

Rezoning Application: PD 24-0393**Zoning Hearing Master Date:** June 17, 2024**BOCC Land Use Meeting Date:** August 13, 2024**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY****Applicant:** Michael Hoffman**FLU Category:** RES-6**Service Area:** Urban**Site Acreage:** Approximately 1.42 acres**Community
Plan Area:** University**Overlay:** None**Introduction Summary:**

The applicant seeks to develop an approximately 1.42-acre property located on the east side of N. 20th Street and south of Sinclair Hills Road. The request is for a rezoning from Agricultural, Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes.

Zoning:	Existing	Proposed
District(s)	AS-1	Planned Development
Typical General Use(s)	Residential, Agricultural	Residential (Townhomes)
Acreage	1.42 acres	1.42 acres
Density/Intensity	Min. Lot Size: 43,560 sf / 1 acre	+/-5.63 dwellings per acre
Mathematical Maximum*	1 single-family home	8 townhomes

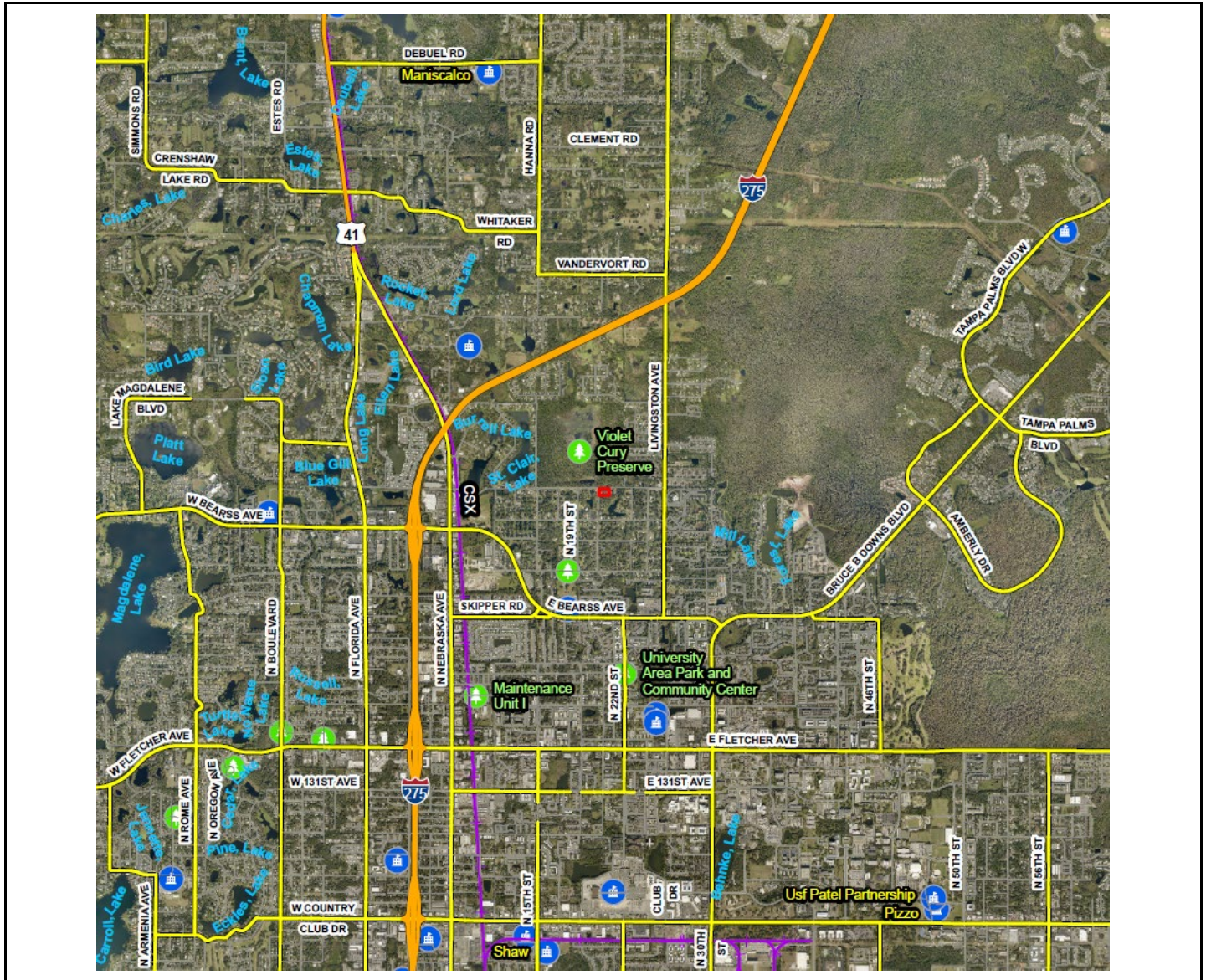
*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD
Setbacks/Buffering and Screening	Front: 50 ft. Rear: 15 ft. Side: 50 ft.	TH Front: Min. 10 feet TH Rear: Min. 10 feet TH Lots 1, 3, 4, 8: 5-foot side setback South & East Buffers: 10'-wide buffers with Type "A" landscape
Height	50 ft. Max. Ht.	26 ft. Max. Ht.
Additional Information:		
PD Variation(s)	None.	
Waiver(s) to the Land Development Code	None.	

Planning Commission Recommendation:
Consistent**Development Services Recommendation:**
Supportable, with Conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

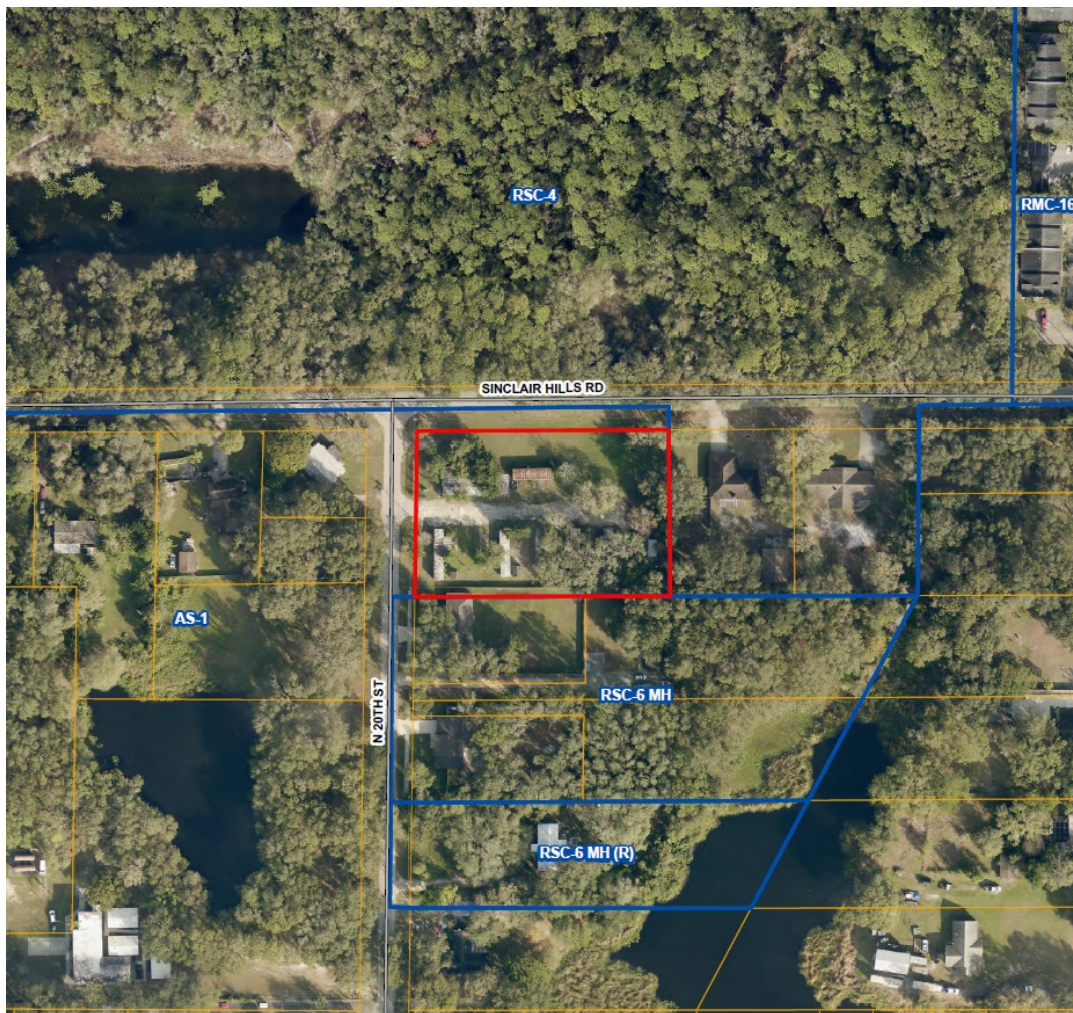
2.1 Vicinity Map



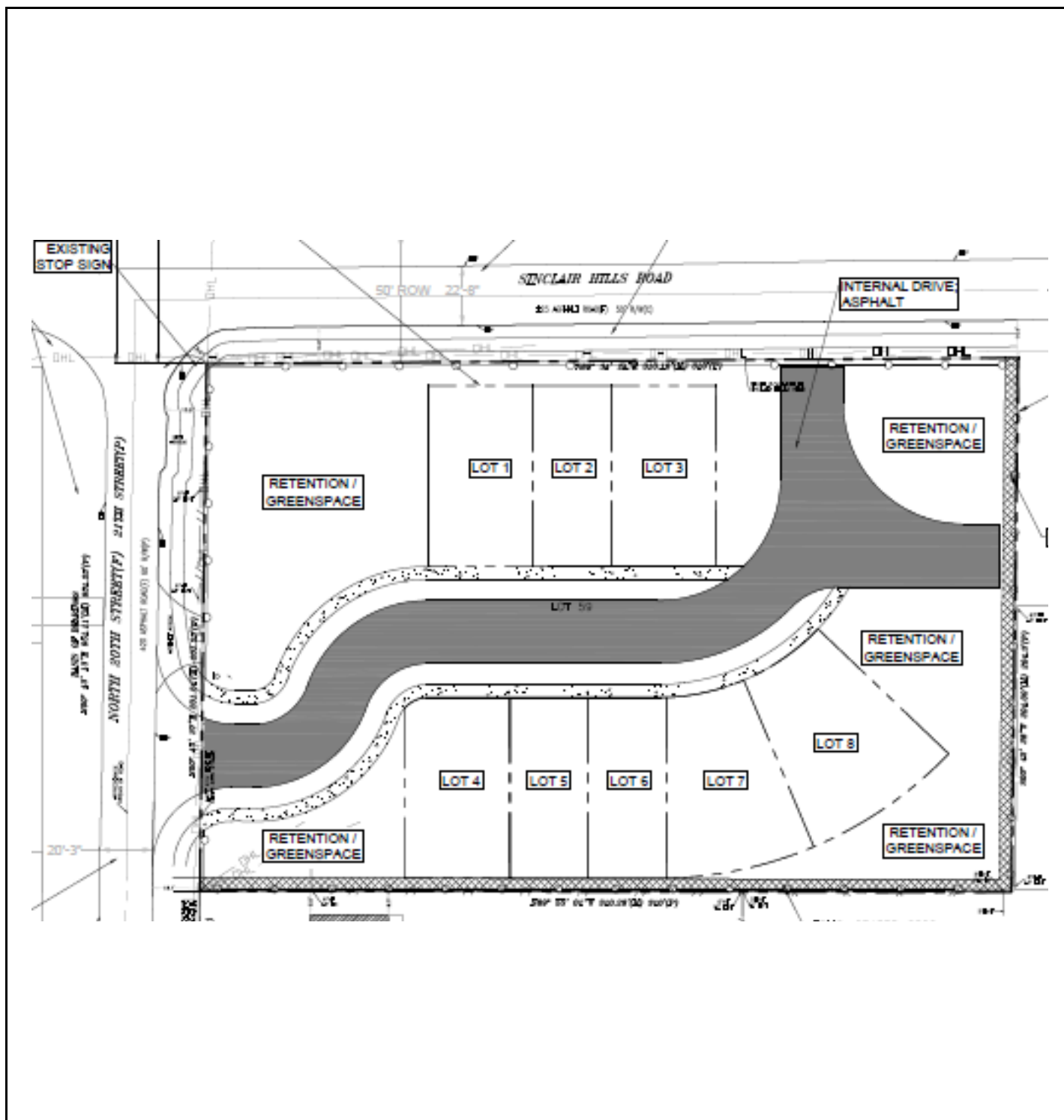
Context of Surrounding Area:

The subject property is located on the east side of N. 20th Street and south of Sinclair Hills Road. The subject property is within the Urban Service Area.

The subject property is surrounded predominately by single-family neighborhoods. To the south, east and west of the subject location is developed with single-family homes. North of the subject site is Sinclair Hills Road, across which is a county-owned area and vacant in a natural vegetated state. North of Sinclair Hills Road and approximately 450 feet east of the subject property is multi-family development. Further east at the Livingston Avenue and Sinclair Hills Road intersection are commercial establishments including a convenience store with gas pumps.

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	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Natural Preservation Area (designated FLU) owned by Hillsborough County: Vacant
South	RSC-6/MH	Min Lot Area: 7,000 sf	Single-family and Mobile Homes	Single Family Residential and Vacant
East	RSC-4	Min. Lot Area: 10,000 sf	Single Family Residential	Single Family Residential
West	N. 20 th St. ROW & AS-1	Min Lot Area: 1 acre	Single-family and agricultural	Single Family Residential and Vacant

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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Case Reviewer: Tim Lampkin, AICP

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
Sinclair Hills Road	County Collector - 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
N 20 th Steet	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	9	1	1
Proposed	75	6	8
Difference (+/-)	+66	+5	+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		Pedestrian	None	Meets LDC
South		Choose an item.	None	Meets LDC
East		Choose an item.	None	Meets LDC
West	X	Choose an item.	None	Meets LDC

Notes:

Design Exception/Administrative Variance ☒ Not applicable for this request

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

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	See EPC Agency Review Sheet.
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	See Natural Resources Agency Review Sheet.
Conservation & Environ. Lands Mgmt.	<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 CELM Agency Review Sheet.
Check if Applicable: <div> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Potable Water Wellfield Protection Area </div> <div> <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) </div> <div> <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Coastal High Hazard Area </div> <div> <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor </div> <div> <input checked="" type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other: </div>				
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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.
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	See Water Resource Services Rezoning Review Comment Sheet
Hillsborough County School Board 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	See School Board Adequate Facilities Analysis Report.
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 sf, 1-2 Story) Mobility: \$6,661 * 8 = \$53,288 Parks: \$1,957 * 8 = \$15,656 School: \$7,027 * 8 = \$56,216 Fire: \$249 * 8 = \$1,992 Total Impact Estimate: \$127,152				

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Urban Mobility, Northwest Fire, Northeast Parks - 8 Townhouse Units

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	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is for a rezoning from Agricultural, Single-Family (AS-1) to Planned Development (PD) to allow for the development of 8 townhomes on a +/-1.42 acres -acre property located on the south side of Sinclair Hills Road and east of North 20th Street. According to the application, the site is currently developed with seven mobile homes.

The immediate area is comprised predominantly of single-family residential in the immediate vicinity with vacant tracts of land to the north and commercial uses heading further eastward. The subject property is adjacent to single-family homes on the immediate east and south of the subject property. North is Sinclair Hills Road and across is a vacant property owned by the County and is the location of the Violet Cury Preserve. West is N. 20th Street ROW, across which are single-family homes.

The applicant proposes a maximum height of 26 feet, which is significantly less than the maximum 35-foot height allowed in the adjacent RSC-6 district located to the subject property's south and east sides and the 50-foot height allowed in the AS-1 property to the west across N. 12th Street. The proposed maximum height of 26 feet also allows the development to meet the compatibility standard regarding an additional 2-foot setback for every foot over 20 feet.

The site plan meets the requirements of LDC Section 6.06.06 Buffering and Screening. The applicant is required to provide a 5-foot-wide buffer with Type "A" screening along the south and east boundary adjacent to the single-family homes. While not required, the applicant proposes an additional 5-foot landscaped buffer for a 10-foot-wide landscaped buffer with Type "A" screening along the south and east perimeter of the proposed townhome development for further compatibility.

The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code subject to the proposed conditions of approval.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable with conditions.

- Prior to site plan certification, the applicant shall complete the following:
- Add “Current Use: 7 Mobile Homes”.
 - Remove “note 21” under NOTES.
 - Revise Site Data Table for EXTERIOR LOTS, Min. Lot Width to include:
 - “Rectangular Lots: 40 ft./Triangular-type Lots: 30 ft.”
 - Add a note on the site plan that reads “Sidewalks shall be provided per LDC”.
 - Add a note to the site plan that reads “Parking shall be provided per LDC requirements”.
 - Revise the site plan to include a sidewalk connection to Sinclair Hills Rd as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.
 - Revise the site plan to include a sidewalk connection and crosswalk as shown in red in the following figure, as shown in the Transportation Agency Review Comment sheet dated 6/7/2024.

6.0 PROPOSED CONDITIONS

Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 28, 2024.

1. The subject site shall be limited to a maximum of 8 townhomes.
2. The development shall comply with the May 28, 2024, site plan and the following development standards.

Townhome Lots 2, 5, 6, 7:

- Minimum Lot Size: 2,700 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 0 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width: 30 feet

Townhome Lots 1, 3, 4, 8:

- Minimum Lot Size: 3,000 sf
- Minimum Front Yard Setback: 15 feet
- Minimum Rear Setback: 10 feet
- Minimum Side Yard Setback: 5 feet
- Maximum Building Height: 26 feet
- Minimum Lot Width
 - Rectangular lots 1, 3, 4: 40 feet
 - Triangular-type lot 8: 30 feet

3. A 10-foot-wide buffer with Type “A” screening shall be provided along the east and south perimeter of the subject property.
 - The buffers shall not be located on the townhome lots. The 10-foot-wide buffer shall be depicted on the plat as separate tract and maintained by an HOA or similar entity.
4. The project shall be served by and limited to one vehicular access to N 20th Street.
5. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

6. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
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. The subject application is adjacent to the Violet Cury Preserve. Per LDC 4.01.11, compatibility of the development with the preserve will be ensured with a compatibility plan that addresses issues related to the development such as, but not necessarily limited to, access, prescribed fire, and landscaping. The compatibility plan shall be proposed by the developer, reviewed and approved by the Conservation and Environmental Lands Management Department, and shall be required as a condition of granting a Natural Resources Permit.
10. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (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, unless otherwise stated herein.
11. 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

Zoning Administrator Sign Off:

J. Brian Grady

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

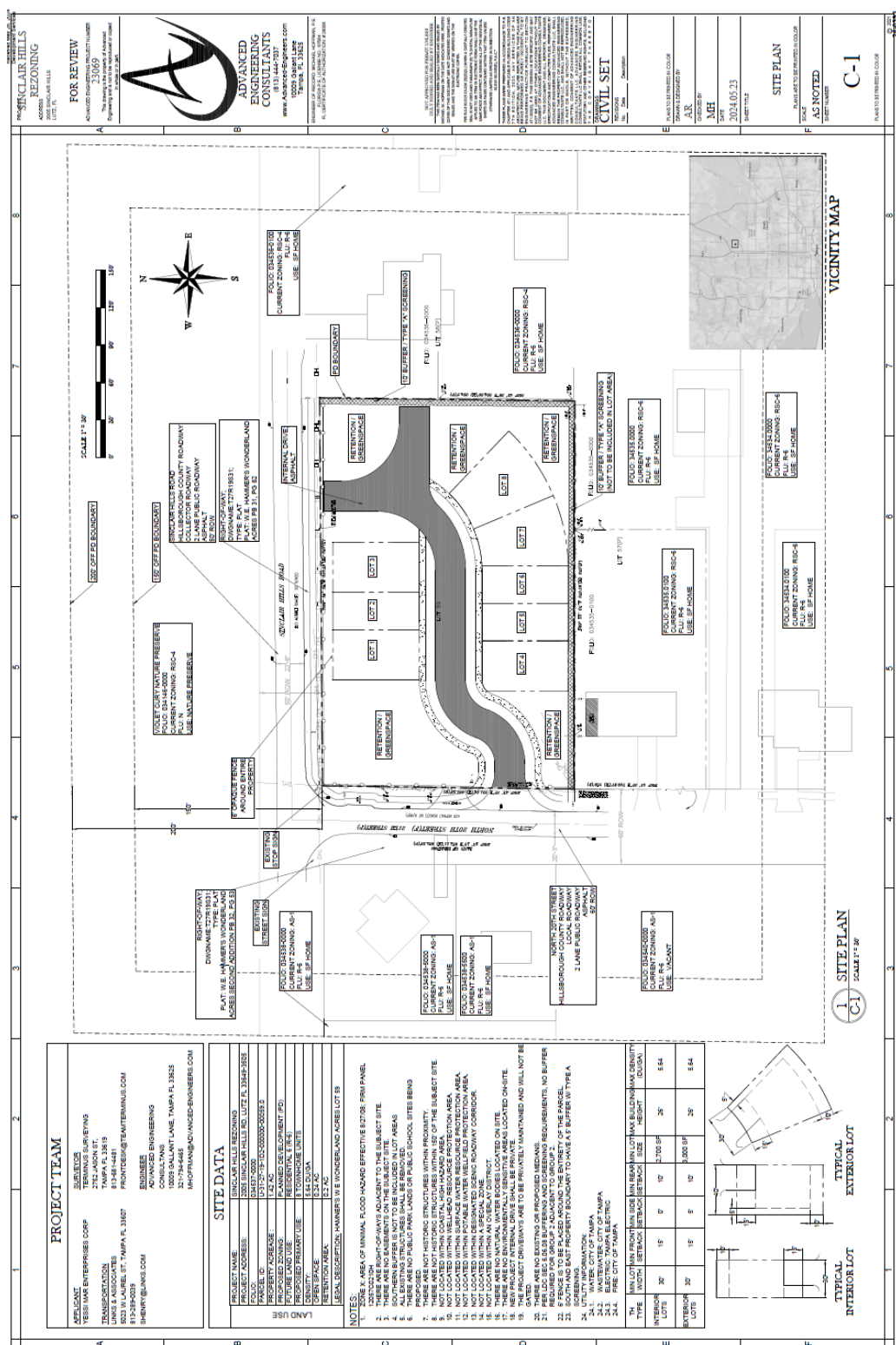
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are 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.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)



**Hillsborough County
City-County
Planning Commission**

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 17, 2024 Report Prepared: June 5, 2024	Case Number: PD 24-0393 Folio(s): 34537.0000 General Location: South of Sinclair Hills Road, between North 20 th Street and North 23 rd Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Agricultural Single Family-1 (AS-1) to Planned Development (PD) to develop 8 townhomes
Parcel Size	+/- 1.42 acres
Street Functional Classification	Sinclair Hills Road - Collector North 20 th Street - Local North 23 rd Street - Local
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	AS-1	Mobile Home Park
North	Natural Preservation + Residential-20	RSC-4	Public
South	Residential-6	RSC-6	Single- Family Residential
East	Residential-6	RSC-4	Single- Family Residential
West	Residential-6	AS-1	Single- Family Residential + Public

Staff Analysis of Goals, Objectives and Policies:

The subject site is located south of Sinclair Hills Road, between North 20th Street and North 23rd Street on +/- 1.42 acres. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting to rezone the site from AS-1 to PD to develop 8 townhomes.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 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 townhomes are compatible with the existing single family residential character of the area. The proposal also meets the expected minimum density in accordance with FLUE Policy 1.2.

Per Objective 8, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. The applicant requests a maximum of 8 residential units. For the 1.42 acre site, 6 dwelling units per gross acre allows for a maximum of 8 dwelling units. Appendix A contains a description of the character and intent permitted in each of the Future Land Use categories. The site is within the Residential-6 (RES-6) Future Land Use category. The RES-6 Future Land use category allows the following uses: "low density residential development, suburban scale neighborhood commercial, offices, and mixed-use projects that are serving the area". As the language above states, low density residential uses are allowed. Therefore, the request is consistent with development permitted in the RES-6 Future Land Use category and meets Objective 8 and its policies.

The proposal meets the intent of the Neighborhood Protection policies outlined in the Future Land Use Element (FLUE), including policy direction in the Community Design Component (CDC) (FLUE Objective 16, CDC Objective 12-1, CDC Policy 12-1.4). The proposal includes appropriate setbacks and buffers. In addition, the stormwater retention areas proposed within the development serve as a buffer as well. The proposed density and lot sizes are reflective of the surrounding neighborhoods. The site plan appears to show internal sidewalks and an efficient system of internal circulation with main access off Sinclair Hills Road and North 20th Street.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Overall, staff finds that the proposed use is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

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.*

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.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

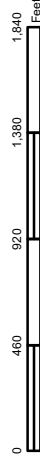
Objective 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

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.

RZ PD 24-0393

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads

WIMAUMA VILLAGE RESIDENTIAL-2



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