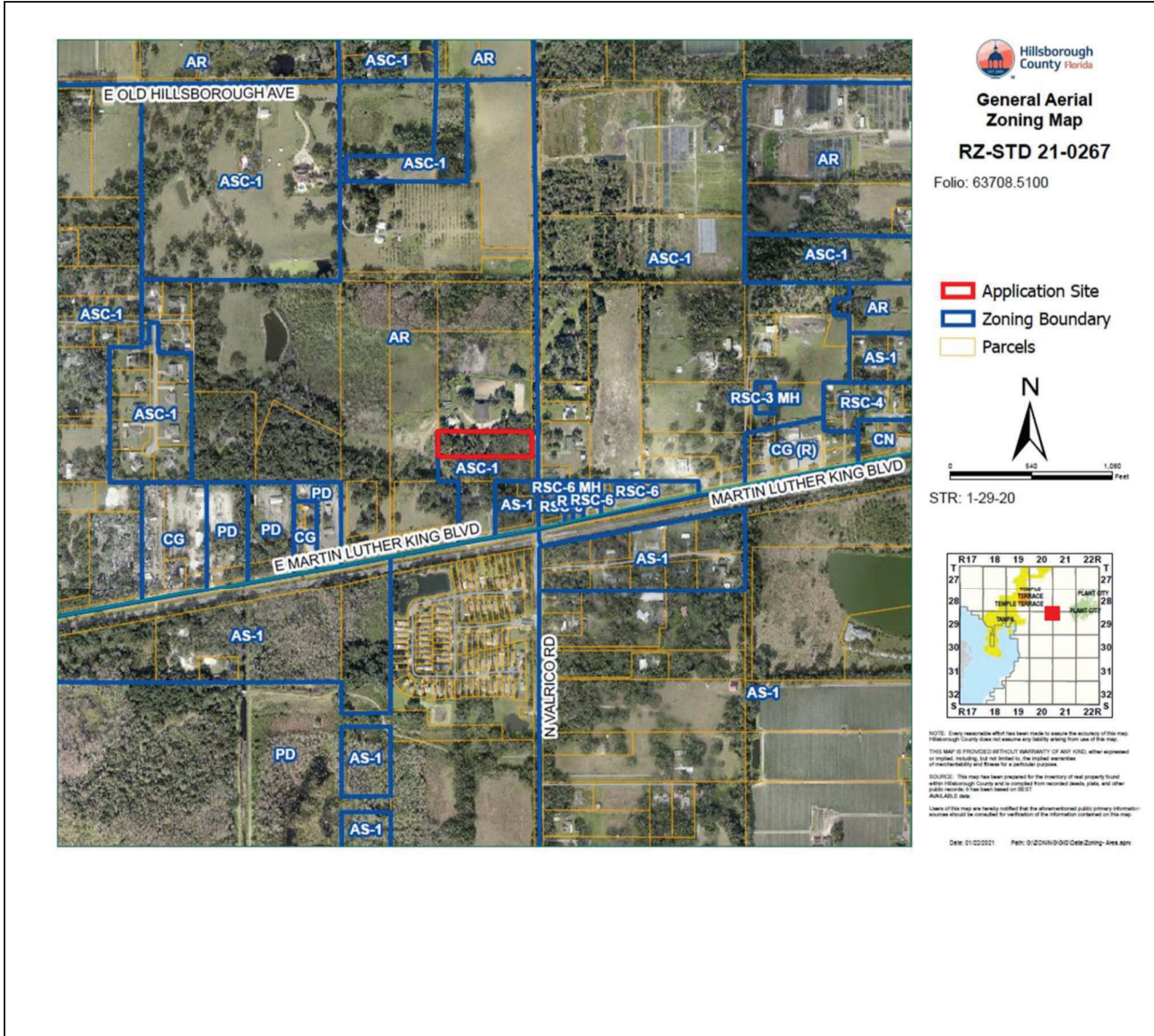




Hillsborough County Florida

SM
STAFF REPORT

SUBJECT:	RZ 21-0267	PLANNING AREA:	SEFFNER MANGO
REQUEST:	Rezone to Agricultural, Single-Family (AS-1)	SECTOR:	Rural
APPLICANTS:	Lonny and Carol Fox		
Existing Zoning District: Agricultural - Single-Family Conventional – 1 (ASC-1)		Future Land Use Category: Residential - 1 (Res-1)	



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 2.42 acres from the existing Agricultural, Single-Family Conventional – 1 (RSC-6) zoning district to the proposed Agricultural, Single-Family – 1(AS-1) zoning district. The site is located at 2880 N Valrico Road, Seffner, which is approximately 480 feet north-west of the intersection of N Valrico Road and E Dr. Martin Luther King Jr. Blvd. The underlying future land use (FLU) category of the subject parcel is Residential 1 (Res -1).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

N/A

1.4 Evaluation of Existing and Planned Public Facilities

The site is currently serviced by well water and septic system. This site is located outside of the Hillsborough County Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification, then it's possible that Hillsborough County Water and Wastewater Service could be provided.

Transit service is not located to service this site.

The subject property is located on N Valrico Road, an undivided 2-lane local roadway. The roadway consists of approximately 10-foot-wide lanes.

Transportation staff has reviewed the application and offers no objections. N Valrico Road is a 2-lane, undivided, publically maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. Along the project frontage, the roadway lies within a +/- 45-foot wide right-of-way. There are no bicycle facilities on N Valrico Rd. in the vicinity of the proposed project. There are no sidewalks on along N Valrico Rd. in the vicinity of the proposed project.

Although N Valrico Rd. is a substandard roadway, it is not anticipated that the developer will be required to make any improvements to the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard road improvements provided the roadway meets minimum fire safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area). As this request seeks to rezone to a Euclidean rezoning district, site access will be reviewed at the time of plat/site/construction plan approval. It is anticipated that access to will be from N Valrico Rd.

1.5 Environmental/Natural Resources

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

1.6 Comprehensive Plan Consistency

The subject property is designated Residential-1 (RES-1) on the Future Land Use Map. Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan.

1.7 Compatibility

The site is located in an area comprised of Rural-Agricultural, Rural Low-Density and Rural Mid-Density Residential and Rural Mid-Density Residential with Mobile Home Overlay. A majority of the area surrounding the site is of agricultural and residential uses; and thus, the proposed rezoning is consistent with the surrounding development pattern.

As shown in Exhibit 2, the site is adjacent to properties zoned AR (to the north and west), ASC-1 ((to the east) and AR, ASC-1 and AS-1 (to and south). The size and depth of the subject parcel in relation to other adjacent residential and agricultural uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

Based on the above considerations, staff finds the proposed AS-1 zoning district is compatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Transportation

1.9 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

APPLICATION: RZ 21-0267

ZHM HEARING DATE: March 15,2021

BOCC MEETING DATE: May 11, 2021

CASE REVIEWER: Isis Brown

2.0 Recommendation

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


Staff's Recommendation: Approvable	
Zoning Administrator Sign-off:	 J. Brian Grady Wed Mar 3 2021 14:57:39

EXHIBIT 1



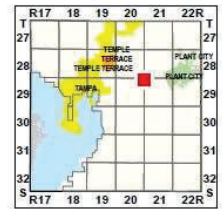
Project Location Map
RZ-STD 21-0267

Folio: 63708.5100

- Application Site
- Parcels



STR: 1-29-20



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

EXHIBIT 2

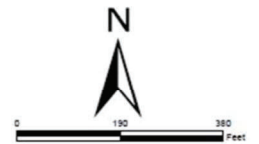


**Immediate Aerial
Zoning Map**

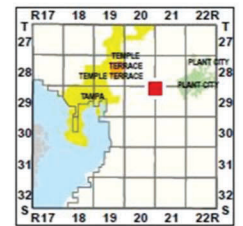
RZ-STD 21-0267

Folio: 63708.5100

- Application Site
- Zoning Boundary
- Parcels



STR: 1-29-20

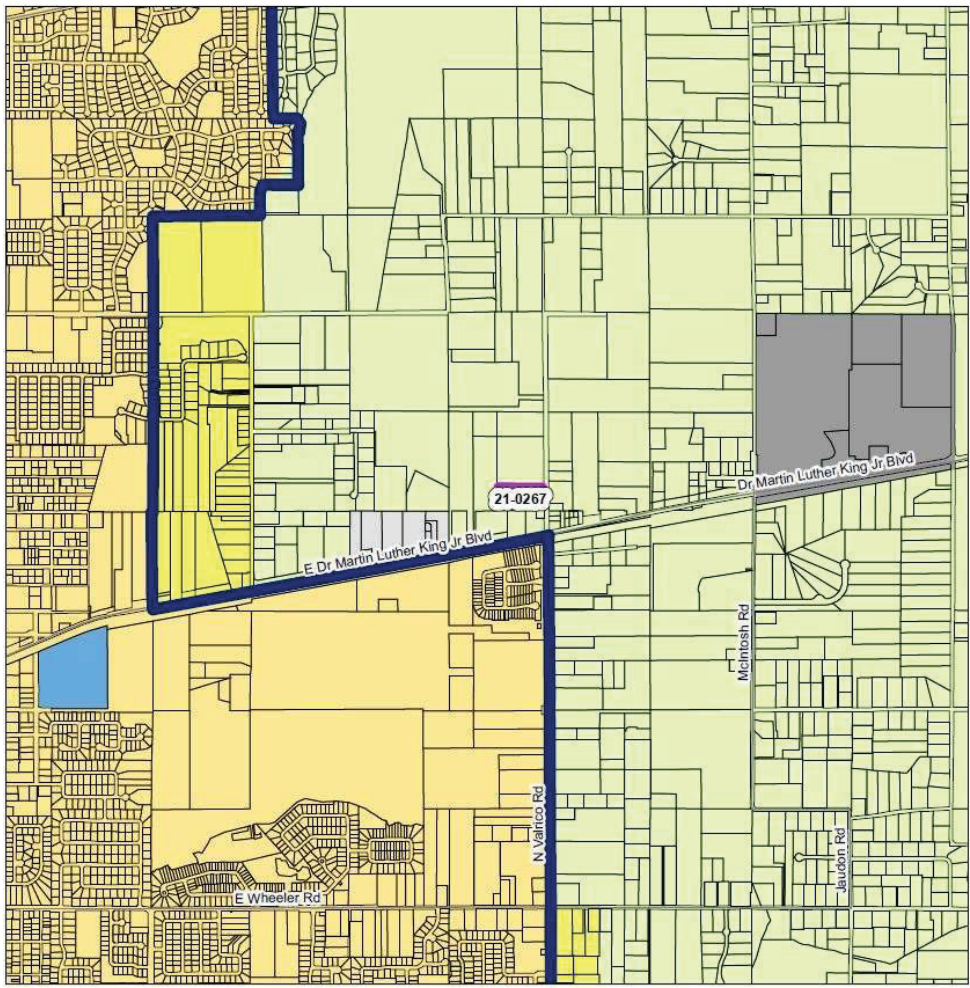


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SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records, if not based on GIS.

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EXHIBIT 3



HILLSBOROUGH COUNTY
 FUTURE LAND USE
 RZ 21-0267

- Rezoning**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tempo Service Area**
- Urban Service Area
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Major Roads
 - Parcels
- AGRICULTURAL/MINING-100 (25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-10 (25 FAR)
 - AGRICULTURAL-110 (25 FAR)
 - AGRICULTURAL/RURAL-15 (25 FAR)
 - AGRICULTURAL ESTATE-105 (25 FAR)
 - RESIDENTIAL-1 (25 FAR)
 - RESIDENTIAL-2 (25 FAR)
 - RESIDENTIAL PLANNED-2 (35 FAR)
 - RESIDENTIAL-4 (25 FAR)
 - RESIDENTIAL-8 (25 FAR)
 - RESIDENTIAL-9 (35 FAR)
 - RESIDENTIAL-12 (35 FAR)
 - RESIDENTIAL-16 (35 FAR)
 - RESIDENTIAL-20 (35 FAR)
 - RESIDENTIAL-35 (10 FAR)
 - NEIGHBORHOOD MIXED USE-4 (25) (35 FAR)
 - SEMIURBAN MIXED USE (35 FAR)
 - COMMUNITY MIXED USE-12 (50 FAR)
 - URBAN MIXED USE-20 (10 FAR)
 - REGIONAL MIXED USE-55 (2.0 FAR)
 - OC-20
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (50 FAR)
 - LIGHT INDUSTRIAL (50 FAR)
 - HEAVY INDUSTRIAL (50 FAR)
 - PUBLIC/QUASIPUBLIC
 - NATURAL PRESERVATION
 - WINDYVA VILLAGE RESIDENTIAL-2 (25 FAR)
 - CITRUS PARK VILLAGE
 - WATER

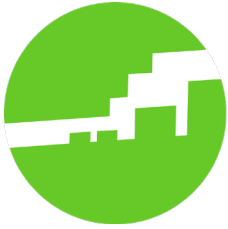


Map Printed from Reporting System: 1/29/2021
 Author: Beverly F. Daniels
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Hillsborough County
 City/County

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 15, 2021	Petition: 21-0267
Report Prepared: March 2, 2021	2880 North Valrico Road <i>North of Valrico Road and East Dr. Martin Luther King Jr. Boulevard. (CR 574) intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan:	Seffner-Mango Community Plan
Requested Zoning:	Agricultural Single-Family Conventional – 1 (ASC-1) to Agricultural Single-Family – 1 (AS-1)
Parcel Size (Approx.):	2.41 +/- acres (104,979.6 square feet)
Street Functional Classification:	North Valrico Road – Local
Locational Criteria	N/A
Evacuation Zone	The subject property is not in an Evacuation Zone



Context

- The 2.41 +/- acre subject site is located approximately 1/10th mile north of the East Dr. Martin Luther King Jr. Boulevard. (CR 574) and North Valrico Road intersection. It is in the Rural Area and within the limits of the Seffner-Mango Community Plan. The applicant would like to split the lot in half and add an additional single-family home to the rear of the parcel.
- The subject site is designated as Residential-1 (RES-1) on the Future Land Use Map. Typical allowable uses within the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses are required to meet locational criteria for specific land use projects.
- RES-1 surrounds the subject site on all sides. The Residential-2 (RES-2) Future Land Use category is located to the west of the subject property. Further south and west along Dr. Martin Luther King Jr. Boulevard, the Future Land Use categories include Residential-4 (RES-4) and Light Industrial Planned (LI-P). Further east along Dr. Martin Luther King Jr. Boulevard, the Future Land Use category intensifies to Light Industrial (LI).
- The subject site is currently zoned Agricultural Single-Family Conventional-1 (ASC-1). Agricultural Residential (AR) is located to the west and north of the site. To the east, is ASC-1, Residential Single Family Conventional-6 (RSC-6) and Commercial General (CG). Agricultural Single Family-1 (AS-1), and Planned Development (PD) are located to the south of the site.
- The subject property currently has two mobile homes located on site. Adjacent to the west of the site are two vacant parcels. Single family homes are located further west of the vacant parcels. Adjacent and to the north is the Annwyn Equestrian Center and single-family homes. To the east are large lot single-family homes. The Chestnut Forest subdivision, which includes single family homes and mobile homes, is located to the south of Dr. Martin Luther King Jr. Boulevard. Overall, the immediate area is characterized by large lot residential uses, a residential subdivision and mobile homes.
- The applicant is requesting to rezone the subject site from ASC-1 to AS-1.

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

Rural Area

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

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

land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

Policy 4.2: For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.

Policy 4.3: The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.

Policy 4.4: Private wells and septic tanks are permitted for use in accordance with all adopted health regulations and the goals, objectives and policies of this Plan.

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 16.10: 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.

Residential-Targeted Groups & Incentives

Objective 20: *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

Policy 20.3: *Manufactured housing shall be recognized as a viable means to provide affordable housing.*

Innovative Housing Options

Objective 21:

The County will encourage innovative means of providing housing.

Policy 21.1:

The County shall continue to allow for an accessory dwelling unit associated with an owner-occupied single-family residence to be built on the single deeded lot

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 12-1.3: *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.*

Seffner-Mango Community Plan

1. **Goal:** *Enhance community character and ensure quality residential and nonresidential development.*

Strategies:

- *Within the Rural Service Area residential development shall reflect its rural future land use designation.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Single-Family Conventional – 1 (ASC-1) to Agricultural Single-Family – 1 (AS-1).

The request to change the zoning to AS-1 will allow the applicant to place a mobile home to be used as an “accessory dwelling”.

Regarding the Rural Area, Objective 4 provides for the Rural Area long-term, agricultural uses and large lot, and low density rural residential uses. The established standard is that no more than 20% of all population growth within the County is to occur in the Rural Area. This is to prevent the encroachment of urban or suburban development.

Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (Future Land Use Element, or FLUE, Policies 16.1, 16.3). FLUE Policy 16.2 states that gradual transitions between intensities are necessary as new developments are proposed and developed. In this case, Planning Commission staff have determined that a rezoning to Agricultural Single-Family – 1 (AS-1) would provide for a transition between residential single-family homes and mobile homes allowing for a creation of complementary uses. As a result, this use is compatible with the surrounding area and meets the intent of FLUE Policy 16.10.

The high cost of land and housing makes it difficult for low- and moderate-income residents to locate affordable housing. Hillsborough County’s elderly population is expected to increase in the future, and consideration should consider the needs of those who live on their own. Objective 20 and its accompanying Policy 20.3 encourages new development and redevelopment of residential housing for special target groups of people, and additionally identifies manufactured housing as a suitable provision of affordable housing. Since a Planned Development (PD) with single-family residential dwellings and mobile homes occurs directly to the south of Dr. Martin Luther King Jr. Boulevard, this rezoning proposal to AS-1 would be compatible with the surrounding single family-residential character of the area. The proposed use of manufactured housing on the site is encouraged by the Comprehensive Plan (*FLUE Policy 20.3*) as a viable means to provide affordable housing.

Under Innovative Housing Options, Objective 21 directs the County to encourage innovation in providing housing needs. Policy 21.1, allows for the construction of an accessory dwelling unit that is associated with an owner occupied single-family residence.

Looking at the Community Design Component, this rezoning proposal is further supported with Objective 12-1, which recognizes an existing community and the need of compatibility of any new development. Furthermore, Policy 12-1.3 clarifies that new development in existing, lower density communities, utilize the planned development process of rezoning to fully address impacts on the community.

Overall, the proposed rezoning 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 development pattern found in the surrounding area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 21-0267

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

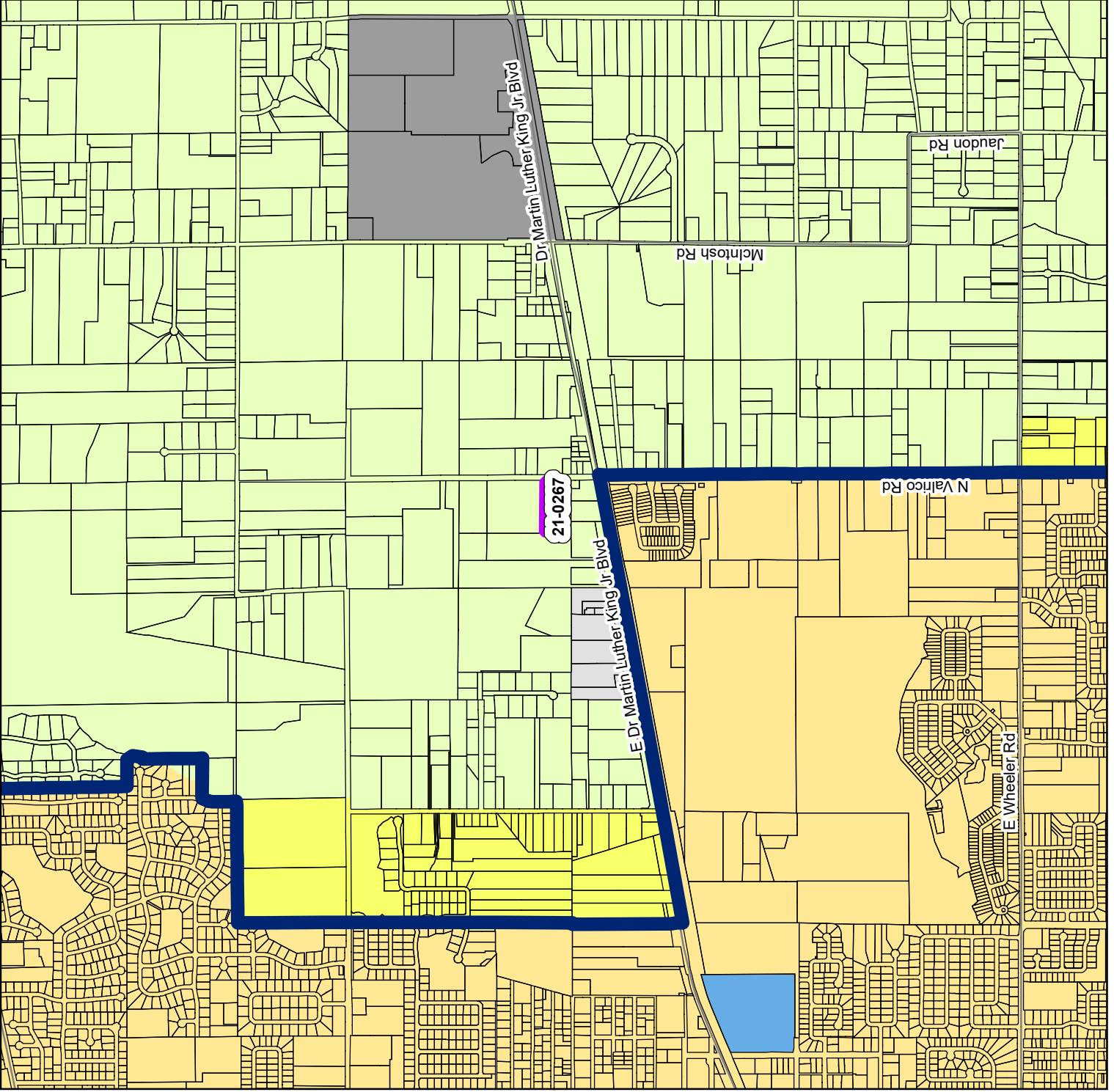
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-112 (.25 FAR)
- AGRICULTURAL-119 (.25 FAR)
- AGRICULTURAL/RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-112.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only. It is intended that the rezoning status be approved with specific approval of the Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the rezoning status be approved with specific approval of the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 1/28/2021
 Author: Beverly F. Daniels
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