

Rezoning Application: PD 22-1390
Zoning Hearing Master Date: May 15, 2023
BOCC Land Use Meeting Date: July 18, 2023

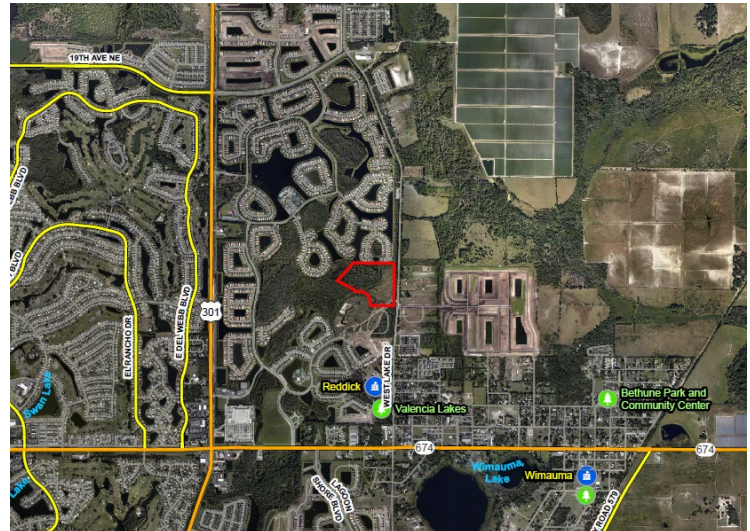


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: GTIS Metro DG LLC
FLU Category: RES-4
Service Area: Urban
Site Acreage: 36 +/-
Community Plan Area: Sun City Center
Overlay: None
Request: Rezoning from PD to PD



Introduction Summary:

The applicant seeks to rezone a portion of folio 78011.7398 from PD 89-0097 (as most recently modified by PRS 23-0089) to PD 22-1390 to allow for the development of 100 single-family detached units. PD 89-0097 is approved for residential and commercial uses at the northeast corner of US Hwy 301 and SR 674. This application accompanies PRS 23-0210 to recognize the removal of this land from PD 89-0097.

Additionally, this application accompanies DRI DO #23-0195 to remove the subject area from DRI #194 (DG Farms) as most recently modified by DRI DO #18-1053 (Resolution #18-131).

Zoning:	Existing	Proposed
District(s)	PD 89-0097	PD 22-1390
Typical General Use(s)	Single-Family detached, Single-Family attached, Retirement Residential, Multi-Family Residential, Commercial, Office and Residential Support	Single-Family Detached and Single-Family Attached (townhome)
Acreage	1,350 acres	32.78 acres
Density/Intensity	3.2 units per acre	3 units per acre
Mathematical Maximum*	2,848 residential units	100 residential units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 89-0097	PD 22-1390
Lot Size / Lot Width	SFD: 4,000 sf / 40' SFA: 3,500 sf / 33'	SFD: 4,000 sf / 40' SFA: 1,900 sf / 20'
Setbacks/Buffering and Screening	SFD and SFA: 20' Front Yard, 15' Rear Yard, 5' Side Yards	SFD: 20' Front Yard, 15' Rear Yard, 5' Side Yard SFA: 20' Front Yard, 15' Rear Yard, 7.5' Side Yard
Height	35'	35'

APPLICATION NUMBER:	PD 22-1390
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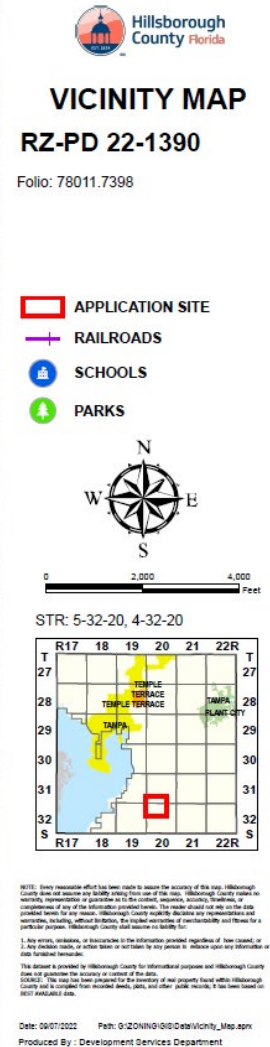
Case Reviewer: Michelle Heinrich, AICP

Additional Information:	
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PD Variation(s)	None requested as part of this application
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Waiver(s) to the Land Development Code	None requested as part of this application
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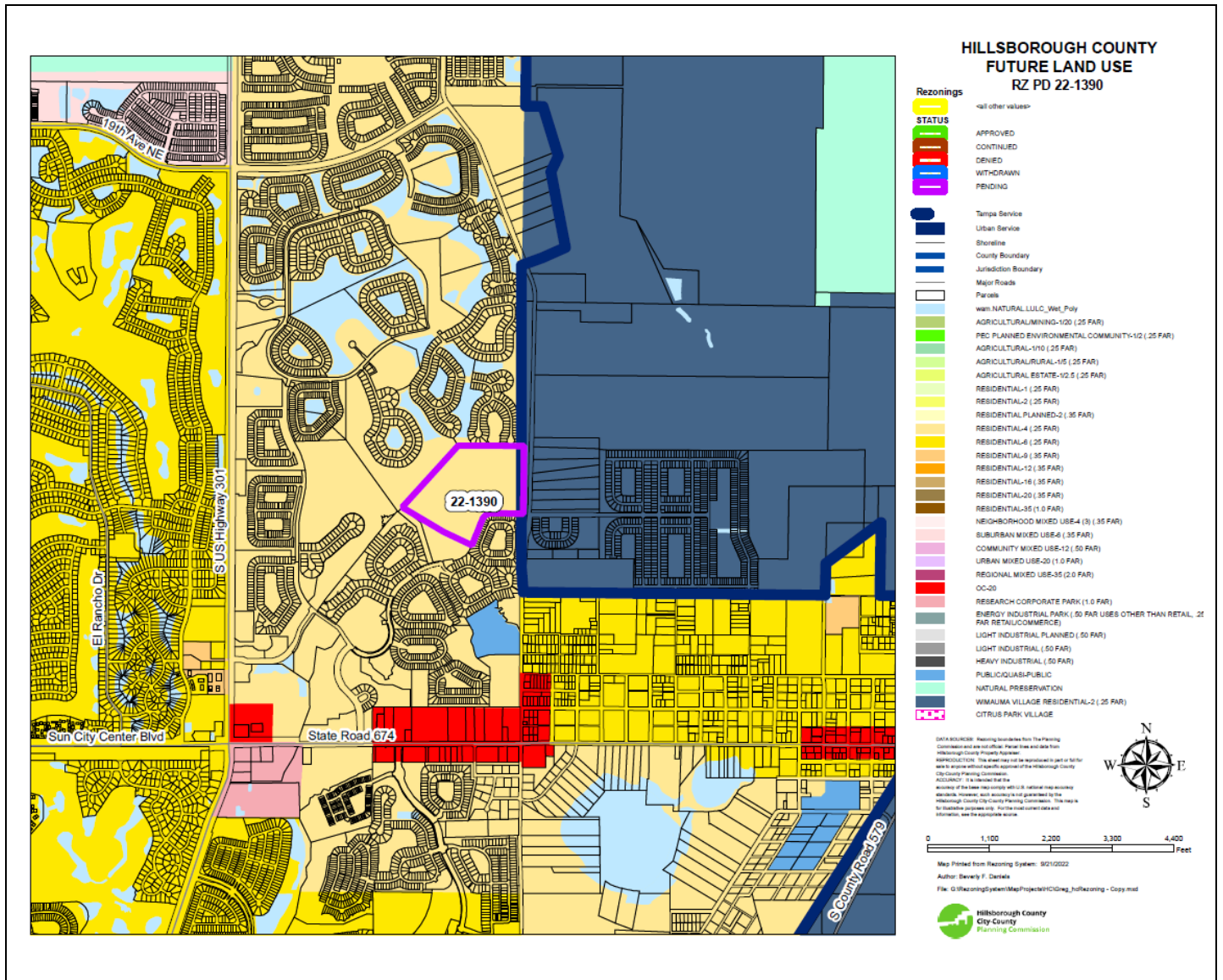
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
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2.0 LAND USE MAP SET AND SUMMARY DATA

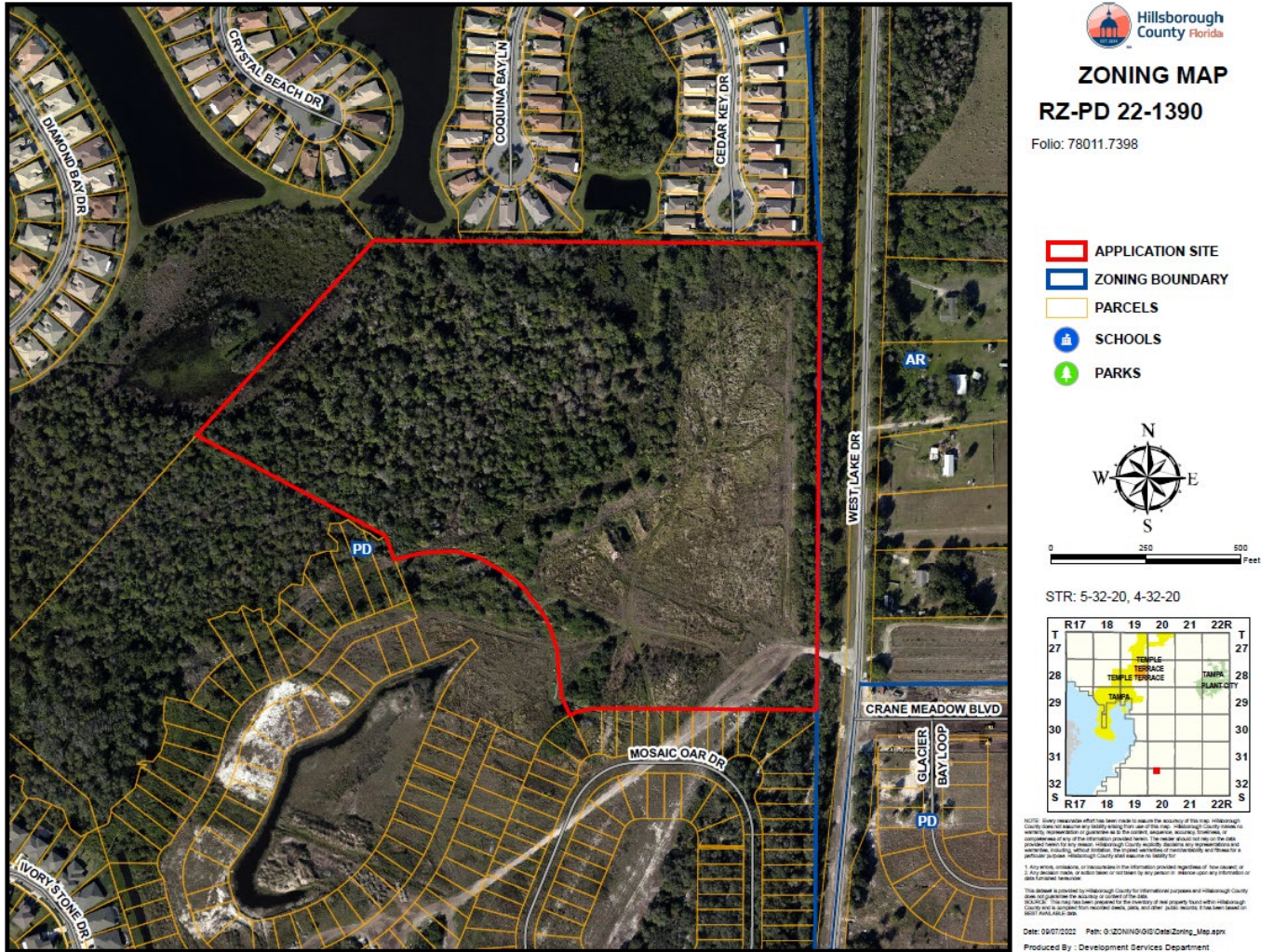
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-4
Maximum Density/F.A.R.:	4 units per acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development.

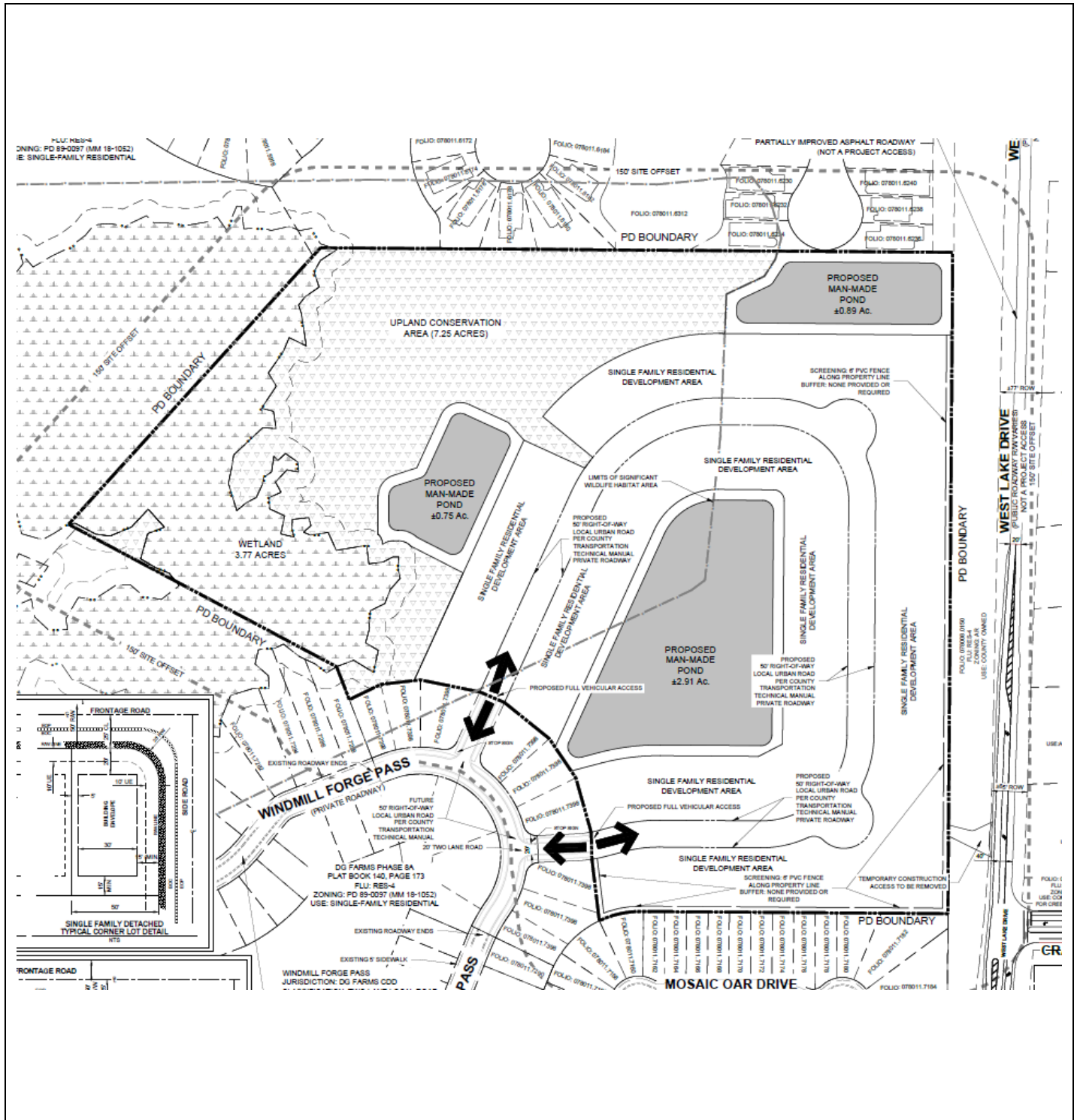
2.0 LAND USE MAP SET AND SUMMARY DATA

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	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
South	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached
East	AR	1 unit per 5 acres	Single-Family Residential and Agriculture	Single-Family and Agriculture
West	PD 89-0097	4 units per acre	Single-Family Detached/Attached	Single-Family Detached



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
Windmill Forge Pass	Private	2 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
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
State Road 674	FDOT Principal Arterial - Rural	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	0	0	0
Proposed	1,009	74	99
Difference (+/-)	+1,009	+74	+99

*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	Vehicular & Pedestrian	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

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<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	
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 checked="" 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 checked="" 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	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" 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	
Impact/Mobility Fees Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183*125 = \$1,147,875 Parks: \$2,145*125 = \$268,125 School: \$8,227*125 = \$1,028,375 Fire: \$335*125 = \$41,875 Total per House: \$2,486,250				
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 checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant proposes a residential project within an area currently approved for residential uses. Uses found to the north, south and west are developed with residential uses with permit single family detached or attached units. The proposed development standards are comparable to the currently approved development standards and those of the areas to the north, south and west. Access is proposed within the southwest area of the project, internal to the existing PD. No access to West Lake Drive is currently approved or proposed by this project.

The western and northern areas of the proposed PD will contain no residential development due to the presence of wetlands, mapped Significant Wildlife Habitat and upland conservation areas.

Properties to the east are separated by West Lake Drive (a 2-lane roadway within a 65-77 foot wide right-of-way). Rear yards abutting this PD boundary will be a minimum of 20 feet, with the provision of a 6 ft high PVC fence. Homes located on the east side of West Lake Drive are located 100 feet or more from the West Lake Drive right-of-way.

Given the above factors, staff finds the project to be compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

1. Maximum building coverage to be removed for both lot types.
2. Add a note that reads "Sidewalks 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 April 25, 2023.

1. Development shall be limited to a maximum of 100 single-family detached and/or single-family attached residential units. Uses shall be developed where generally shown on the general site plan.
2. Single-Family detached residential units shall be developed in accordance with the following:

Minimum lot size:	4,000 sf
Minimum lot width:	40 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard:	15 ft*
Minimum rear yard setback:	15 ft
Minimum side yard setback:	5 ft
Maximum building height:	35 ft/2-stories

*This yard shall be increased to a minimum of 20 ft should this yard provide garage access to a roadway.
3. Single-Family attached residential units shall be developed in accordance with the following:

Minimum lot size:	1,900 sf
Minimum lot width:	20 ft
Minimum front yard setback:	20 ft
Minimum front yard functioning as a side yard:	15 ft*
Minimum rear yard setback:	15 ft
Minimum side yard setback:	7.5 ft (end units to provide minimum building separation of 15 ft)
Maximum building height:	35 ft/2-stories


*This yard shall be increased to a minimum of 20 ft should this yard provide garage access to a roadway.
4. A 6 foot high PVC fence shall be provided along the eastern, southern, and southeastern PD boundaries, as depicted on the general site plan.
5. The proposed location of the 7.25 acres of Upland Conservation Area as shown on the plans submitted on April 24, 2023, is acceptable with the exception of the area located between proposed lots. This square footage will need to be incorporated into the main conservation area to maintain the minimum acreage requirement for conservation.

Additionally, recent aerial images indicate that a portion of the mapped Significant Wildlife Habitat area on this site has been disturbed. This area will either need to be restored, or will be subtracted from the acreage that will credit toward the required acreage to be preserved. This will be determined during the construction plan review, and may result in additional adjustments to the location of the Upland Conservation Area and the number and location of proposed lots.

6. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
7. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
8. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
9. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
10. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
11. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
12. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
13. Prior to or concurrent with the initial phase of development, the developer must extend the existing northbound right turn lane on US Hwy 301 to FDOT standards, subject to FDOT approval.
14. 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.
15. 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.

16. 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 May 8 2023 10:22:26

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

This PD rezoning application is a companion application to PRS 23-0210. PRS 23-0210 recognizes the removal of the subject acreage out of PD 89-0097. Staff's analysis of the request finds removal of the acreage from PD 89-0097 will not impact PD 89-0097's ability to develop the project under its current entitlements.

PD 89-0097 ("DG Farms") is a 1,384 acre project permitting residential, commercial, office and recreational uses. This area is also subject to DRI #194 (DG Farms). Residential uses are permitted in Parcel B, which is currently a maximum size of 1,320 acres. This PD seeks to remove 32.78 acres from PD 89-0097, specifically within Parcel B. This will reduce the overall PD acreage to 1,351.22 and Parcel B's maximum acreage to 1,287.22 acres. The maximum number of residential units permitted in the PD is 2,848 units. The maximum number of residential units permitted in the DRI is 4,228 units. No existing entitlements are proposed to be removed from PD 89-0097. The site is within the RES-4 FLU category.

The current approvals result in a density of 2.15 (2,848 units/1,320 acres). Under the maximum DRI entitlements, the density is 3.20 (4,228 units / 1,320 acres). The removal of 32.78 acres will result in a density of 2.2 (2,848 units / 1,287.22 acres). Using the maximum DRI entitlements, the density achieved is 3.28 (4,228 units / 1,287.22 acres). These density scenarios do not exceed the maximum of 4 units per acre provided by the FLU category.

Additionally, the required open space for PD 89-0087 (55 acres) will be reduced due to a portion of the required open space (1.7 acres) being within the new PD. Within the new PD, this area will remain undeveloped and preserved.

APPLICATION NUMBER: PD 22-1390

ZHM HEARING DATE: May 15, 2323

BOCC LUM MEETING DATE: July 18, 2023

Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: South Shore/ South

DATE: 05/05/2023
AGENCY/DEPT: Transportation
PETITION NO: PD 22-1390

<input type="checkbox"/>	This agency has no comments.
<input type="checkbox"/>	This agency has no objection.
<input checked="" type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

CONDITIONS OF APPROVAL

- Prior to or concurrent with the initial phase of development, the developer must extend the existing northbound right turn lane on US Hwy 301 to FDOT standards, subject to FDOT 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 that reads “Sidewalks to be provided per the Hillsborough County Land Development Code.”

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to remove one parcel totaling +/- 36.27 acres from an existing Planned Development (PD 89-0097) to create a new Planned Development (PD 22-1390). The proposed Planned Development is seeking entitlements of 100 Single Family Dwelling Units. The site is generally located on the west side of West Lake Drive on the northwest corner of the intersection of West Lake Drive and Crane Meadow Blvd. 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 and site access analysis for the proposed project. 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
PD, 0 Dwelling Units* (ITE code 210)	0	0	0

*The subject Planned Development does not propose any modification to existing approved entitlements from PD 89-0097 and as such, the proposed entitlements are new entitlements.

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 100 Single Family Dwelling Units (ITE code 210)	1,009	74	99

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,009	+74	+99

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The subject property will be accessed via Windmill Forge Pass, which turns into Emerald Green Blossom Blvd. Both Windmill Forge Pass and Emerald Green Blossom Blvd meet or exceed Hillsborough County standards. The DRPM required traffic study evaluated the impacts for access improvements on US Hwy 301 and State Road 674. US HWY 301 is a 6-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on US HWY 301 is +/-182 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project. State Road 674 is a 4-lane divided FDOT maintained, principal arterial roadway. The existing right-of-way on State Road 674 is +/-186 feet. There are sidewalks and bike lanes on both sides of the roadway within vicinity of the proposed project.

MULTIWAY STOP STUDY

The Hillsborough County Public Works Department is currently conducting a Multiway Stop Study at the intersection of Cape Stone Ave and Emerald Blossom Blvd. This study was initiated due to citizen concern about the intersection. The study is currently underway and will look at the traffic counts and speed of cars using that intersection to analyze if any improvements are warranted. Public Works indicated that crash data did not indicate a significant number of crashes have occurred at that intersection.

SITE ACCESS

The project is proposing two access points to Windmill Forge Pass. Cross access is not required per the Hillsborough County Land Development Code.

As required by the DRPM, the applicant provided a detailed traffic analysis that evaluated site access improvement warrants per the Land Development Code. The applicant also coordinated with FDOT concerning the site access improvements triggered by the subject project. As a result of the analysis and coordination with FDOT, the applicant must extend the existing north bound right from US Hwy 301 to Cape Stone Avenue to FDOT Standards, subject to FDOT approval.

ROADWAY LEVEL OF SERVICE (LOS)

Windmill Forge Pass and Emerald Blossom Blvd are not regulated roadways and as such were not included in the Level of Service Report.

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
US HWY 301	SR 674	BALM RD	D	C
SR 674	US HWY 301	CR 579	D	C

Source: Hillsborough County 2020 Level of Service Report.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Windmill Forge Pass	Private	2 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
US HWY 301	FDOT Principal Arterial - Urban	6 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input checked="" type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
State Road 674	FDOT Principal Arterial - Rural	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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	0	0	0
Proposed	1,009	74	99
Difference (+/-)	+1,009	+74	+99

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South	X	Vehicular & Pedestrian	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> 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

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input checked="" type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Staff Report.

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Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: May 15, 2023	Petition: PD 22-1390
Report Prepared: May 3, 2023	Folio 78011.7398 <i>West of West Lake Drive, north of Windmill Forge Pass</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Greater Sun City Center, Southshore Areawide Systems
Request	Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings
Parcel Size (Approx.)	32.78 +/- acres
Street Functional Classification	Windmill Forge Pass – Private West Lake Drive – County Collector
Locational Criteria	N/A
Evacuation Area	None



Context

- The subject site is located on approximately 32.78 ± acres west of West Lake Drive and north of Windmill Forge Pass.
- The site is in the Urban Service Area and within the limits of the Greater Sun City Center and Southshore Areawide Systems Community Plans.
- 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 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) to the north, west and south. Wimauma Village Residential-2 (WVR-2) is located to the east. Residential-6 (RES-6) is located further east and further west of the site. The subject site is mainly surrounded by private homeowner's associations and single-family residential neighborhoods.
- The subject site is zoned Planned Development (PD). It is mainly surrounded by PD zoning and Agricultural Rual (AR) zoning is located to the east across West Lake Drive.
- There are approximately 3.77 acres of wetlands on the site.
- The applicant requests to rezone from Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings.

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

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.

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.*

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

Policy 17.7: *New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.*

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.*

Livable Communities Element: Greater Sun City Center

Goals

2. Controlled Density

Discourage amendments to the Comprehensive Plan that would allow increases to densities and intensities as currently exist in the Greater Sun City Center Area.

5. Green Spaces

Expand and encourage preservation of property through the Hillsborough County Environmental Lands Acquisition Protection and Preservation (ELAPP) acreage in the area.

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 32.78 ± acres west of West Lake Drive and north of Windmill Forge Pass. The site is in the Urban Service Area and within the limits of the Greater Sun City Center and Southshore Areawide Systems Community Plans. The applicant requests to rezone from Planned Development (PD 89-0097) to Planned Development to develop 100 single family detached and attached dwellings. The subject site is mainly surrounded by private homeowner's associations and single-family residential neighborhoods.

The subject site is in the Urban Service Area and per Objective 1 of the Future Land Use Element (FLUE), where 80 percent of the county's growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed density in the RES-4 FLU designation is compatible with the existing character of development in the area. The site is surrounded by the RES-4, Wimauma Village Residential-2 (WVR-2), and Residential-6 (RES-6) designations. The area mainly contains single family residential uses. The proposal is consistent with Policy 1.2 as it meets the minimum density expected for the acreage of this site.

The proposal is consistent with Policy 1.2, and 13.3 as it relates to minimum density and environmental considerations. The allowable density has been calculated as follows: 32.78 acres x 4 du/ac = 131 dwelling units maximum. 100 dwellings are being proposed and the site is less than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site 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 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 in the Environmental and Sustainability Section (ESS) Furthermore, the applicant has indicated 7.25 acres of upland conservation area on the site plan in response to Natural Resources comments in Optix.

The proposed rezoning meets the intent of Objective 16 and policies 16.1, 16.2, 16.3, 16.7, 16.8, 16.10, 16.11 and 17.7. The proposal includes appropriate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serves as a buffer and protects the environmentally sensitive land on site. The proposed density and lots sizes are reflective of the surrounding neighborhoods. The site plan appears to show an efficient system of internal circulation with main access Windmill Forge Pass. The site does not directly abut West Lake Drive. It is separated from West Lake by Folio 078008-0150, which is owned by Hillsborough County and is used as a public drop site for the Wimauma Solid Waste Facility to the north. Therefore, the proposed access to Windmill Forge Pass is the only possible connection to the site. At the time of drafting this report, no transportation comments based on the April 25th site plan submittal were in Optix,

therefore Planning Commission staff finding did not take transportation comments into consideration for the analysis of the request.

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 single family residential, and therefore the proposed residential use is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of the Greater Sun City Center Area Community Plan. The proposed PD maintains the existing densities of the Greater Sun City Center Area which is consistent with Goal 2 of the Plan. Furthermore, the proposed rezoning ensures preservation of wetlands, and retains a significant amount of open space throughout the site, including Upland Conservation area of 7.25 acres, as well as provides large retention ponds around which the proposed dwelling units are situated, which is consistent with Goal 5 of the Plan. There were no applicable policies relating to this request in the Southshore Areawide Systems Plan.

Overall, staff finds that the proposed residential development is consistent with policy direction in the Urban Service Area. 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 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 22-1390

Rezoning

STATUS



<all other values>

APPROVED
CONTINUED
DENIED
WITHDRAWN
PENDING



Parcels

Wm 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: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

Map prepared by Hillsborough County Planning Commission. All rezoning requests are subject to public review and a final decision by the Hillsborough County Planning Commission.

ACCURACY: It is intended that the map be used for general information only. The map is not intended to be used for any other purpose.

DISCLAIMER: The map is not intended to be used for any other purpose. The map is not intended to be used for any other purpose.

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