

Rezoning Application: 22-0927
Zoning Hearing Master Date: December 12, 2022
BOCC Land Use Meeting Date: February 14, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Harjani, Jayant K, Trustee,
 Veenu Trustee & Juliana JH &
 MP Properties, LLC

FLU Category: Residential - 4 (Res-4)

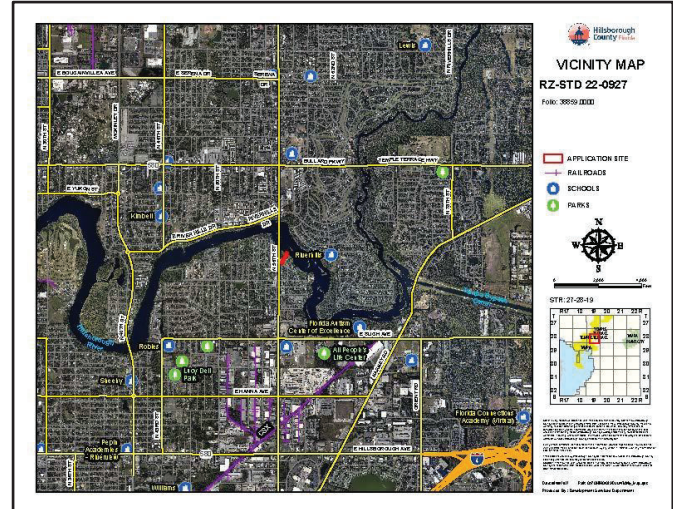
Service Area: Urban

Site Acreage: 0.978 +/-

Community Plan Area: East Lake/Orient Park

Overlay: None

Request: Rezone from **Residential, Single-Family Conventional-3 (RSC-3)** zoning districts to the proposed to **Residential Multi-Family Conventional-6 (RMC-6 (R))** zoning district with restrictions



Request Summary:

The request is to rezone from the existing **Residential, Single-Family Conventional-3 (RSC-3)** zoning district to the proposed to **Residential Multi-Family Conventional-6 (RMC-6 - R)** zoning district with restrictions. The restrictions address access limitations for the parcel. The proposed zoning for RMC-6 permits development for areas of conventional multiple family dwelling units such as duplex, triplex, quadraplex and townhouse types of structures in a low-medium density living environment in conformance with the provisions of the Comprehensive Plan.

Zoning:	Current RSC-3 Zoning	Proposed RMC-6 Zoning
Uses:	Single-Family Residential (Conventional Only)	Multi-Family
Acreage	0.978 +/- Acres (ac) / 42,601.68 sq ft	0.978 +/- ac
Density/ Intensity	1 dwelling unit (du) / 14,520 sq ft	5 Multi-Family Unit / 7,260sq ft
Mathematical Maximum*	2 dwelling Unit	5 Multi-Family Unit

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

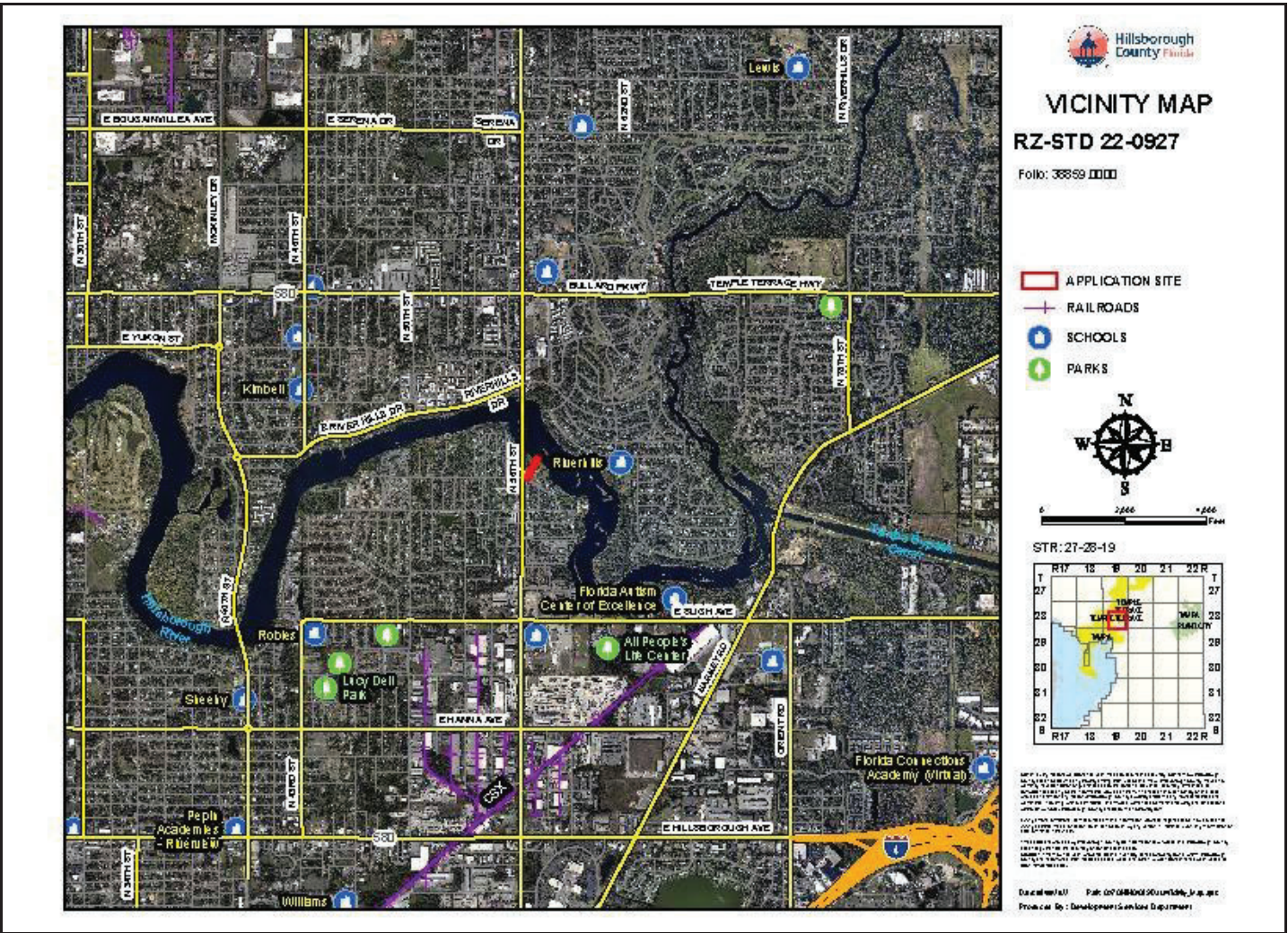
	Current RSC-3 Zoning	Proposed RMC-6 Zoning
Density/ Intensity	1 dwelling unit (du) / 14,520 sq ft	1 Multi-Family Unit /21,780 sq ft
Lot Size / Lot Width	14,520sq ft / 75'	7,260 sq ft / 70'
Setbacks/Buffering and Screening	25' - Front 7.5' - Sides 25' – Rear	25' - Front 10' - Sides 20' – Rear)
Height	35'	35'

Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

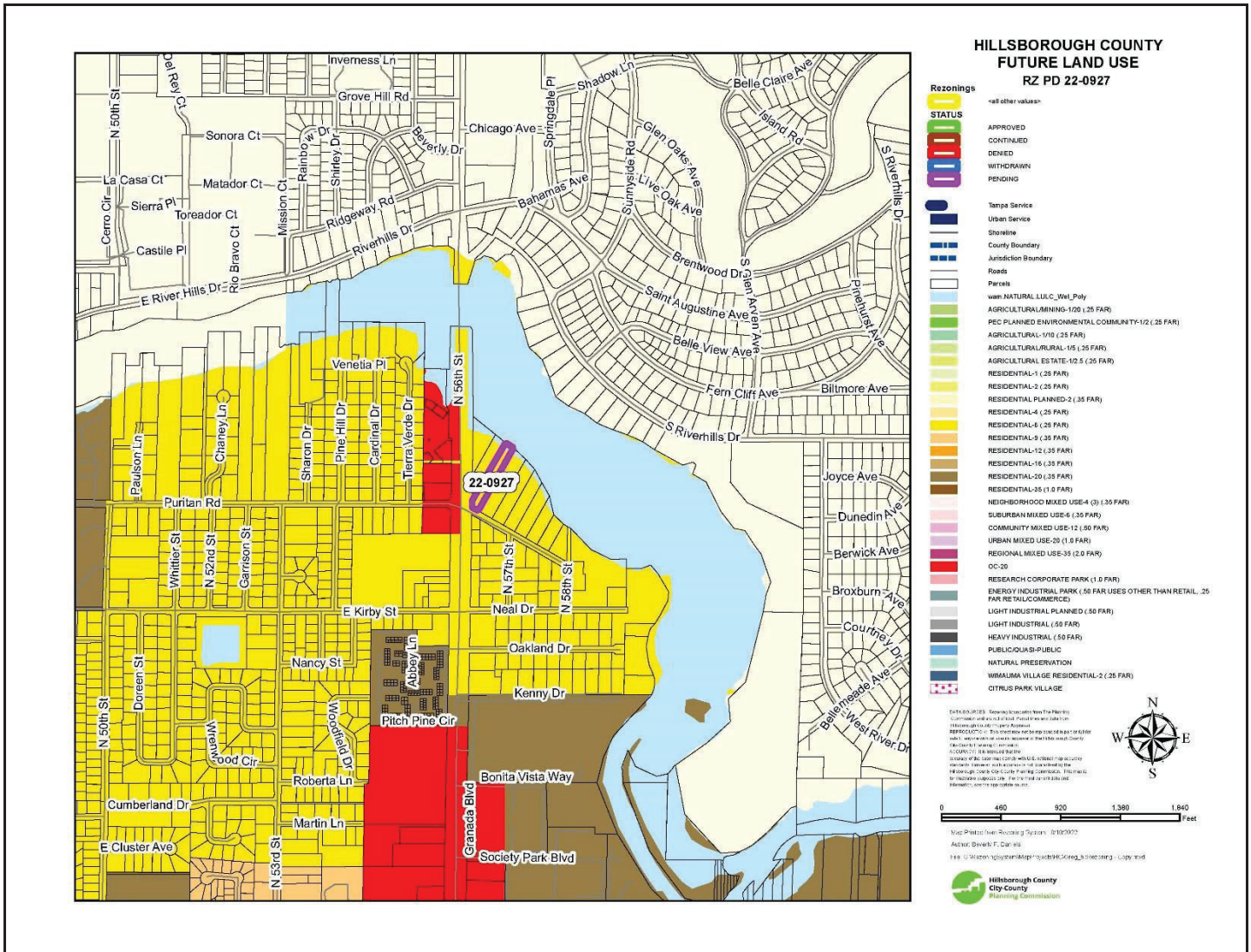


Context of Surrounding Area:

The site is surrounded by a mixture of uses consisting of single-family residential, office and neighborhood and general commercial type uses. The subject site is surrounded by Res-4 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The adjacent properties are zoned CN and Hillsborough River to the north; RSC-3, PD 77-0255 and Puritan Road to the south; RSC-3 and the Hillsborough River to the east; and N 56th Street and CN to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

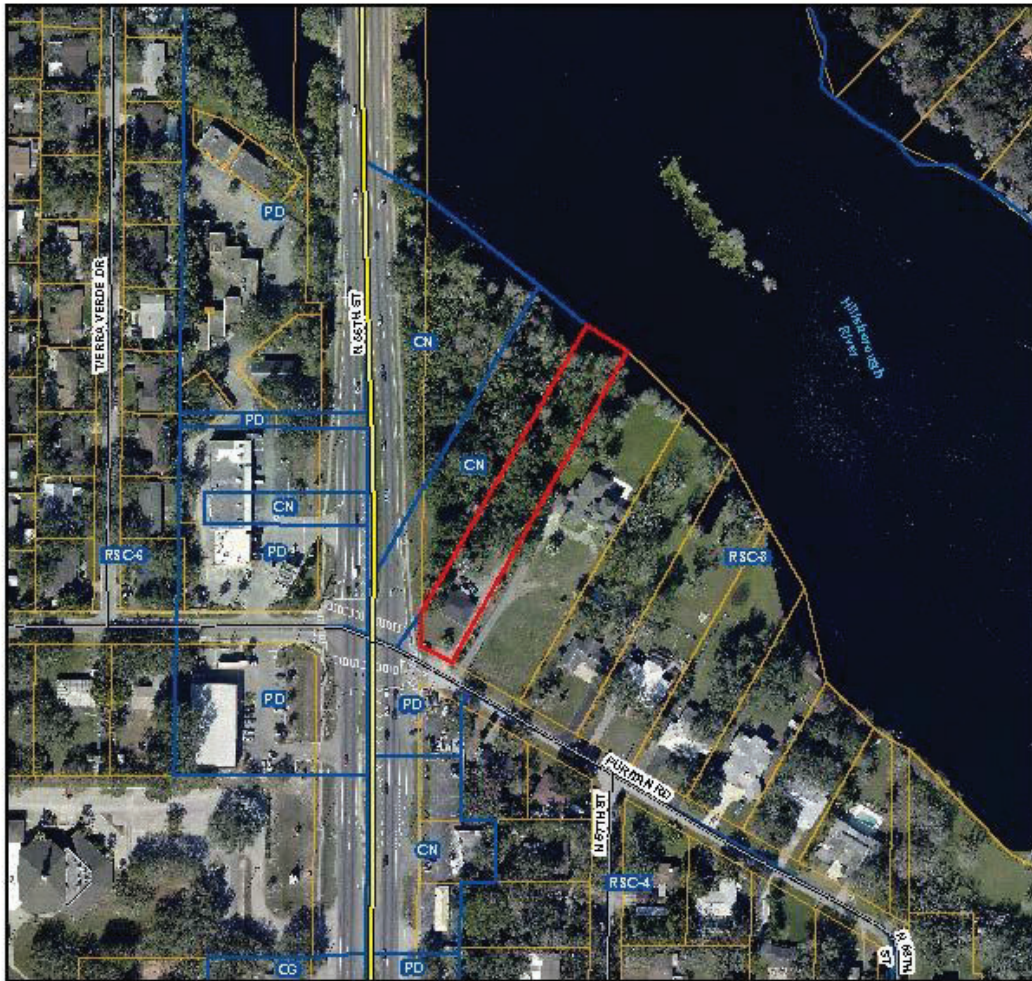
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida
ZONING MAP
RZ-STD 22-0927
 Folio: 38859 0000

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

N

 W E S

0 100 200
 Feet

STR: 27-28-19

R17	18	19	20	21	22	R
1						1
27						27
28						28
29						29
30						30
31						31
32						32
B						B
R17	18	19	20	21	22	R

DATE: 11/15/2022 10:58:10 AM
 DRAWN BY: GIS/PLANNING
 PROJECT: RZ-STD 22-0927
 SHEET: 1 OF 1
 SCALE: 1" = 100'

Drawn by: GIS/PLANNING
 Project: RZ-STD 22-0927
 Sheet: 1 OF 1
 Scale: 1" = 100'

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	Waterbody	Hillsborough River
	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
South	N/A	N/A	Street	Street (Puritan Road)
	PD 77-0255 with CG Uses	0.27 FAR	General Commercial, Office and Personal Services	Convenient Store
	RSC-3	1 du / 14,520 sq ft	Single-Family Residential (Conventional Only)	Single Family Residence
West	N/A	N/A	Street	Street (N 56 th Street)
	CN	0.20 Floor Area Ratio (FAR)	Neighborhood Commercial, Office and Personal Services	Vacant
East	N/A	N/A	Waterbody	Hillsborough River
	RSC-3	1 du / 14,520 sq ft	Single-Family Residential (Conventional Only)	RSC-3

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)

<p>Not Applicable</p>

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
Puritan Road	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
56 th Street	FDOT Principal Arterial - Urban	4 Lanes <input 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 Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	47	4	5
Difference (+/-)	+28	+3	+3

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

Connectivity and Cross Access Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Vehicular & Pedestrian	None	Meets LDC
South		Vehicular & Pedestrian	None	Meets LDC
East		Vehicular & Pedestrian	None	Meets LDC
West		Vehicular & Pedestrian	None	Meets LDC

Notes:

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.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Review at time of development
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input checked="" type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input checked="" type="checkbox"/> Other <u>Hillsborough River Corridor Overlay Area</u>			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	See "Rationale for Objection" section of the staff report for additional information.
Utilities Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	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 type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by a mixture of uses consisting of single-family residential, office and neighborhood and general commercial type uses. The subject site is surrounded by Res-4 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The immediate adjacent properties are of various zoning districts. To the north CN and Hillsborough; RSC-3, PD 77-0255 and Puritan Road to the south; RSC-3 and the Hillsborough River to the east; and N 56th Street and CN to the west.

The subject parcel is located along the Hillsborough River which is in a River Corridor Policy Overlay Area and subject to the requirements of Section 4.01.16 of the Land Development Code. Additionally, the parcel is located in a Surface Water Protection Area. Therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.00 of the Land Development Code.

The size and depth of the subject parcel in relation to other adjacent office, neighborhood-commercial and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa.

To address concerns from Transportation Review staff regarding the adequacy of access upon redevelopment of the site under the proposed RMC-6 zoning district the applicant has proposed the following restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

5.2 Recommendation

Based on the above considerations, staff finds the request approvable, with the following restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

Zoning Administrator Sign Off:



J. Brian Grady
Fri Dec 2 2022 14:26:32

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.

APPLICATION NUMBER: RZ STD 22-0927

ZHM HEARING DATE: December 12, 2022

BOCC LUM MEETING DATE: February 14, 2023

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/12/2022

Revised: 12/01/2022

REVIEWER: Alex Steady, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: STD 22-0927

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 28 average daily trips, 3 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.97 acres from Residential Single Family Conventional -3 (RSC-3) to Residential Duplex Conventional – 6 Restricted (RDC-6-R). The subject site is located on the Northeast side of the intersection of 56th Street and Puritan Road. The Future Land Use of the property is Residential – 6 (R-6).

The initial transportation staff report submitted on 9/12/2022 sited issues related to access spacing and corner clearance on Puritan Road which caused transportation staff to object to the proposed rezoning. The applicant has since proposed restrictions to the rezoning that address all of the transportation related issues and as a result, transportation staff has no objection to the proposed rezoning.

The applicant proposed the following two restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 9/12/2022
Revised: 12/01/2022

REVIEWER: Alex Steady, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: STD 22-0927

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 28 average daily trips, 3 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.97 acres from Residential Single Family Conventional -3 (RSC-3) to Residential Duplex Conventional – 6 Restricted (RDC-6-R). The subject site is located on the Northeast side of the intersection of 56th Street and Puritan Road. The Future Land Use of the property is Residential – 6 (R-6).

The initial transportation staff report submitted on 9/12/2022 sited issues related to access spacing and corner clearance on Puritan Road which caused transportation staff to object to the proposed rezoning. The applicant has since proposed restrictions to the rezoning that address all of the transportation related issues and as a result, transportation staff has no objection to the proposed rezoning.

The applicant proposed the following two restrictions:

1. Through approval of a unified site development plan consisting of folios 38859.0000 and 38858.0000 access to the subject parcel (folio 38858.0000) shall be provided through folio 38859.0000. Access to Puritan Road shall be prohibited.
2. In the event a unified site development plan consisting of folios 38859.0000 and 38858.0000 is not approved, development of the parcel shall be limited to one single-family dwelling unit with access for the single-family development to Puritan Road.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: December 12, 2022	Petition: RZ 22-0927
Report Prepared: November 30, 2022	5606 Puritan Road <i>Northeast of the Puritan Road and 56th Street North intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Tampa Urban
Community Plan:	East Lake Orient Park
Rezoning Request:	Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units.
Parcel Size (Approx.):	0.98 +/-acres (42,688.8 square feet)
Street Functional Classification:	Puritan Road – Local 56 th Street North – Principal Arterial
Locational Criteria	N/A
Evacuation Zone	C, D, and E



Context

- The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan.
- The site has a Future Land Use designation of Residential-6 (RES-6) with typical uses of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element. RES-6 surrounds the site on all sides. Further west of the site is Office Commercial-20 (OC-20).
- The subject site is currently zoned as Residential - Single-Family Conventional-3 (RSC-3). RSC-3 is located east of the subject site. To the south and west of the site are Planned Developments (PD). In addition, to the immediate west is Commercial Neighborhood (CN) zoning. Further west of the site is Residential - Single-Family Conventional-6 (RSC-6). Residential - Single-Family Conventional-4 (RSC-4) is located further southeast of the site.
- The subject site is currently single family residential and is surrounded primarily by single-family residential uses. Light commercial uses are located to the west and south. To the west are vacant and multi-family uses.
- The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for 6 multi-family 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

Urban Service Area (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and

architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

RELATIONSHIP TO LAND DEVELOPMENT REGULATIONS

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

Policy 9.2: 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

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 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:*

- a) *locational criteria for the placement of non-residential uses as identified in this Plan,*
- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

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

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

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

Policy 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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

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

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

Policy 16.16: Application of Densities to Lands Fronting Water Bodies

In addition to the restrictions on the calculations of densities and on the prohibition against the use of naturally occurring open water bodies for density credits, the determination of the appropriate levels of density during the development review process for lands fronting on water bodies, as previously defined, shall be further limited to a density level comparable and compatible with other development parcels and lots fronting on lakes, streams and rivers. In the case of lakes, comparable and compatible development shall be determined by at least 51% of the land area adjacent to the lake having been developed in a similar fashion. In the case of

streams and rivers, the 51% development pattern described above shall extend one-half mile from the subject parcel along either side of the stream or river. The purpose of this restriction is to insure the continuation and protection of the established large lot, lower density residential land uses and character of lands fronting on Hillsborough County's lakes, streams and rivers, and to prevent the application of other provisions in the Land Use Element from being construed as granting higher density uses in those locations.

Livable Communities Element

East Lake Orient Park Community Plan

Neighborhood Identity – Promote development that recognizes the needs and distinct identities of the East Lake-Orient Park neighborhoods and enhances the quality of life.

Preserve existing single family residential (R-6) and allow no further expansion of Residential – 20 (R-20) in the area west of North 56th Street to the City of Tampa and north of Hanna Avenue to the City of Temple Terrace as indicated on the East Lake-Orient Park Community Plan Preferred Elements Map.

Environmental and Sustainability Section (E&S)

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

Policies: 3.5.1 Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

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

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

Staff Analysis of Goals, Objectives, and Policies:

The +/- 0.98 acre subject property is located east of North 56th Street and north of Puritan Road. The site is located within the Tampa Urban Service Area and is located within the limits of the East Lake Orient Park Community Plan. The subject site's Future Land Use (FLU) is Residential-6 (RES-6). The applicant requests Residential - Single-Family Conventional-3 (RSC-3) to Residential Multi-Family Conventional-6 - Restricted (RMC-6 – R) for multi-family units. The applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline.

Residential-6 (RES-6) Future Land Use category surrounds the site. Further west of the site is Office Commercial-20 (OC-20). According to Appendix A of the Future Land Use Element, the intent of the RES-6 Future Land Use is “to designate areas that are suitable

for low density residential development”. The proposed rezoning to RMC-6–R is consistent/compatible with the RES-6 FLU category. The proposed rezoning also meets the intent of Objective 1 and 1.4. The site is in the Urban Service Area where 80% of the future growth of the county is to occur. The maximum density on site permitted per the RES-6 FLU category is five (5) dwelling units.

Per Objective 9 and Policy 9.2 of the FLUE, all new developments are required to meet and exceed all local, state, and federal land development regulations. The applicant will be providing restrictions that address all transportation issues. Since the proposed project does meet all transportation standards under the LDC, the proposed is consistent with Objective 9 and Policy 9.2.

The subject site has wetlands. The EPC Wetlands Division has reviewed the proposed rezoning and determined that a resubmittal is not necessary for the site plan’s current configuration. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 and associated policies in the E&S.

The proposed rezoning meets the intent of Objective 16 and Policies 16.1, 16.2, and 16.3, as the request is for residential zoning to allow for different housing types in a mostly residential area. The proposed rezoning is compatible with the surrounding area, which includes single family residential uses, multi-family, vacant, and light commercial uses. The proposed rezoning meets the intent of Policy 16.16 that intends to preserve the residential character of sites fronting rivers and lakes. In this case the applicant has agreed to a condition of restriction to provide a 100 foot setback on the northern property line along the shoreline so that the low density character of that part of the site will remain complementary to neighboring properties. That restriction is essential to this rezoning being found consistent with the Comprehensive Plan.

The subject site is within the limits of the East Lake Orient Park Community Plan. The Community Plan recognizes the preferred development pattern or preserving existing single family residential (RES-6). The proposed rezoning to RMC-6 – R for housing will preserve the existing single family residential development pattern in the area. The request meets the intent of the East Lake Orient Park Community Plan.

Overall, staff finds that the proposed rezoning does not meet all local, state, and federal land development regulations. The request would allow for a development that is inconsistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-0927

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

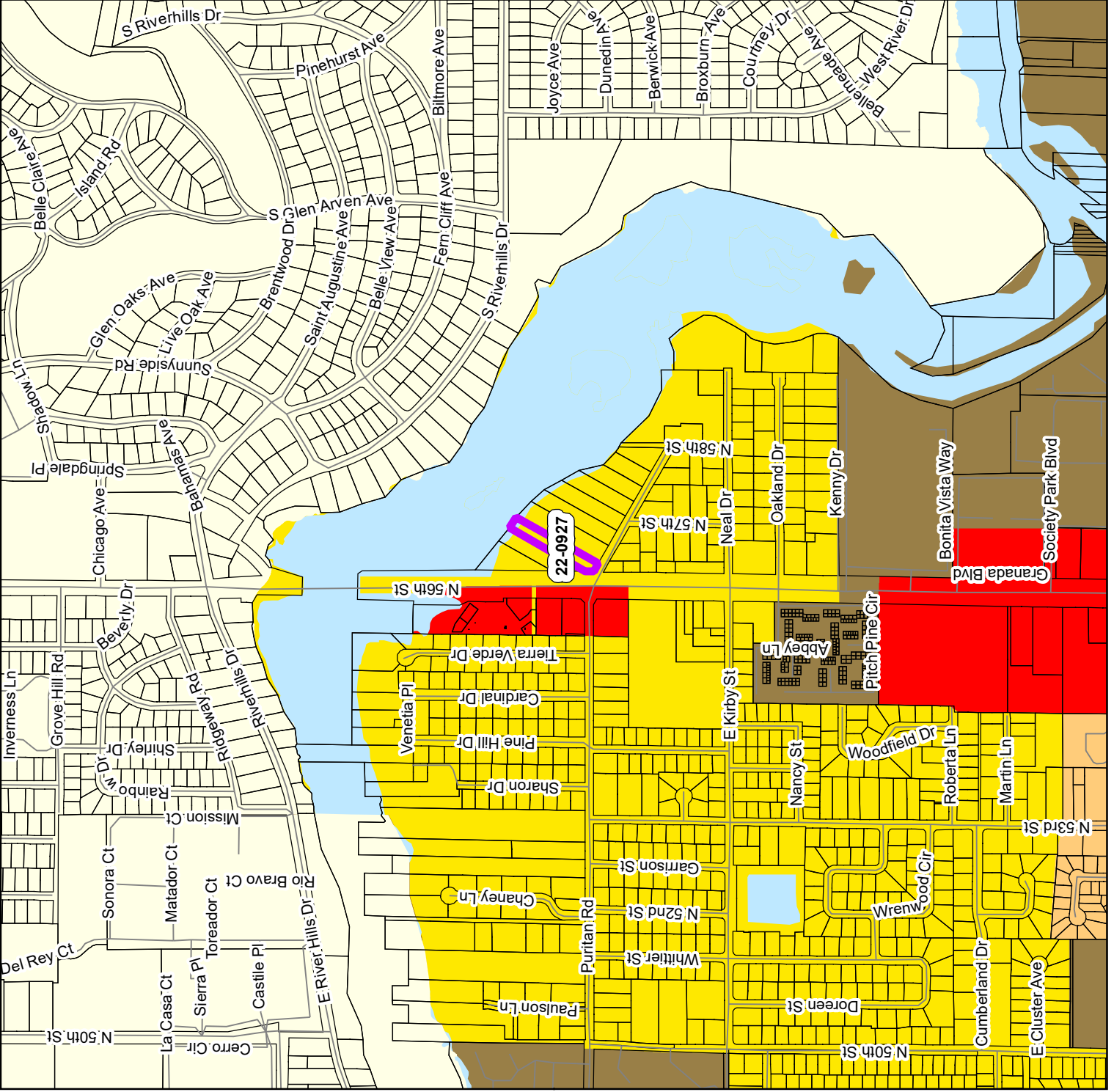
- WATER NATURAL LULUC, Wet, Dry
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL-ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County Planning Commission.

ACCURACY: It is intended that the map be used for informational purposes only. The map is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate source.

Map Printed from Rezoning System: 8/10/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Reg_H\Rezoning_Copy.mxd



< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >