will hold small private events for the facility members.

Zoning:	Existing	Proposed
District(s)	ASC-1	PD
Typical General Use(s)	Agricultural, Single-Family Conventional	Community Residential Home with Administrative Building, Dining hall, & Recreation Center
Acreage	1.77	7.81
Density/Intensity	1 DU per GA/ FAR: NA	12 DU per GA/ FAR: 0.2
Mathematical Maximum*	1.77 DU per GA/ FAR: NA	12 DU per GA/ FAR: 0.2

*number represents a pre-development approximation

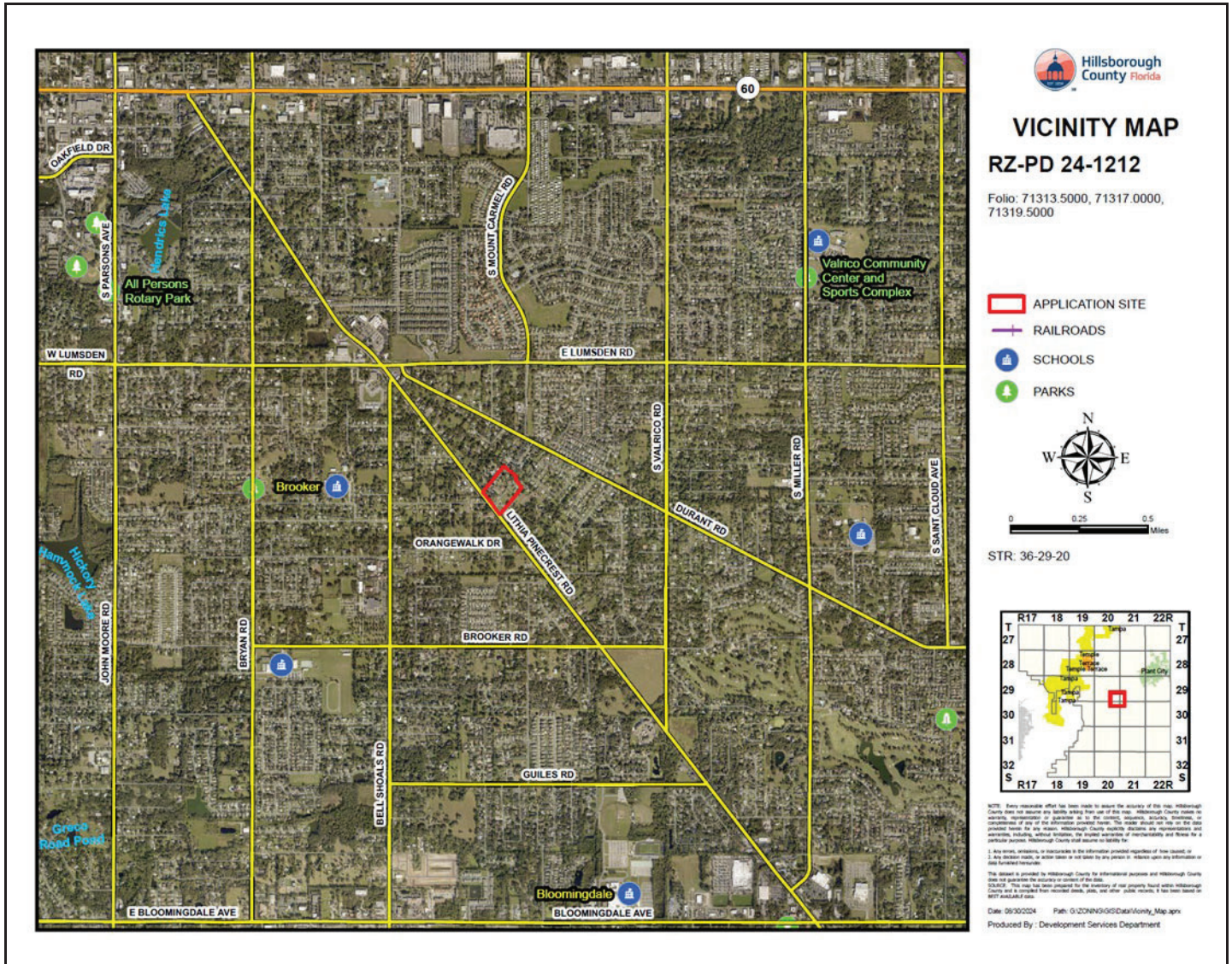
Development Standards:	Existing	Proposed
District(s)	ASC-1	PD
Lot Size / Lot Width	43,560 Sq. Ft. / 150'	10,000 Sq. Ft. / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 8' Sides
Height	50'	35'

Additional Information:

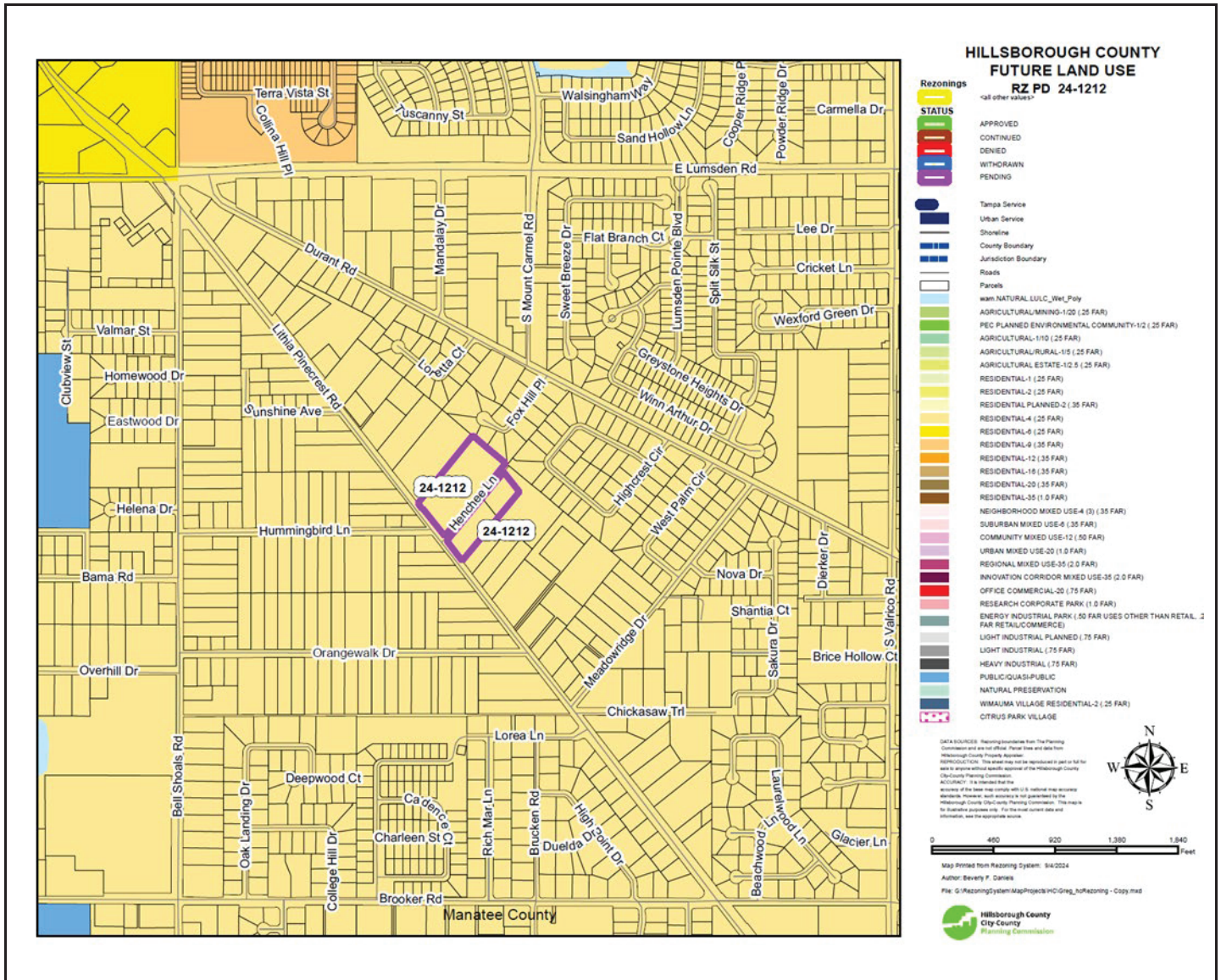
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

Planning Commission Recommendation:
Consistent

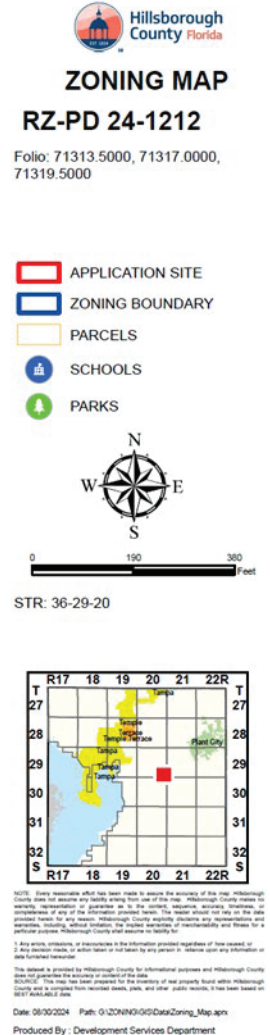
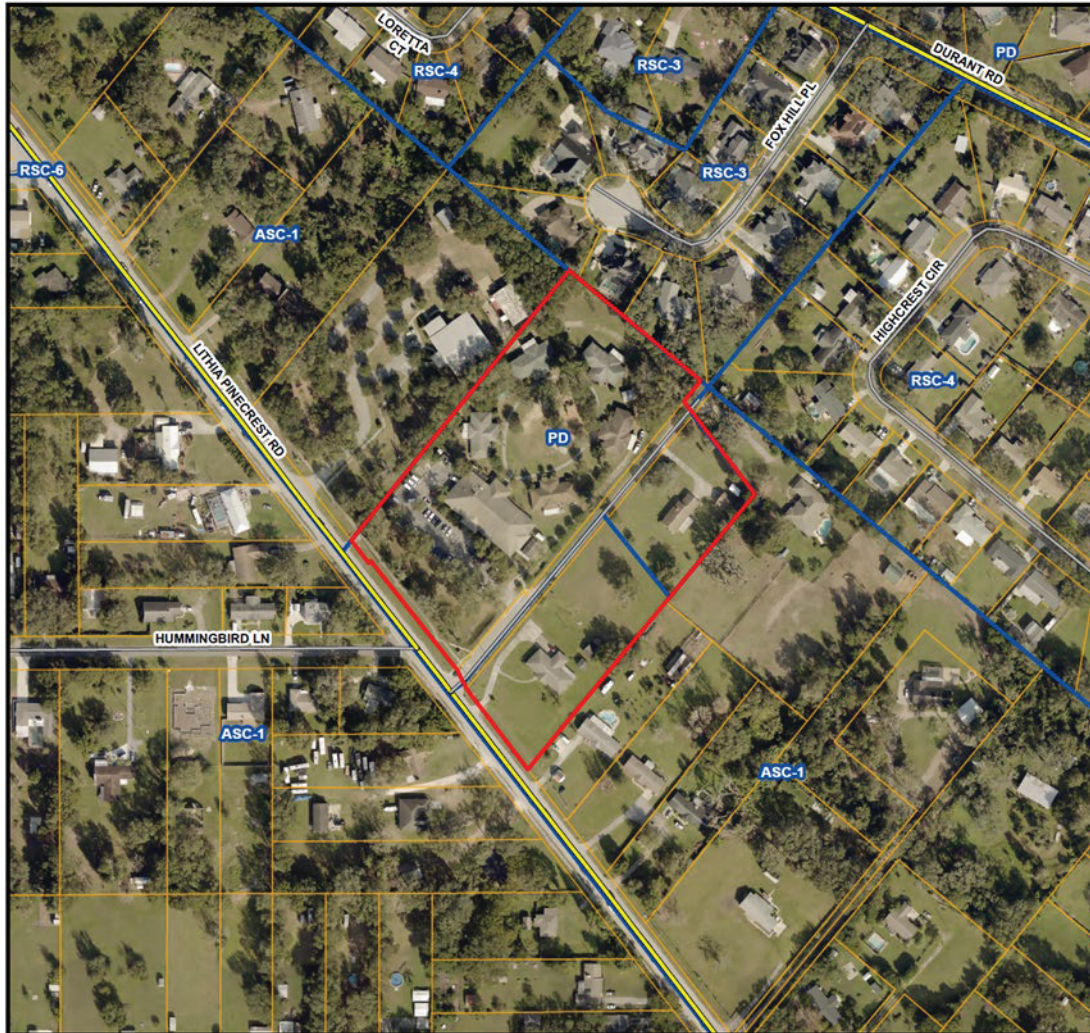
Development Services Recommendation:
Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA**2.1 Vicinity Map****Context of Surrounding Area:**

The properties are located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA**2.2 Future Land Use Map**

Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	175,000 sq. Ft./ 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

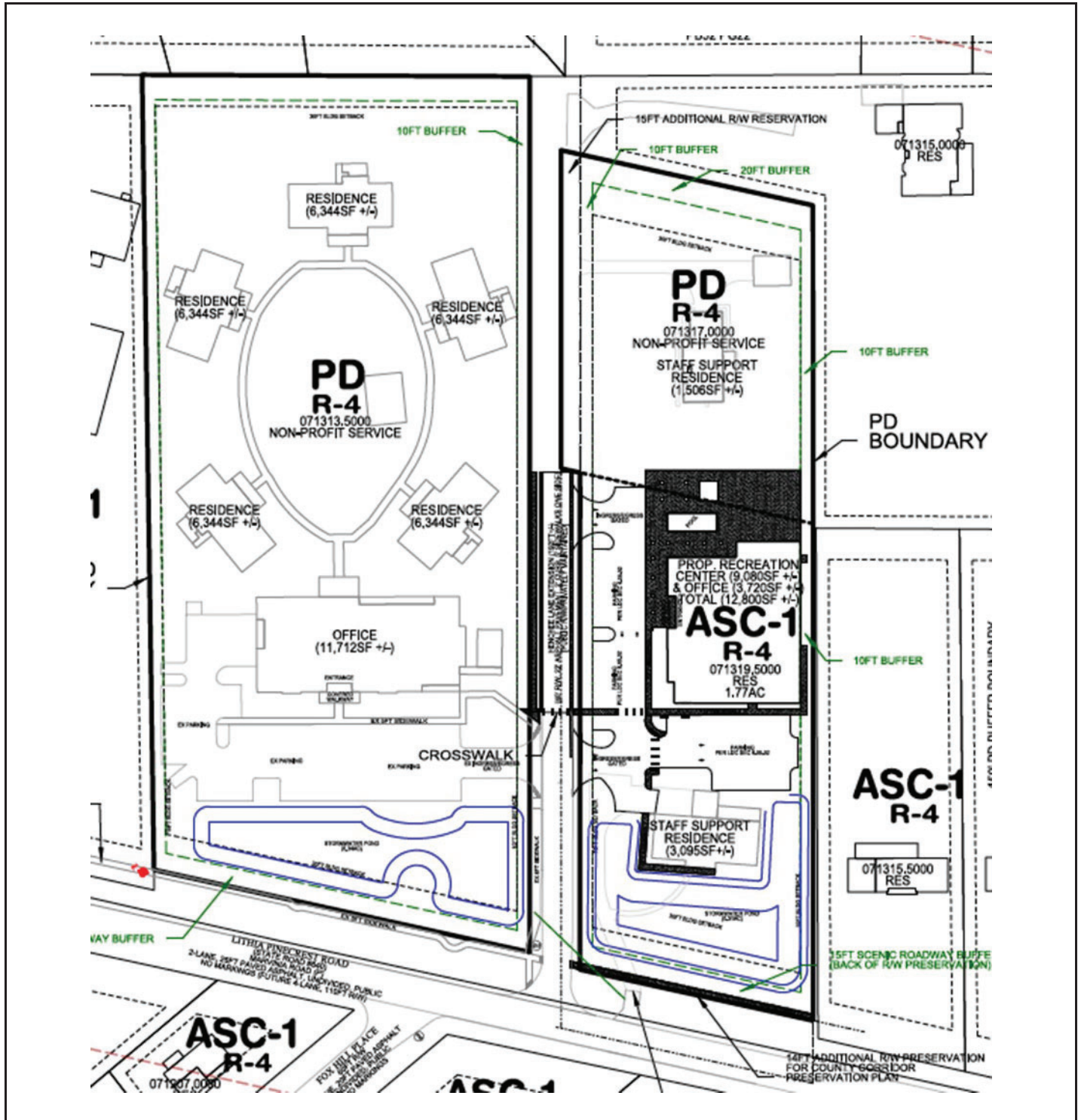
2.0 LAND USE MAP SET AND SUMMARY DATA**2.3 Immediate Area Map****Adjacent Zonings and Uses**

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-3, RSC-4	3 DU per GA/ FAR: NA, 4 DU per GA/ FAR: NA	Residential, Single-Family Conventional	SINGLE FAMILY R
South	ASC-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R
East	ASC-1, RSC-3	1 DU per GA/ FAR: NA, 3 DU per GA/ FAR: NA,	Agricultural, Single-Family Conventional; Residential, Single-Family Conventional	SINGLE FAMILY R

West	ASC-1	1 DU per GA/ FAR: NA	Agricultural, Single-Family Conventional	CHURCHES, SINGLE FAMILY R
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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)



APPLICATION NUMBER: PD 24-1212

ZHM HEARING DATE: January 14, 2025

BOCC LUM MEETING DATE: March 11, 2025

Case Reviewer: Carolanne Peddle

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
Lithia Pinecrest Rd	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Henchee Ln.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	165	12	15
Proposed	360	21	36
Difference (+/-)	+195	+9	+21

*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		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

Design Exception/Administrative Variance

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	
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 checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input 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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input 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	Substandard roadway to be addressed per condition of approval.
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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees				
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 type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The Planned Development is located on the eastern side of Lithia Pinecrest Road, south of E Lumsden Road. The area is comprised primarily of single-family residential uses at various lot sizes to the north, south, east, and west zoned ASC-1, RSC-3, and RSC-4. There is a church adjacent to the PD on the north western property line. To the north of the subject property along Lithia Pinecrest Road near E Lumsden Road there are properties zoned for commercial and office uses. Additionally, to the south of the subject property are PD zonings approved for office and commercial uses.

The project is limited to a 60-bed community residential home with recreational center with outdoor pool facilities, an administrative building with dining hall, two residential support buildings that will maintain a residential appearance, and additional parking for all facilities. The proposal also includes the extension of Henchee Road to provide better access for the proposed recreational facility. All new construction proposed will be located on the parcel zoned ASC-1 located at 1801 Lithia Pinecrest Road. The PD will provide buffer and screening along the property lines adjacent to residential uses.

5.2 Recommendation

Approvable, subject to proposed conditions.

Requirements for Certification:

1. Revise the PD site plan to show all existing curb cuts on Lithia Pinecrest Rd. within 150-feet from the project frontage.
2. Revise the Lithia Pinecrest Rd. roadway information to include “+/-96 Feet of Existing Right-of-Way”.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted December 18, 2024.

1. The project shall consist of a community residential home with a maximum of 60 placed residents within a maximum of five (5) residential structures. An administration building with dining hall, containing a maximum of 12,000 square feet, shall also be permitted. Two additional administration residential support buildings with storage on Lithia Pinecrest Road and Henchee Road with at a maximum of 4,660 square feet is also permitted. The structures shall maintain a residential appearance. The total square footage for administrative uses (including the dining hall) for the entire PD is 16,660 square feet. Additionally, a private recreational center building at a maximum of 12,800 square feet with outdoor pool facilities shall also be permitted.
 - a. The recreational center may hold private events during the regular operating hours of 8:00 a.m. - 8:00 p.m., Monday through Sunday held for and by A Kid's Place.
2. Minimum building setbacks from project boundaries shall be as follows:
 - a. Front Yard Setback: 25 feet
 - b. Rear Yard Setback: 25 feet
 - c. Side Yard Setback: 8 feet
3. Maximum building height for the project shall be 35 feet and a minimum of 10 feet shall be provided between buildings. Maximum impervious surface for the project shall be 50%.
4. The project shall be developed in accordance with the tree preservation requirements of the Land Development Code. Minor adjustments of the location of the proposed buildings shall be permitted to meet tree preservation requirements provided the required setbacks are maintained.
5. Buffering and screening for the project shall be as follows:
 - a. A 15-foot buffer yard with plantings consistent with a Suburban Scenic Roadway shall be provided along Lithia Pinecrest Road.
 - b. A 20-foot buffer along the rear property lines with a 6-foot high green coated chain link fence shall be required. In lieu of the 6-foot high green coated chain link fence, required screening consistent with the Land Development Code shall be permitted.
 - c. Along all other project boundaries a 10-foot buffer with a 6-foot high green coated chain link fence shall be required. In lieu of the 6-foot high green coated chain link fence, required screening consistent with the Land Development Code shall be permitted.

6. The site shall be permitted vehicular and pedestrian access to the Henchee Ln.
7. As Henchee Lane is a substandard local roadway, and notwithstanding anything shown on the PD site plan, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
8. Notwithstanding anything shown on the PD site plan, sidewalks shall be provided along the project frontage and internal to the site consistent with the County Land Development Code (LDC), Section 6.03.02.
9. As Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway, the developer shall preserve up to +/-14 feet of right-of-way along its Lithia Pinecrest Rd. frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all site plans as "+/-14 FEET OF ROW PRESERVATION TO BE PROVIDED ALONG LITHIA PINECREST RD PER HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN". Building setbacks shall be calculated from the future right-of-way line.
10. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
11. Construction access shall be limited to those locations shown on the 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.
12. 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.
13. 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:

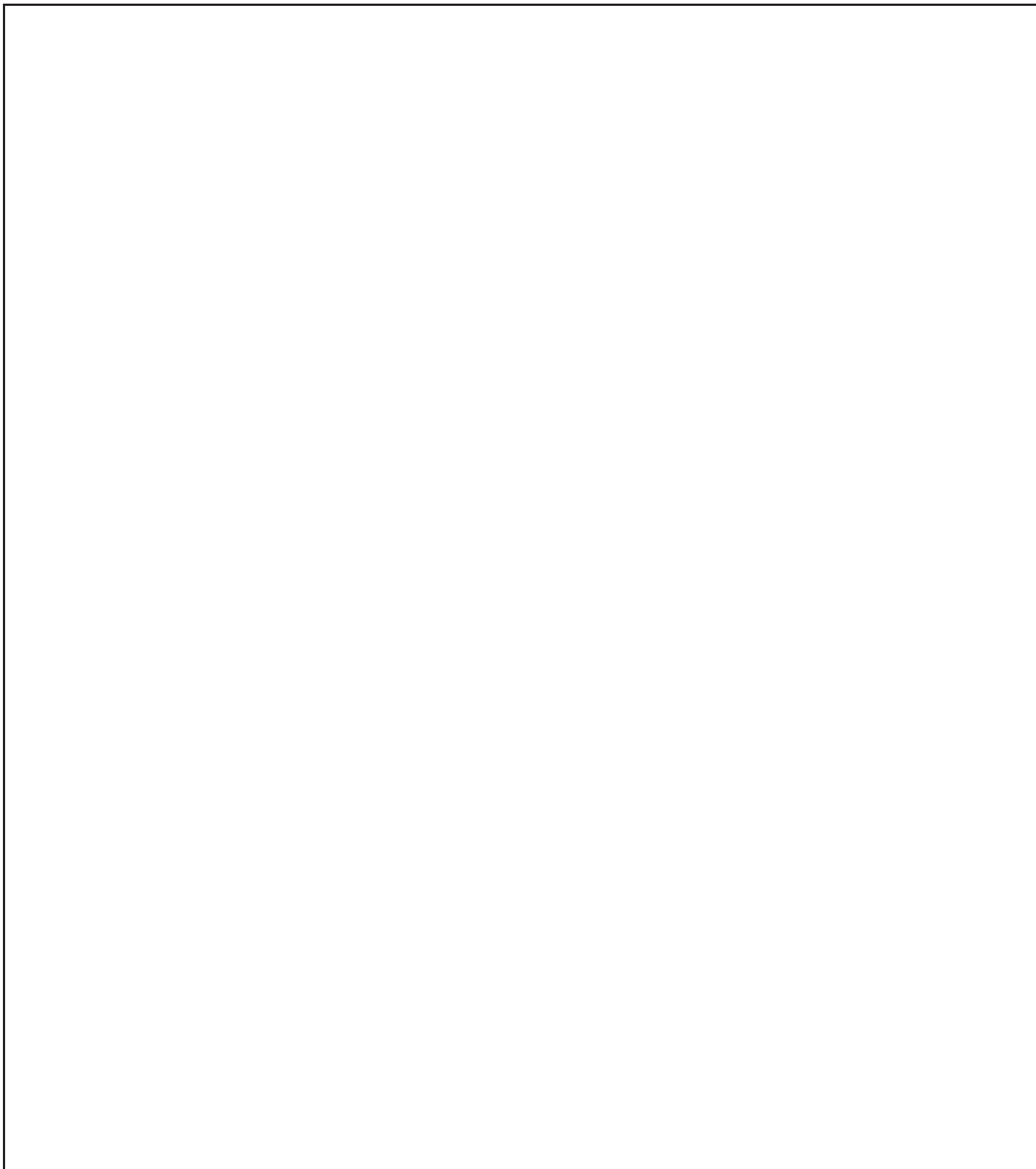
J. Brian Grady

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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 1/03/2025

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING SECTOR/AREA: Central/BR

PETITION NO: PD 24-1212

☐

This agency has no comments.

☐

This agency has no objection.

☒

This agency has no objection, subject to listed or attached conditions.

☐

This agency objects, based on the listed or attached conditions.

CONDITIONS OF APPROVAL

- The site shall be permitted vehicular and pedestrian access to the Henchee Ln.
- As Henchee Lane is a substandard local roadway, and notwithstanding anything shown on the PD site plan, the developer shall be required to improve the roadway to current County standards (between the project driveway and nearest roadway meeting County standards) or obtain a Section 6.04.02.B. administrative variance or design exception in accordance with the Hillsborough County Transportation Technical Manual (TTM) standards.
- Notwithstanding anything shown on the PD site plan, sidewalks shall be provided along the project frontage and internal to the site consistent with the County Land Development Code (LDC), Section 6.03.02.
- As Lithia Pinecrest Rd. is shown on the Hillsborough County Corridor Preservation Plan as a future 4-lane arterial roadway, the developer shall preserve up to +/-14 feet of right-of-way along its Lithia Pinecrest Rd. frontage for future improvements. Only those interim uses allowed by the Hillsborough County Land Development Code shall be permitted within the preserved right-of-way. The right-of-way preservation area shall be shown on all site plans as "+/-14 FEET OF ROW PRESERVATION TO BE PROVIDED ALONG LITHIA PINECREST RD PER HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN ". Building setbacks shall be calculated from the future right-of-way line.
- Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- Construction access shall be limited to those locations shown on the 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.

OTHER CONDITIONS:

- At the time of site plan certification, the applicant shall:
 - a. Revise the PD site plan to show all existing curb cuts on Lithia Pinecrest Rd. within 150-feet from the project frontage.
 - b. Revise the Lithia Pinecrest Rd. roadway information to include “+/-96 Feet of Existing Right-of-Way”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three (3) parcels totaling 7.81 acres from Planned Development (PD 15-0959) and Agricultural Single-Family Conventional 1 (ASC-1) to a new PD zoning to expand an existing Community Residential Home for children known as “A Kid’s Place”.

The site is at the northeast and southeast quadrants of Lithia Pinecrest Road and Henchee Ln. The existing PD zoning allows for a 60-bed community residential home for children and accessory office uses. The future land use designation is Residential 4 (R-4).

The proposed PD zoning will add to the existing 60-bed community residential home for children accessory office uses with a new amenities center and staff residences.

Trip Generation Analysis

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a detailed transportation analysis. The applicant’s detailed traffic study is based on traffic counts of the existing use and square footage of the use. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved PD Zoning:

Zoning/Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
PD 15-0959: Community Residential Home (ITE 254)/ 60 beds	156	11	14
ASC-1: One Single Family Dwelling (ITE 210)	9	1	1
TOTAL	165	12	15

Proposed PD Zoning:

Zoning/Land Use/Size	24 Hour Two-Way Volume	AM PK Hour	PM PK Hour
PD: Community Residential Home/60 beds (Based on applicant’s study)	360*	21	36

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+195	+9	+21

*Staff estimated 24-hour trips based on the highest peak hour of the applicant’s analysis.

The proposed rezoning will result in an increase in potential trip generation by 195 average daily trips, 9 AM peak hour and 21 PM peak hour trips.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lithia Pinecrest Road is a 2-lane arterial roadway, characterized by +/-12-foot travel lanes, with pavement in average condition. The existing right-of-way on Lithia Pinecrest Road is approximately 96 feet. There are 4-foot shoulders and 5-foot sidewalks along both sides of the roadway with the exception of a gap along the southern most parcel fronting the roadway.

This section of Lithia Pinecrest Road is shown on the Hillsborough County Corridor Preservation Plan as a future four-lane roadway. As such, the total ROW required would be 110 feet. There appears to be +/-96 feet of right-of-way existing, therefore up to +/-14 feet of preservation is required.

Henchee Lane is a substandard 2-lane, local roadway with 22 feet of pavement for a portion of the project frontage, partial curb and gutter, and a +/-5-foot sidewalk on the north side. The eastern portion of the road is unpaved and has no sidewalks. Henchee Ln. is a dead-end road.

SITE ACCESS

The PD site plan proposes to maintain the existing access on the north side of Henchee Ln and introduce two new accesses on the south side of the roadway. While no direct vehicular access is proposed to Lithia Pinecrest Rd., Henchee Ln is a dead-end roadway. As such all project traffic takes access from Lithia Pinecrest Rd.

Based on the applicant's site access analysis, the project does not meet warrants for site access improvements (i.e. turn lanes) at the project's access connection.

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 consistent with the LDC.

Notwithstanding anything shown on the PD site plan to the contrary, the developer shall provide internal sidewalks and ADA accessible routes consistent with the LDC, Sec. 6.03.02.B.

Parking shall be provided consistent with LDC, Sec. 6.05.02.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below. Note, Henchee Lane is not regulated.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
LITHIA PINECREST RD	LUMSDEN RD	BLOOMINGDALE AVE	D	D

Source: [2020 Hillsborough County 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
Lithia Pinecrest Rd	County Arterial - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Henchee Ln.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	165	12	15
Proposed	360	21	36
Difference (+/-)	+195	+9	+21

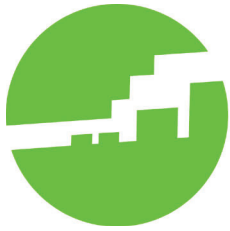
*Trips reported are based on net new external trips unless otherwise noted.

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		None	None	Meets LDC
West	X	Vehicular & Pedestrian	None	Meets LDC
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Substandard roadway to be addressed per condition of approval.



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: January 14, 2025 Report Prepared: January 3, 2025	Case Number: PD 24-1212 Folio(s): 71313.5000, 71317.0000, 71319.5000 General Location: East side of Lithia Pinecrest at Hummingbird Lane
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Planned Development for a 60 bed Community Residential Home with an administrative building, staff residences and a recreation center
Parcel Size	+/- 7.81 acres
Street Functional Classification	Lithia Pinecrest – County Arterial Hummingbird Lane – Local Road Henchee Lane – Local Road
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	PD 15-0959 and ASC-1	Multi-Family Residential
North	Residential-4	RSC-3	Single Family Residential
South	Residential-4	ASC-1	Single Family Residential
East	Residential-4	ASC-1	Single Family Residential
West	Residential-4	ASC-1	Public/Quasi-Public/Institutional

Staff Analysis of Goals, Objectives and Policies:

The subject site is located on the east side of Lithia Pinecrest Road near Hummingbird Lane. The site is in the Urban Service Area and is located within the limits of the Brandon Community Plan. The applicant is requesting to retain the existing Community Residential Home with 60 beds and the existing administrative offices onsite while adding a 12,800 square foot recreational center and office building.

The site is located within the Residential-4 (RES-4) Future Land Use category. The intent of the RES-4 category is to designate areas that are suitable for low density residential development. Typical uses in the RES-4 category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are required to meet Commercial Locational Criteria or seek a waiver. The proposed residential support use is consistent with the uses expected in the RES-4 Future Land Use category.

The RES-4 Future Land Use category allows consideration of up to 4 dwelling units per gross acre (du/ga) for residential development or up to a 0.25 Floor Area Ratio (FAR) for non-residential development. Community Residential Homes utilize density calculations while the administrative offices and recreational center buildings utilize FAR calculations. With 7.81 acres, 3 of those acres have been utilized to calculate the bed count for the Community Residential Home (3 acres x 4 du/ga = 12 dwelling units x 5 bed per dwelling unit conversion rate = 60 beds). The remaining acreage (4.81 acres) allows for more than enough land to accommodate the requested building square footage (4.81 x 0.25 FAR = 209,523 square feet x 0.25 FAR = 52,380 square foot maximum allowed). With an 11,712 square foot administration building, a 1,506 square foot staff residence, a 3,095 square foot staff residence and a 12,800 recreation

center, the requested building square footage of 29,113 is well below the maximum that may be considered (52,380 square feet) in the RES-4 Future Land Use category and is therefore consistent with the intensity expected in the RES-4 Future Land Use category (FLUE Objective 8 and Policy 8.1)

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed Community Residential Home, staff residences, administration building and recreational center are compatible uses with the surrounding development pattern, which includes mainly residential uses.

According to FLUE Objective 17, residential support uses are allowed within residential neighborhoods to directly serve the population. These uses must be located and designed in a manner to be compatible to the surrounding residential development pattern. Furthermore, FLUE Policy 17.1 outlines that residential support uses such as child care centers, adult care centers and churches are an allowable land use in any of the residential, commercial and industrial Future Land Use categories so long as the facility is of a design, intensity and scale to serve the surrounding neighborhood in which it occurs. In this case, the applicant is proposing a Planned Development with a 60-bed maximum Community Residential Home, an administrative office building, two staff residences and a recreation center for the onsite residents. The proposed density and intensity are well below the maximum that may be considered in the RES-4 category and are therefore in scale with the surrounding neighborhood. The applicant is also orienting the recreation center internal to the site, consistent with policy direction in FLUE Objective 17 and Policy 17.1.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element, including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). FLUE Policy 16.2 calls for gradual transitions between different land uses as well as the use of professional site planning, buffering and screening techniques. The applicant is providing a 10-foot buffer on the east side of the site adjacent to the existing residential, consistent with this policy direction. The orientation of the recreation center is internal to the site with the pool area located on the northwest area of the building, which is positioned away from the residences to the east, also consistent with this policy direction. The applicant has also indicated that the recreation center will be utilized by residents and staff and will not be open to the public. This operating characteristic is important to note as keeping the usage to residents and staff will keep the use in scale with the residential development pattern in the area. FLUE Policy 16.3 requires development and redevelopment be integrated with adjacent land uses through the creation of like or complementary uses. The proposed residential support use is consistent with this policy direction, as a Community Residential Home, administrative offices and a recreation center will provide a complementary use to the residential uses that exist along this portion of Lithia Pinecrest Road.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments and the Development Services Department staff report were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The subject site is located within the limits of the Brandon Community Plan, particularly in the Garden Estates Character District. This district is typically adjacent to Suburban Character Districts or agriculturally zoned properties. This district is mainly comprised of single-family residential homes with

lot sizes of at least a half-acre. Because the proposed use is a residential support use and may be considered in any residential, commercial or industrial Future Land Use category, this location is appropriate for consideration of a residential support use and is consistent with the Brandon Community Plan vision.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, 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.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

Policy 16.2: 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

Objective 17: Neighborhood and Community Serving Uses. Certain non-residential land uses, including but not limited to residential support uses and public facilities, shall be allowed within residential neighborhoods to directly serve the population. These uses shall be located and designed in a manner to be compatible to the surrounding residential development pattern.

Policy 17.1: Residential support uses (child care centers, adult care centers, churches, etc.) is an allowable land use in any of the residential, commercial and industrial land use plan categories consistent with the following criteria:

The facility shall be of a design, intensity and scale to serve the surrounding neighborhood or the non-residential development in which it occurs, and to be compatible with the surrounding land uses and zoning.

Community Design Component (CDC)

5.0 Neighborhood Level Design

5.1 Compatibility

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

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

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.

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.

HILLSBOROUGH COUNTY
FUTURE LAND USE

RZ PD 24-1212

<all other values>

Rezoning
STATUS

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING

Tampa Service
Urban Service
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

wam 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-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)
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
OFFICE COMMERCIAL-20 (.75 FAR)
RESEARCH CORPORATE PARK (1.0 FAR)
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
LIGHT INDUSTRIAL PLANNED (.75 FAR)
LIGHT INDUSTRIAL (.75 FAR)
HEAVY INDUSTRIAL (.75 FAR)
PUBLIC/QUASI-PUBLIC
NATURAL PRESERVATION
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used as a legal document. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the map is for informational purposes only. It is not intended to be used as a legal document. This map is for informational purposes only. It is not intended to be used as a legal document.



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