

Rezoning Application: RZ-STD 23-0035

Zoning Hearing Master Date: March 20, 2023

BOCC Land Use Meeting Date: May 9, 2023

1.0 APPLICATION SUMMARY

Applicant: AMQ International, Corp.

FLU Category: Residential - 9 (RES-9)

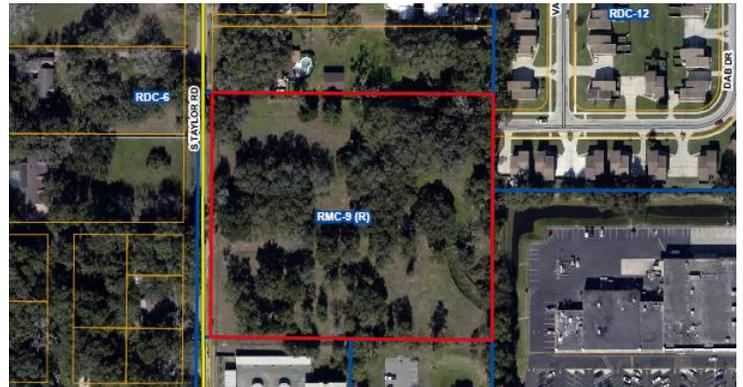
Service Area: Urban

Site Acreage: 5.53 MOL

**Community
Plan Area:** Seffner Mango

Overlay: None

Request: Rezone from Residential – Multi-Family Conventional Restricted (RMC-9 (R)) to Residential – Multi-Family Conventional Restricted (RMC-9 (R)) (Removing restriction of a maximum of 36 dwelling units)



Introduction Summary:

The existing zoning is Residential – Multi-Family Conventional Restricted (RMC-9 (R)) which allows Multi-Family Residential Restricted uses pursuant to the development standards in the table below. The proposed zoning is Residential – Multi-Family Conventional Restricted (RMC-9 (R)) with a removal of the restriction of a maximum of 36 dwelling units from previous rezoning 13-0695 which allows Multi-Family Residential Restricted uses pursuant to the development standards in the table below. The remaining buffering and screening restrictions will remain.

	Existing	Proposed
District(s)	RMC-9 (R)	RMC-9 (R)
Typical General Use(s)	Multi-Family Residential Restricted	Multi-Family Residential Restricted
Acreage	5.53 MOL	5.53 MOL
Density	approx. 6.5 du/gross acre	9 du/gross acre
Mathematical Maximum*	36 units	49 units

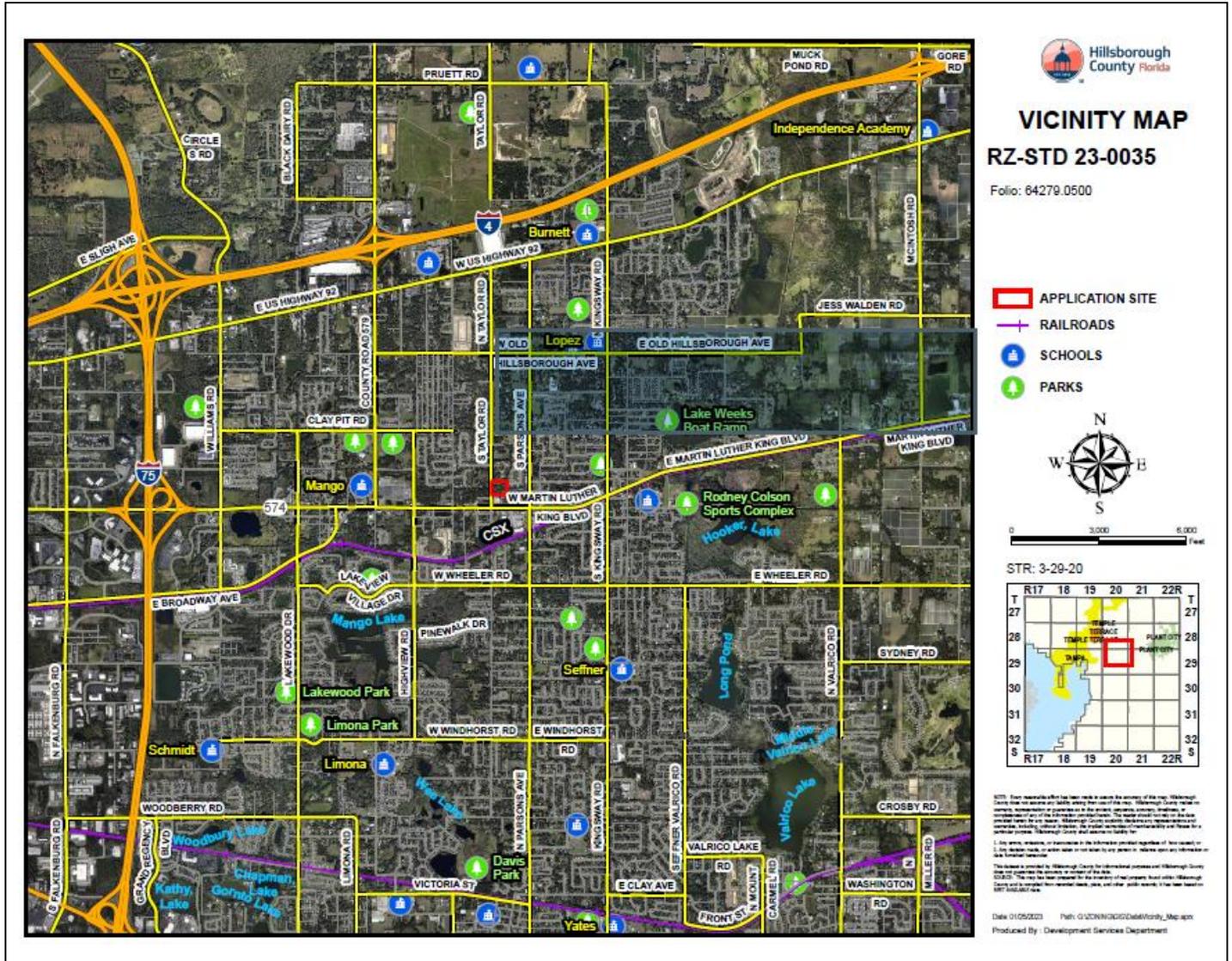
*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RMC-9 (R)	RMC-9 (R)
Lot Size / Lot Width	14,520 sf / 70'	14,520 sf / 70'
Setbacks/Buffering and Screening	25' Front 20' Rear 10' Sides Buffer and Screening Per Restrictions and LDC Section 6.06.06	25' Front 20' Rear 10' Sides Buffer and Screening Per Restrictions and LDC Section 6.06.06
Height	35'	35'

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, with restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

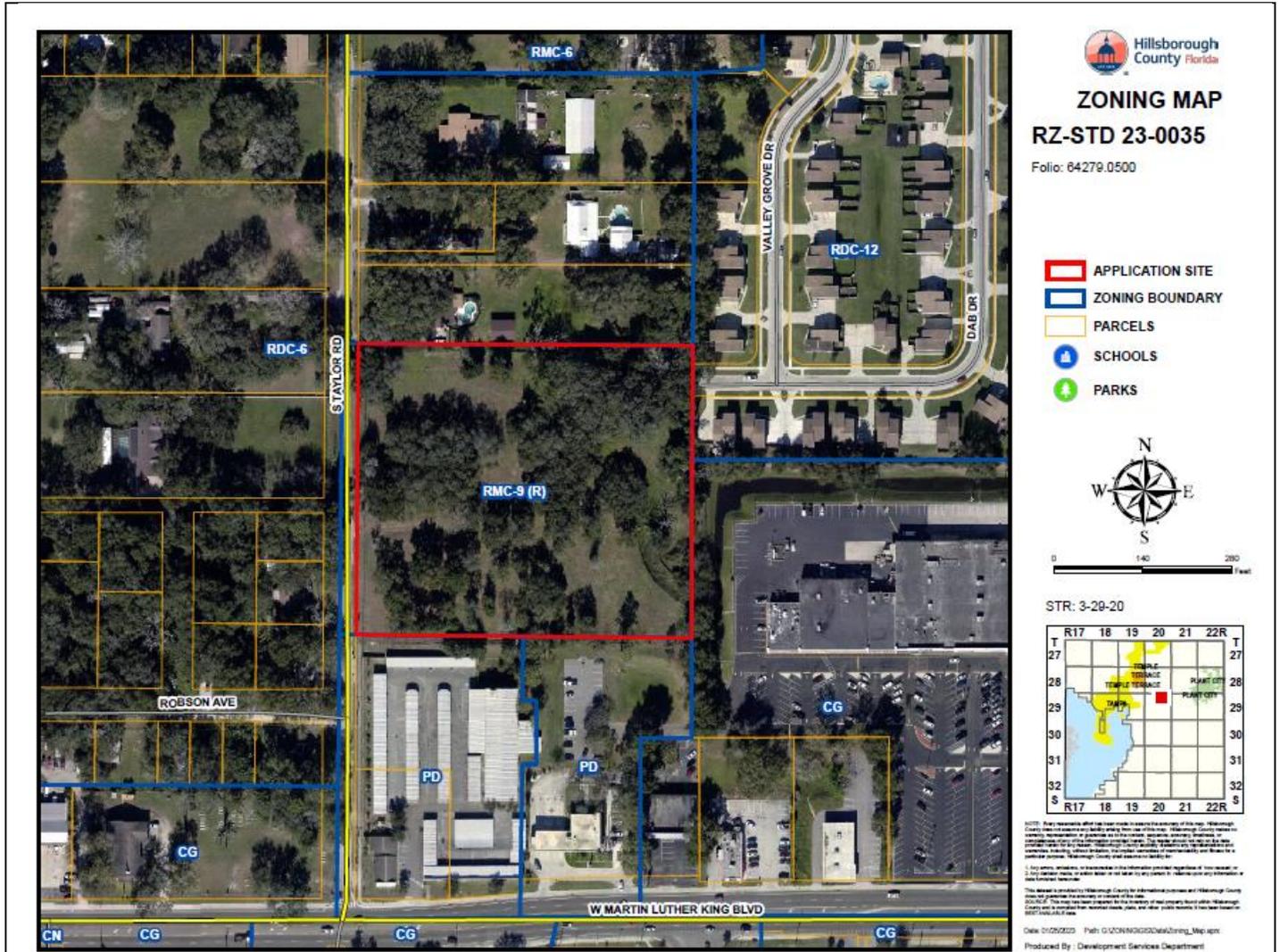


Context of Surrounding Area:

The area consists of single-family and two family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned RDC-6 to the north. To the south it is adjacent to commercial zoned PD. To the east it is adjacent to two-family residential zoned RDC-12 and commercial zoned CG. To the west across South Taylor Road is single-family and two family residential zoned RDC-6.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RDC-6	6 du / gross acre	Single-Family and Two-Family (Conventional)	Single-Family Residential
South	PD 03-1068, PD 84-0348	0.44 F.A.R., Per PD 84-0348	Commercial, Bank	Commercial, Bank
East	RDC-12, CG	12 du / gross acre, 0.27 F.A.R.	Single-Family and Two-Family (Conventional), Commercial	Two-Family Residential, Commercial
West	RDC-6	6 du / gross acre	Single-Family and Two-Family (Conventional)	Single-Family Residential, Vacant, Two-Family Residential

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
Taylor Road	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	264	17	20
Proposed	359	23	27
Difference (+/-)	+95	+6	+7

*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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.

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 5.53-acre vacant parcel is zoned RMC-9 (R) (Residential – Multi-Family Conventional Restricted). The subject property is located at 1406 South Taylor Road. The area consists of single-family and two family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned RDC-6 to the north. To the south it is adjacent to commercial zoned PD. To the east it is adjacent to two-family residential zoned RDC-12 and commercial zoned CG. To the west across South Taylor Road is single-family and two family residential zoned RDC-6. The subject property is designated Residential - 9 (RES-9) on the Future Land Use map.

The applicant is requesting to withdraw the prior approved restriction that limited the site to 36 units under rezoning 13-0695, while the other restrictions would remain.

The proposed revised restrictions are the following:

- 1) A 5 foot buffer shall be provided along the northern property line. Within the buffer, screening shall consist of a 6 foot high PVC fence, hedges and 10 oak trees. Hedges shall consist of those listed in Hillsborough County's Approved Tree and Hedge Materials List. The required oak trees may consist of existing or newly planted oak trees (per the oak trees specified in Screening Trees for Incompatible Land Uses of the Approved Tree and Hedge Materials). The hedges and trees may be placed on either side of the PVC fence.
- 2) A 20 foot buffer along Taylor Road shall be provided. Within that buffer, ornamental trees (acceptable for planting under power lines per Hillsborough County's Approved Tree and Hedge Material List), shall be planted. Clusters of 3 trees shall be planted on 30 foot centers at a height of 6 feet at time of planting.
- 3) No fence or wall shall be constructed along Taylor Road within the 20 foot buffer.

Development Services has no objection to the removal of the 36-unit restriction. The Planning Commission concurs with a finding of consistent. The previous rezoning 13-0695 restriction of the density to 36 dwelling units was offered by the applicant to address neighbors' concerns at the time. The Future Land Use of Residential – 9 and RMC-9 zoning permit 9 dwelling units per gross acre. The surrounding area to the north is zoned for two family and multi-family residential. The remaining restrictions provide additional buffering and screening in addition to Land Development Code requirements.

Based on the above considerations staff finds the requested RMC-9 (R) zoning district COMPATIBLE with the existing zoning and development pattern in the area.

5.2 Recommendation

Based on the above considerations, staff finds the request APPROVABLE, with restrictions. As noted, the applicant's proposed revised restrictions are the following:

- 1) A 5 foot buffer shall be provided along the northern property line. Within the buffer, screening shall consist of a 6 foot high PVC fence, hedges and 10 oak trees. Hedges shall consist of those listed in Hillsborough County's Approved Tree and Hedge Materials List. The required oak trees may consist of existing or newly planted oak trees (per the oak trees specified in Screening Trees for Incompatible Land Uses of the Approved Tree and Hedge Materials). The hedges and trees may be placed on either side of the PVC fence.

- 2) A 20 foot buffer along Taylor Road shall be provided. Within that buffer, ornamental trees (acceptable for planting under power lines per Hillsborough County's Approved Tree and Hedge Material List), shall be planted. Clusters of 3 trees shall be planted on 30 foot centers at a height of 6 feet at time of planting.

- 3) No fence or wall shall be constructed along Taylor Road within the 20 foot buffer.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Mar 10 2023 15:33:22</p>
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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.

6.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: Seffner Mango/Northeast

DATE: 03/09/2023
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 23-0035

- 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 95 average daily trips, 6 trips in the a.m. peak hour, and 7 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one +/- 5.5-acre parcel from Residential, Multi Family Conventional-9-Restricted (RMC-9-R) to Residential Multi Family Conventional – 9 (RMC-9). The existing restriction limits the maximum residential units to 36. The proposed rezoning would eliminate the maximum dwelling unit restriction. The maximum number of residential units able to be built under the proposed rezoning category is 49 dwelling units. The site is located on the west side of Taylor Road +/- 440 feet north of the intersection of Taylor Road and Martin Luther King Blvd. The Future Land Use designation of the site is Residential-9 (RES-9).

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.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9-R, 36 Multi Family Dwelling Units (ITE 220)	264	17	20

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, 49 Multi Family Dwelling Units (ITE 220)	359	23	27

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+95	+6	+7

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

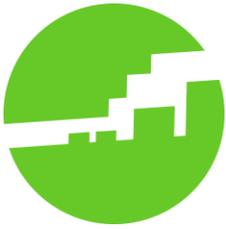
The site has frontage on Taylor Road. Taylor Road is a 2 lane, undivided, Hillsborough County maintained, substandard, collector roadway. Taylor Road lies within +/- 50 feet of Right of Way in the vicinity of the project. Taylor Road does not have sidewalk, bike lanes or curb and gutter on either side of the roadway in the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Taylor Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Taylor Road is not a regulated roadway and was not included in the Level of Service Report.



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 20, 2023 Report Prepared: March 8, 2023	Petition: RZ 23-0035 1406 South Taylor Road <i>East of South Taylor Road and west of Dab Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan	Seffner-Mango
Requested Zoning	Residential Multi-Family Conventional with Restrictions (RMC-9(R)) (RZ 13-0695) to Residential Multi-Family Conventional with Restrictions (RMC-9(R))
Parcel Size	5.53 +/- acres
Street Functional Classification	South Taylor Road – Local Dab Drive – Local East Dr. Martin Luther King Jr. Boulevard – State Principal Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 5.53 +/- acre subject site is located east of South Taylor Road and west of Dab Drive.
- The subject site is located in the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan.
- The subject site is located within the Residential-9 (RES-9) Future Land Use category, which can be considered for a maximum density of up to 9 dwelling units per gross acre and a maximum intensity of 0.5 FAR. The RES-9 Future Land Use category is intended to designate areas that are suitable for low to medium density residential uses as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments. Typical uses of RES-9 include residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development.
- The RES-9 Future Land Use category surrounds all sides of the subject site. Residential-6 (RES-6) is located further southwest, south, and southeast. Residential-4 (RES-4) extends further northwest and northeast of the subject site.
- The subject site is currently vacant. A mixture of vacant, single family, and double family uses are interspersed north and west of the subject site. Light industrial, and light commercial uses directly abut the south and east sides of the subject site. Multifamily uses exist directly to the northeast of the subject site as well. The area has a mixed variety of uses, with the most intense uses located on the south end of the subject site towards East Dr. Martin Luther King Avenue. Existing uses decrease in intensity on the northern end of the subject site along South Taylor Road.
- The subject site is currently zoned as Residential Multi-Family Conventional with restrictions (RMC-9 (R)). Residential Duplex Conventional (RDC-6) directly abuts the subject site to the north and is located to the west across South Taylor Road. Three Planned Development (PD) parcels are located directly south of the subject site. Commercial General (CG) zoning extends from the east of the subject site. Residential Duplex Conventional (RDC-12) zoning abuts the northeast corner of the subject site and extends north.
- The applicant is requesting to remove a previously approved restriction for RZ 13-0695. The restriction limits the allowable number of dwelling units on the subject site to 36. The applicant is requesting to remove the restriction so that a total of up to 49 dwelling units can be considered on the subject site. The request will still include other restrictions that were submitted as part of RZ 13-0695, therefore, the subject site's assigned zoning district will remain Residential Multi-Family Conventional with restrictions (RMC-9 (R)).

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 1.2: Minimum Density All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: 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.

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

Policy 16.10: *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.*

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

GOAL 8: *Preserve existing suburban uses as viable residential alternatives to urban and rural areas.*

5.1 COMPATIBILITY

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

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

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

LIVABLE COMMUNITIES ELEMENT: Seffner-Mango Community Plan

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

Strategies:

- Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.

Staff Analysis of Goals, Objectives and Policies

The 5.53 +/- acre subject site is located east of South Taylor Road and west of Dab Drive. The subject site is located in the Urban Service Area and is located within the limits of the Seffner-Mango Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-9 (RES-9). The applicant’s rezoning request is to remove a restriction from RZ 13-0695 that currently limits the allowable number of dwelling units to 36. The subject site would be considered for up to 49 dwelling units if the restriction is removed.

The subject site is located in the Urban Service Area (USA) where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.2 states that within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category. Removing the current restriction of 36 dwelling units on the subject site would allow for consideration of density that is at least 75% of the allowable density within the site’s RES-9 FLU category. FLUE 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 rezoning is compatible with the existing character of development in the area, as it provides adequate transition between the commercial uses located south of the subject site and the single-family and multi-family uses located north of the subject site.

Objective 8 of the FLUE establishes Land Use Categories which outline the maximum level of intensity and density and range of permitted land uses allowed and planned for an area. Similarly, Policy 8.1 ensures that 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. The proposed rezoning to allow for consideration of up to 49 dwelling units on the subject site does not exceed the maximum amount of density allowed within the

RES-9 FLU category. The proposed rezoning is therefore in compliance with Objective 8 and Policies 8.1 and 8.2.

Objective 9 and Policy 9.1 of the FLUE require future land use development regulations to be consistent with the Comprehensive Plan and require each land use category to have a set of zoning districts that may be permitted within each land use plan category. The Residential Multi-Family Conventional (RMC-9) zoning category is allowed and consistent with the scope of the RES-9 FLU category. The proposal to remove the limit of 36 dwelling units on the site would still be consistent with this policy direction and would still be required to meet or exceed all land development regulations as outlined by Policy 9.2. Since there are no conflicts, the proposed rezoning is consistent with the aforementioned objective and policies.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying policies 16.2, 16.3, 16.8, 16.10 and 16.11. The proposed rezoning would allow for consideration of a density increase that would enhance the established neighborhood to the north and northeast, while also providing a transition in land use from the commercial and industrial uses located south of the subject site. The rezoning would allow for the development of like uses while incorporating a density increase that is appropriate for the subject site and its surrounding area. Additionally, the other restrictions from RZ 13-0695 would still be in place. These include buffering along the northern property line and along South Taylor Road. The proposed rezoning that would remove the restriction of 36 dwelling units on the site would enhance the surrounding neighborhood, ensure appropriate buffering techniques, and would reflect a development pattern that is in keeping with the existing development pattern throughout the area.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. Similarly, Policy 12-1.4 states that compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses and buffering methods. The proposed rezoning would allow for consideration of residential uses that provide alternatives to urban and rural areas throughout the Unincorporated Hillsborough County Jurisdiction. The proposal would also allow for the consideration of development that relates to the predominant character of the area along South Taylor Road and Dab Drive and is therefore consistent with the policy direction provided by the Community Design Component.

The subject site is located within the limits of the Seffner-Mango Community Plan. Goal 2 of the community plan seeks to enhance community character and ensure quality residential and nonresidential development. One of the key strategies to this goal is to support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses. The subject site is currently vacant and is located between industrial and commercial uses to the south and single-family and multi-family uses to the north. The proposed rezoning would allow for the consideration of residential development that is consistent and encouraged by the goals and strategies of the Seffner-Mango Community Plan.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County*

Comprehensive Plan and is compatible with the existing and planned development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0035

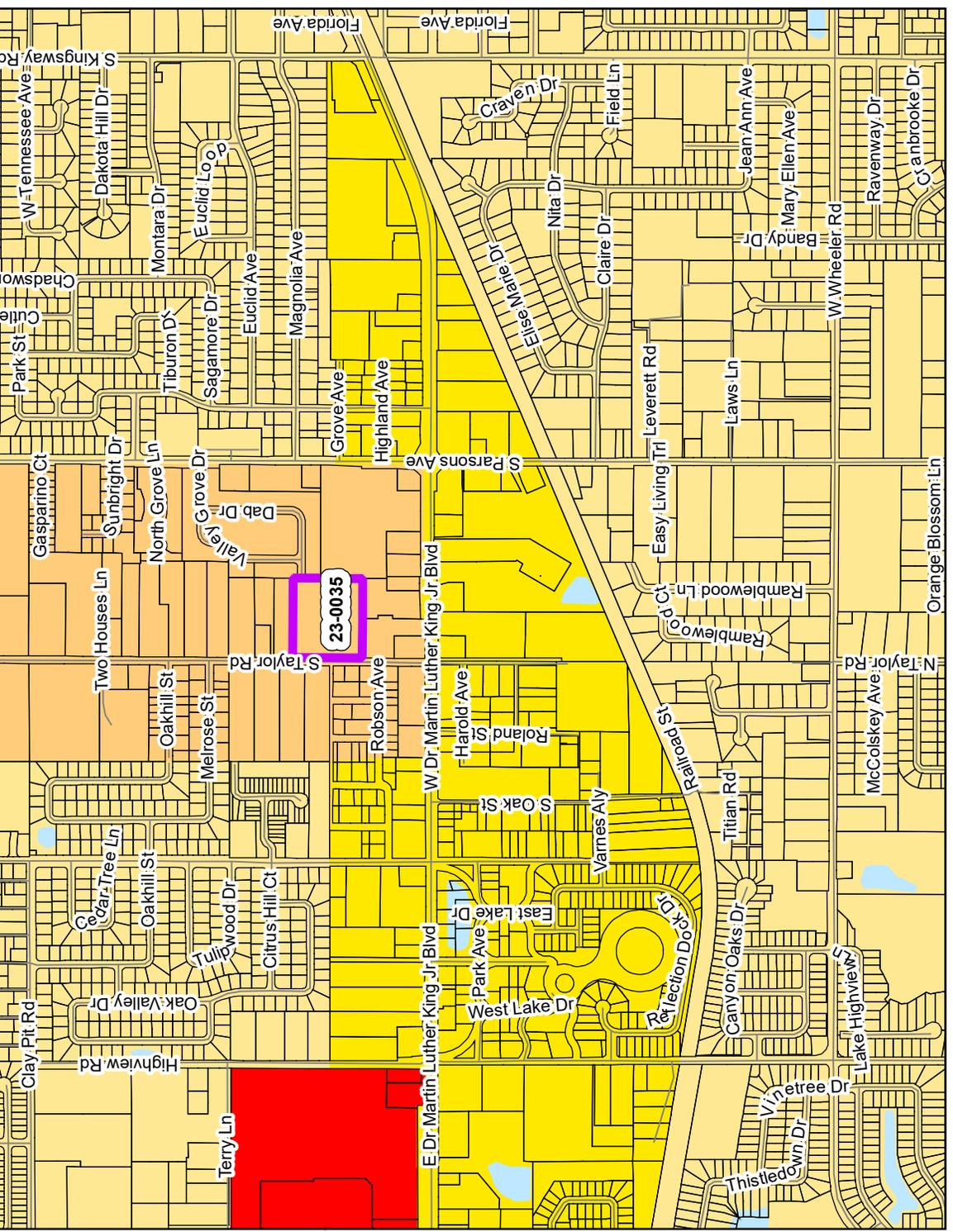
Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Other values

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-1/20 (.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: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the information on this map be used in conjunction with the official records of Hillsborough County. The information on this map is not guaranteed by Hillsborough County. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

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