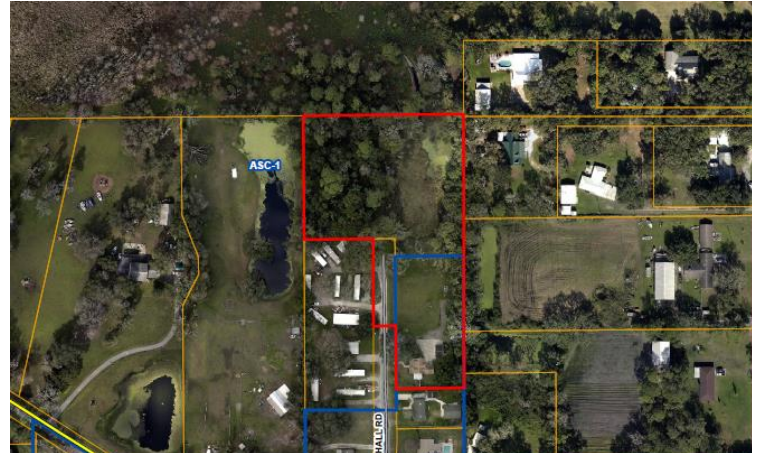


**Rezoning Application:** PD 22-1701  
**Zoning Hearing Master Date:** June 20, 2023  
**BOCC Land Use Meeting Date:** August 8, 2023

**1.0 APPLICATION SUMMARY**

**Applicant:** David B. Singer, Colin Rice, Older Lundy Koch & Martino  
**FLU Category:** RES-4  
**Service Area:** Rural  
**Site Acreage:** 3.68 MOL  
**Community Plan Area:** None  
**Overlay:** None



**Introduction Summary:**

The applicant seeks to rezone three parcels from RSC-4 (Residential – Single-Family Conventional) and ASC-1 (Agricultural – Single-Family Conventional) to PD (Planned Development) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The applicant is also requesting a waiver from LDC Section 6.01.06.1 that prohibits multi-family units from using septic tanks.

	Existing		Proposed
District(s)	RSC-4	ASC-1	PD 22-1701
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential/Agricultural	Mobile Home Park
Acreage	1.04 MOL	2.64 MOL	3.68 MOL
Density/Intensity	4 du/ga	1 du/ga	2.72 du/ga
Mathematical Maximum*	4 units	2 units	10 units

\*number represents a pre-development approximation

Development Standards:	Existing		Proposed
District(s)	RSC-4	ASC-1	PD 22-1701
Lot Size / Lot Width	10,000 sf / 75'	43,560 sf / 150'	2,800 sf / 35'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	50' Front 50' Rear 15' Sides	15' Front 10' Rear 5' Sides
Height	35'	50'	35'

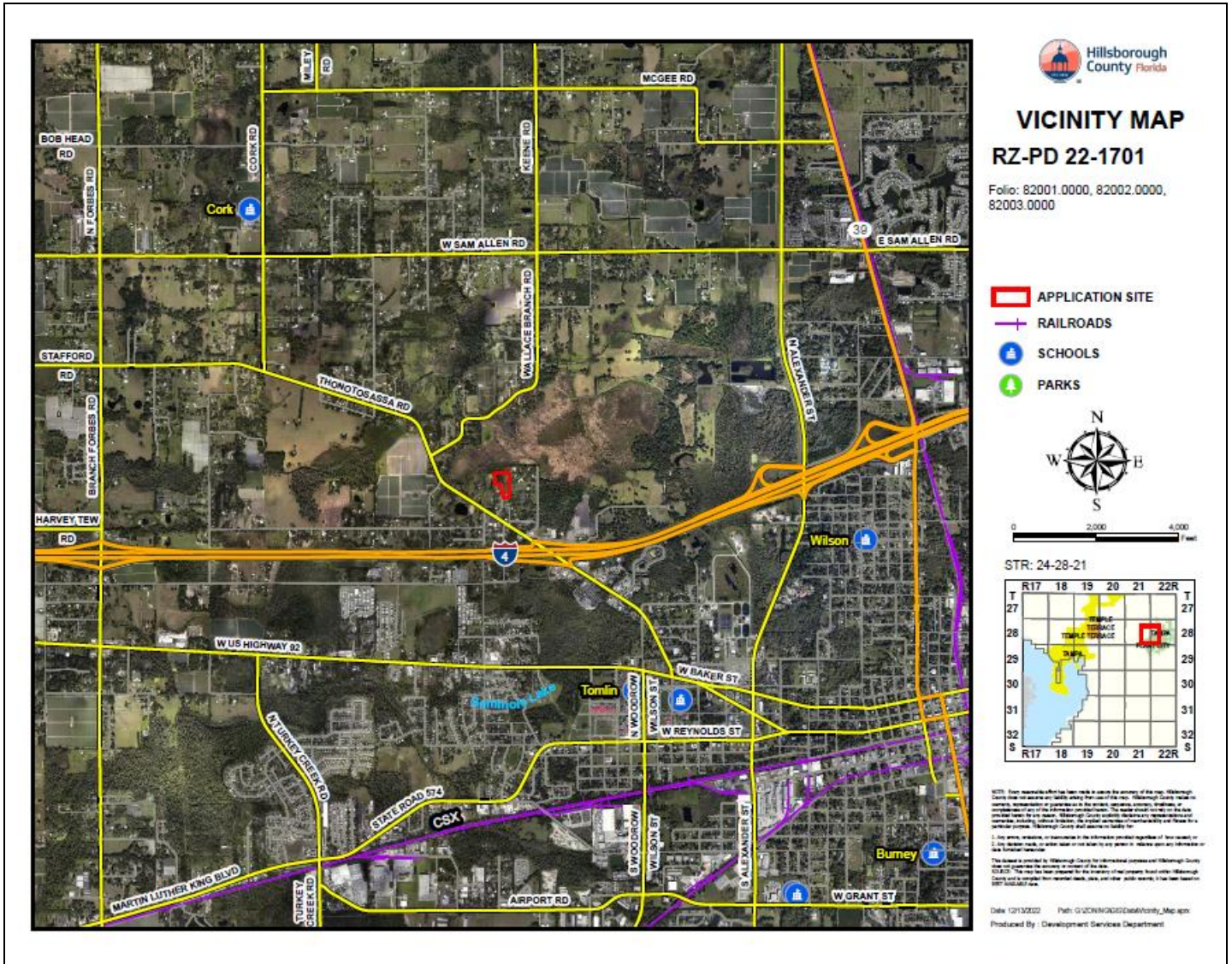
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	6.01.06.1: No multiple family unit shall use septic tanks.

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable, subject to proposed conditions
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

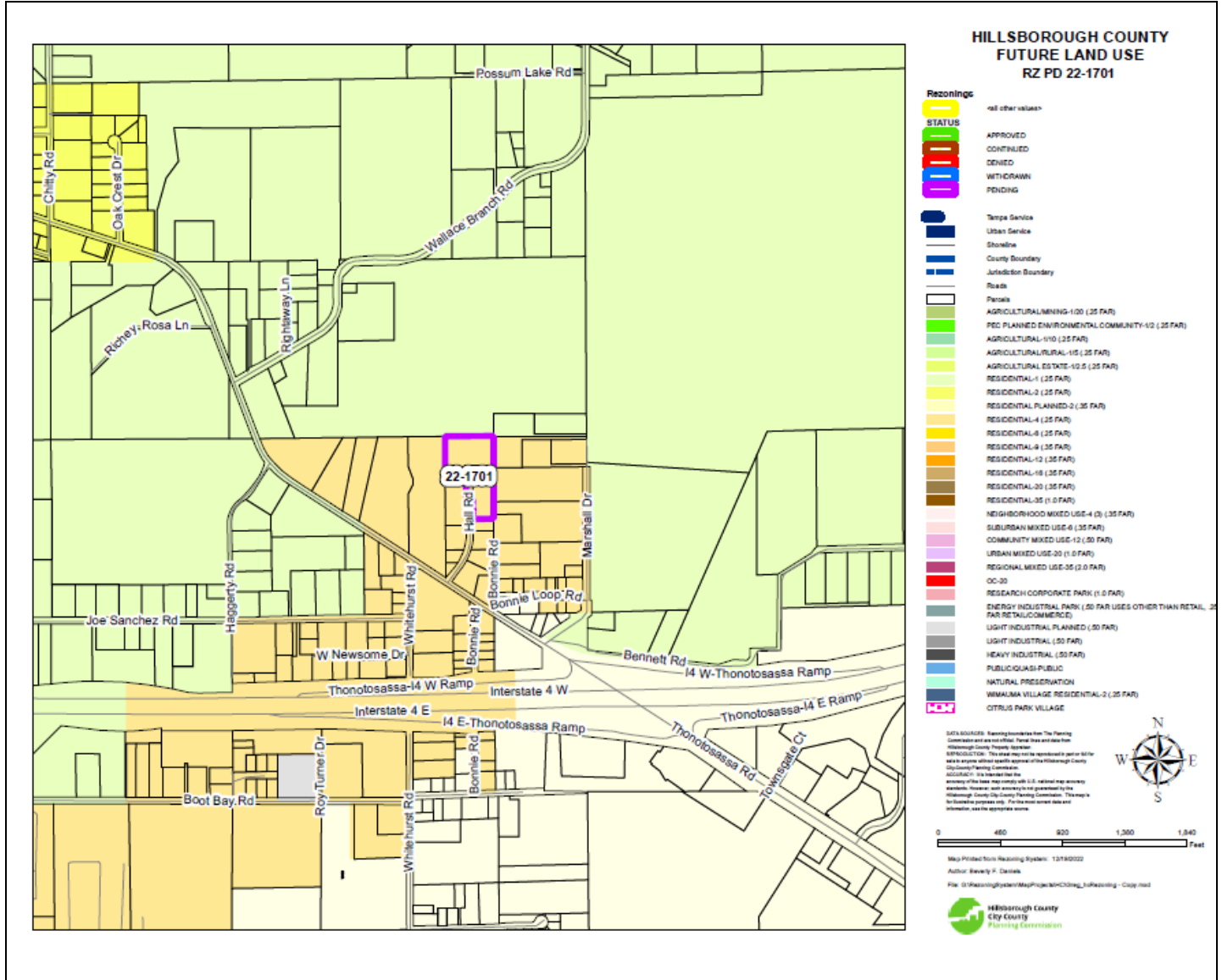


#### Context of Surrounding Area:

The area consists of single-family residential, mobile homes and agricultural uses. To the north, the subject parcel is directly adjacent to a vacant lot owned by the county zoned ASC-1. To the south, the subject parcel is directly adjacent to a mobile home park zoned ASC-1 and single-family residential zoned RSC-4. To the east and west, the subject parcel is adjacent to single-family residential and agricultural uses zoned ASC-1.

**2.0 LAND USE MAP SET AND SUMMARY DATA**

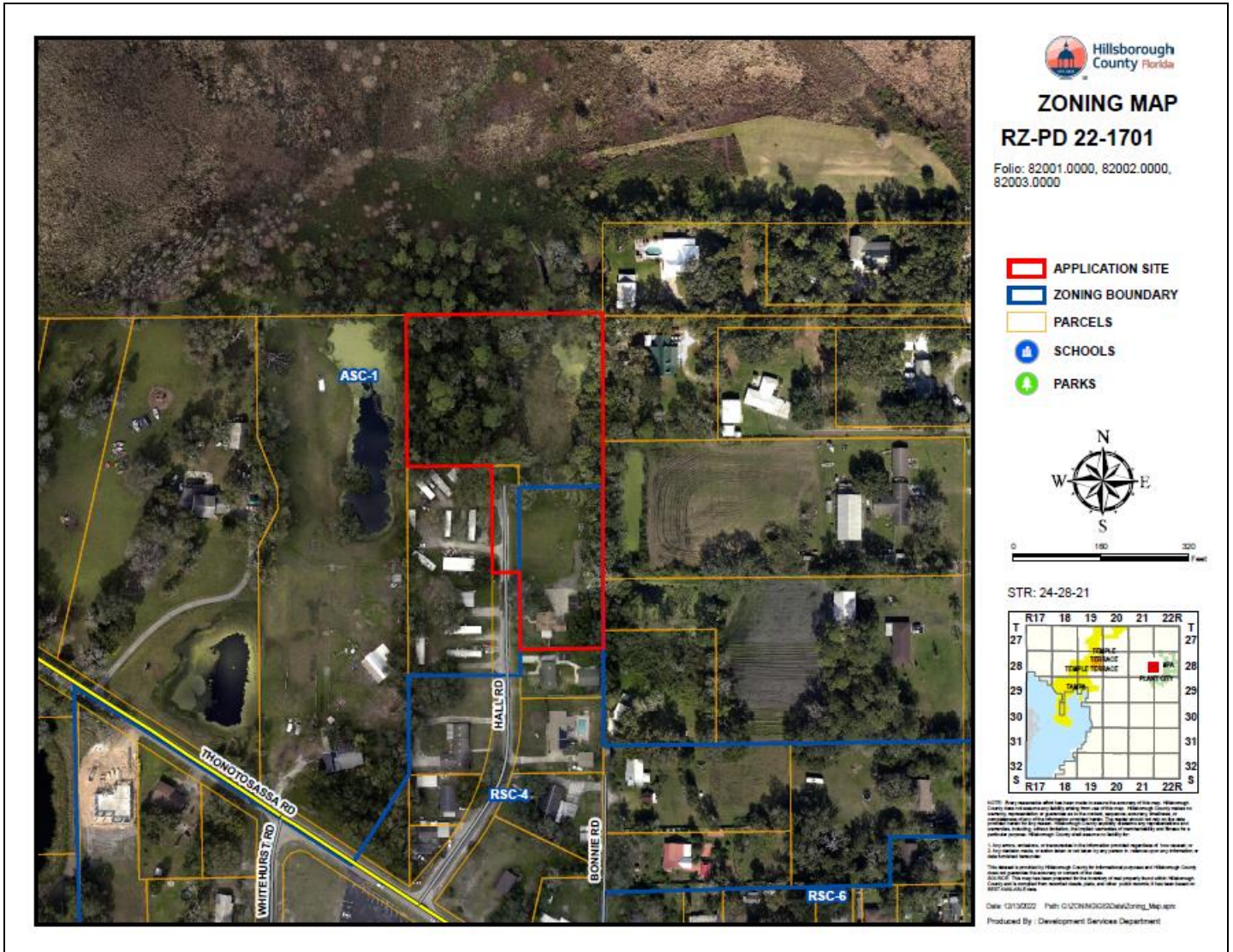
**2.2 Future Land Use Map**



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4.0 dwelling units/0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

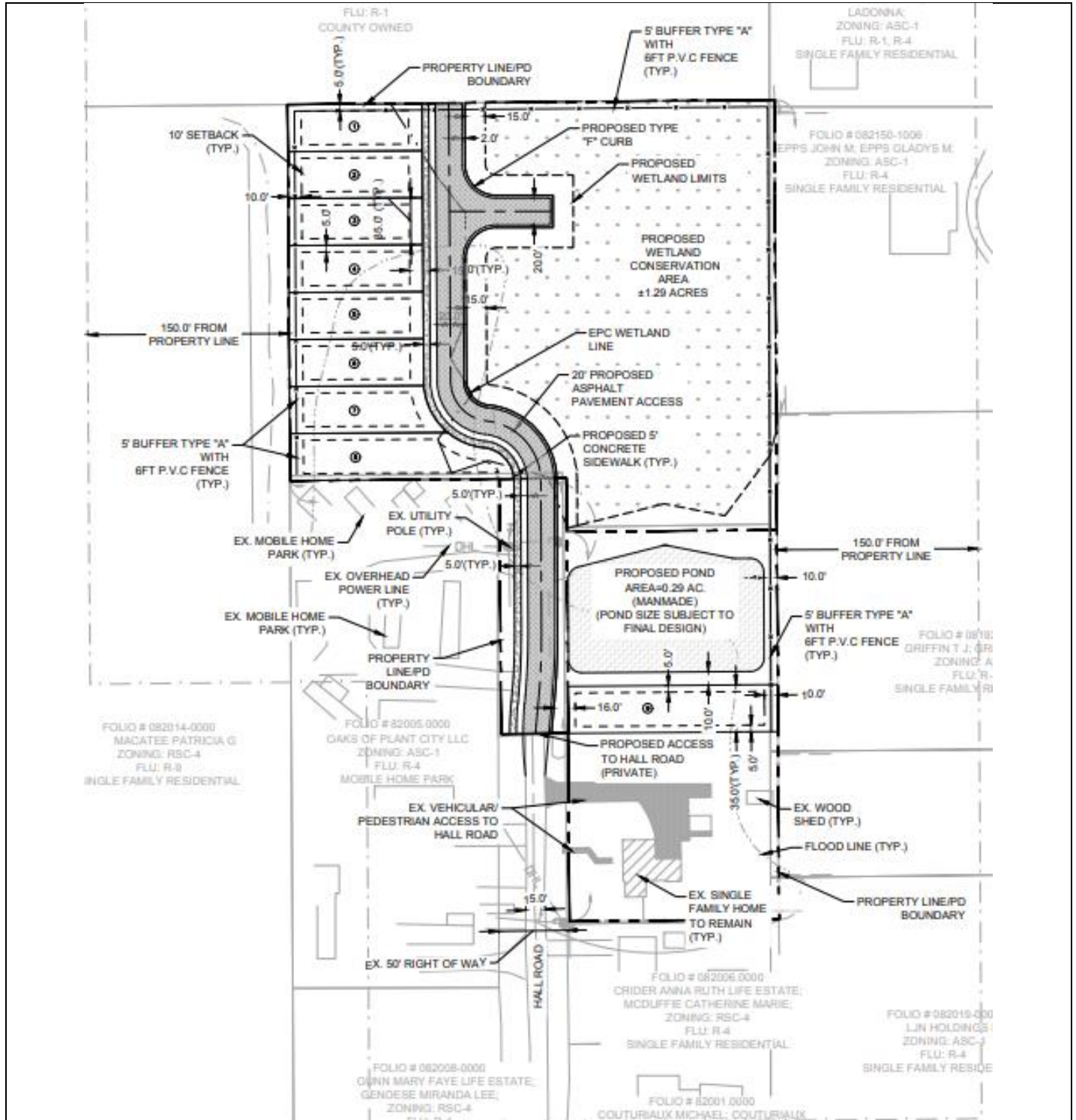


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ga	Single-Family Residential/Agricultural	County Owned Vacant
South	ASC-1, RSC-4	1 du/ga, 4 du/ga	Single-Family Residential/Agricultural, Single-Family Residential (Conventional Only)	Mobile Home Park, Single-Family Residential
East	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential and Agricultural Uses
West	ASC-1	1 du/ga	Single-Family Residential/Agricultural	Single-Family Residential and Agricultural Uses

## 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)



**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
Hall 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

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	47	4	5
Proposed	73	5	6
Difference (+/-)	+26	+1	+1

\*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		None	None	Meets LDC
South	X	None	None	Meets LDC
East		None	None	Meets LDC
West		None	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.

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.
<b>Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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 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	
<b>Impact/Mobility Fees</b> Mobile Home (Fee estimate is based on a 1,500 s.f., 3 bedroom) Mobility: \$4,885 * 9 = \$43,965 Parks: \$1,957 * 9 = \$17,613 School: \$7,027 * 9 = \$63,243 Fire: \$335 * 9 = \$3,015 Total per unit \$14,204 (Total 9 units \$127,863)				
<b>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Planning Commission</b> <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 3.68-acre property is comprised of three parcels. Folio 82001.0000 is zoned RSC-4 (Residential – Single-Family Conventional) with a single-family home. Folio 82002.0000 is a vacant right of way zoned ASC-1 (Agricultural – Single-Family Conventional). Folio 82003.0000 is a vacant lot zoned ASC-1. The subject property is located in the general location of 800 feet north of the intersection of Bonnie Road and Thonotosassa Road. The applicant proposes to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The area consists of single-family residential, mobile homes and agricultural uses. To the north, the subject parcel is directly adjacent to a vacant lot owned by the county zoned ASC-1. To the south, the subject parcel is directly adjacent to a mobile home park zoned ASC-1 and single-family residential zoned RSC-4. To the east and west, the subject parcel is adjacent to single-family residential and agricultural uses zoned ASC-1.

The subject property is designated Residential-4 (R-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request, low density residential. Therefore, the rezoning of the subject parcel from RSC-4 and ASC-1 to PD with Mobile Home Park use would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested PD zoning district compatible with the existing zoning and development pattern in the area.

### **5.2 Recommendation**

**Approval**, subject to proposed conditions.



## 6.0 PROPOSED CONDITIONS

### Requirements for Certification:


Prior to PD site plan certification, the applicant shall revise the PD site plan to:

1. Add a Note to the site plan that reads "Sidewalks to be provided per the Hillsborough County Land Development Code."
2. Add a note to the site plan that reads "Parking to be provided per the Hillsborough County Land Development Code."

**Approval** - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted March 1, 2023.

1. The project shall be limited to a maximum density of 10 residential units.
2. Development shall be in compliance with the following:  
Northern PD boundary minimum setback: 10 feet  
Western PD boundary minimum setback: 10 feet  
Eastern PD boundary minimum setback: 10 feet  
Southern PD boundary minimum setback: 10 feet  
Maximum building height: 35 feet (1 Story)
3. Building, parking, and stormwater areas shall be developed where generally depicted on the site plan.
4. Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
5. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
6. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Mon Jun 12 2023 16:21:57

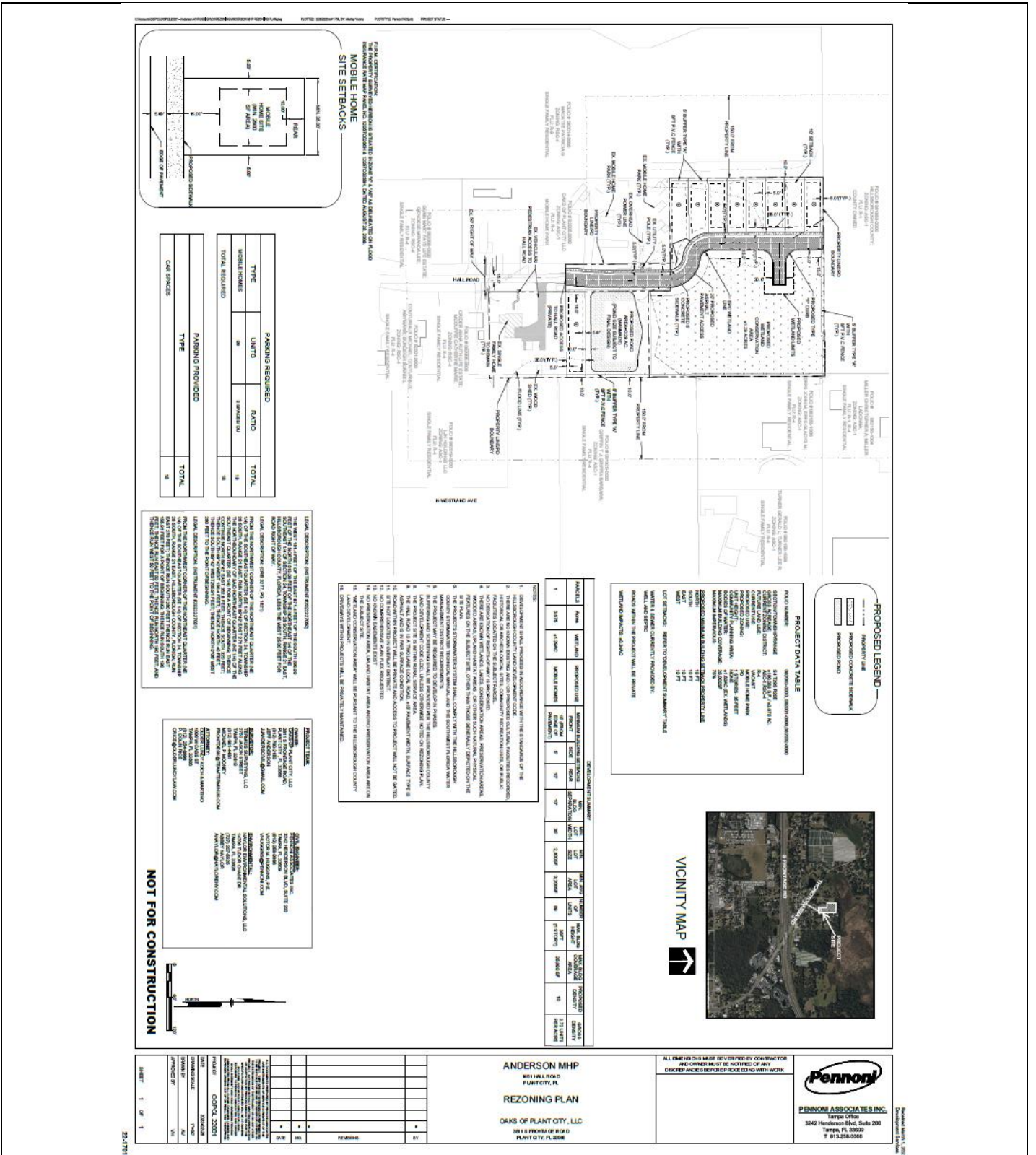
**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

## **7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

The applicant is requesting relief from land development code section 6.01.06.1: No multiple family unit shall use septic tanks. In summary, the applicant's justification for the waiver is mobile home communities are not a typical multi-family use (such as triplexes, quadplexes, townhomes and apartments) and strict application of the regulation would prohibit mobile home communities, which is a form of attainable housing, outside of the Urban Service Area. Staff does not object to the requested waiver and notes that mobile home parks are not an atypical use in rural areas of the County, including the existing mobile home park to the south which is being served by septic.

### 8.0 PROPOSED SITE PLAN (FULL)



**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department      DATE: 06/01/2023  
 REVIEWER: Alex Steady, Senior Planner      AGENCY/DEPT: Transportation  
 PLANNING AREA/SECTOR: East Rural/ Northeast      PETITION NO: PD 22-1701

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

**CONDITIONS OF APPROVAL**

- Notwithstanding anything herein these conditions or on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

**Other Conditions**

Prior to PD site plan certification, the applicant shall revise the PD site plan to:

- Add a Note to the site plan that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”
- Add a note to the site plan that reads “Parking to be provided per the Hillsborough County Land Development Code.”

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 3.66 acres from Residential Single Family Conventional – 4 (RSC-4) and Agricultural Single Family Conventional -1 (ASC-1) to Planned Development (PD). The proposed Planned Development is seeking entitlements for 1 single family dwelling unit and 9 mobile homes. The site is generally located on the north of dead end of Hall Road, +/- 800 feet north of the intersection of Hall Road and Thonotosassa Road. The Future Land Use designation of the site is Residential – 4 (R-4).

***Trip Generation Analysis***

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation letter that indicated that due to the number of trips generated by the proposed Planned development, a detailed traffic analysis is not required. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

**Approved Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4 4 Single Family Dwelling Units (ITE 210)	38	3	4
ASC-1, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
Total	47	4	5

**Proposed Zoning:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 9 Mobile Homes (ITE code 240)	64	4	5
PD, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1
Total	73	5	6

**Trip Generation Difference:**

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26	+1	+1

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The subject property has frontage on Hall Road. Hall Road is a 2-lane, substandard, Hillsborough County maintained, local roadway, characterized by +/-15 ft. of pavement. The existing right-of-way on Hall Road varies from +/- 41 feet to +/- 50 feet. There are no sidewalks or bicycle facilities on either side of the roadway within the vicinity of the subject property.

**SITE ACCESS**

The project proposes one full access connection to Hall Road. Cross access was not required per the Hillsborough County Land Development Code section 6.04.03.Q

**ROADWAY LEVEL OF SERVICE (LOS)**

Hall Road is not a Hillsborough County regulated roadway and as such was not included in the Level of Service Report.



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> June 20, 2023	<b>Petition: PD 22-1701</b>
<b>Report Prepared:</b> June 8, 2023	<b>1614 &amp; 1651 Hall Road</b> <i>East and west side of Hall Road, north of Thonotosassa Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan</b>	None
<b>Request</b>	Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 10 dwellings
<b>Parcel Size (Approx.)</b>	3.675 +/- acres
<b>Street Functional Classification</b>	Hall Road – <b>Local</b> Thonotosassa Road – <b>County Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Area</b>	None



## **Context**

- The subject site is located on the east and west side of Hall Road and north of Thonotosassa Road on approximately 3.675 ± acres.
- The site is in the Rural Area and not within the limits of a Community Plan.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. Typical uses in the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses must meet locational criteria for specific land uses.
- The subject site is surrounded by RES-4 to the east, west and south. Residential-1 (RES-1) is located to the north and further east and west. The subject site is mainly surrounded by agricultural uses, mobile homes, single-family residential neighborhoods, and County owned vacant land.
- The subject site is zoned Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4). It is mainly surrounded by ASC-1 and RSC-4 zoning.
- There are approximately 1.63 acres of wetlands on the site.
- The applicant requests to rezone from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site.

## **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.*



## **Land Use Categories**

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

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

## **Relationship to Land Development Regulations**

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

**Policy 9.2:** *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 16.17:** *Incentives, such as density credits, shall be used to encourage the provision of open space within future developed areas.*

## **Community Design Component (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **ENVIRONMENTAL AND SUSTAINABILITY SECTION (ESS)**

**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.*

**Policy 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.*

**Policy 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.*

**Policy 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 subject site is located on the east and west side of Hall Road and north of Thonotosassa Road on approximately 3.675 ± acres. The site is in the Rural Area and not located within the limits of a Community Plan. The applicant requests to rezone the site from Agricultural, Single-Family Conventional-1 (ASC-1) and Residential, Single-Family Conventional-4 (RSC-4) to Planned Development (PD) to develop 9 mobile homes and leave 1 existing single-family residence, for a total of 10 dwelling units on the site. The subject site is mainly surrounded by agricultural uses, mobile homes, single-family residential neighborhoods, and County owned vacant land.

The subject site is in the Rural Area, which is intended for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment. Though the site is in the Rural Area, it is also designated as Residential-4 (RES-4) on the Future Land Use Map (FLUM). RES-4 is intended for residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. The proposed density of 10 dwelling units in the RES-4 Future Land Use category is compatible with the existing character of development in the area as there is an existing mobile home park directly adjacent to the south of the site. The site is surrounded by the RES-1 and RES-4 designations. The area mainly contains agricultural and low density residential uses. The proposed development is lower density in nature and will allow the area to remain rural in character. Therefore, the proposal is consistent with Objective 8 and Policy 8.1 of the Future Land Use Element (FLUE).

The proposal is consistent with FLUE Policy 13.3 as it relates to Environmentally Sensitive Land Credit. The allowable density has been calculated as follows: 3.675 acres – 1.63 acres wetlands = 2.045 acres uplands.  $2.045 \times 1.25 \times 4 \text{ du/ac} = 10.22$  dwelling units maximum. 10 dwellings are being proposed and the site is more than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site plan and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and that they currently do not object to the site plan dated March 1, 2023, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The proposed rezoning meets the intent of FLUE Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 16.17. The proposal includes appropriate setbacks and buffers in relation to existing conditions. In addition, the proposed 1.29 acre wetland conservation area and 0.29 acre stormwater retention pond on the east side of the development serves as a buffer from the existing single-family dwellings and protects the environmentally sensitive land on site. The proposed density and lots sizes are reflective of the mobile home park to the south. The site plan proposes to extend Hall Road and appears to show an efficient system of internal circulation with a potential future connection at the north end of the site. A 5' wide concrete sidewalk is proposed along the western side of the road. The County Transportation Department had no objections to the site plan dated March 1, 2023, subject to conditions.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this area mainly contains agricultural uses, mobile homes, and single family residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

Overall, staff finds that the proposed residential development is consistent with the intent of the Residential-4 Future Land Use designation. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing and planned development pattern found within the surrounding area.

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ PD 22-1701

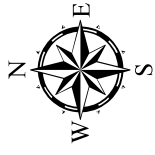
## Rezoning Status

- <all other values>
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

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

- 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-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

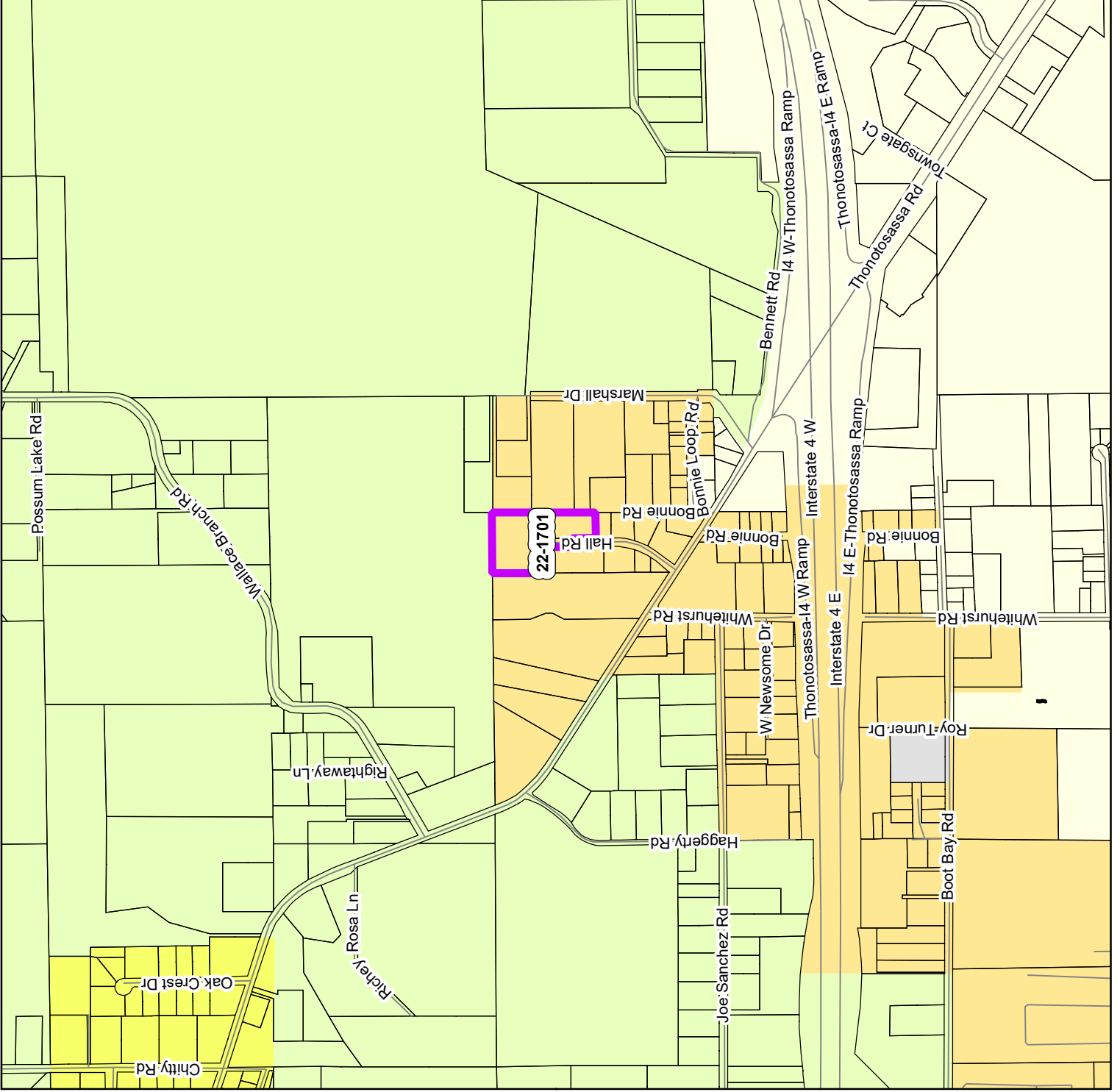
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is for informational purposes only and is not intended to be used for any legal or financial purposes without the specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. 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: 12/19/2022

Author: Beverly F. Daniels

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