



# Hillsborough County City-County Planning Commission

## Executive Summary

Meeting Date: January 22, 2018  
Agenda Item: HC/CPA 17-18: Geraci Road and Apian Way North  
Presenter: Yeneka Mills ext. 373  
Action Necessary: Yes

## Summary:

This is a privately-initiated map amendment to the adopted Future Land Use Map of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*. The subject property is located on the north side of Geraci Road, west of Apian Way North. The site is located in the Lutz Community Planning Area and the Urban Service Area. The immediate area is characterized by a suburban residential development pattern.

The proposed amendment is intended to change the land use on 6.41± acres from Residential-1 (RES-1) to Residential-4 (RES-4). The Residential-1 category permits a maximum density of one (1) dwelling unit per acre and a 0.25 FAR or a maximum of 30,000 square feet (sq. ft.) of non-residential uses. The Residential-4 category permits a maximum of four (4) dwelling units per acre and a 0.25 FAR or maximum of 175,000 square feet (sq. ft.) of non-residential uses. Currently, up to 6 units are allowed on the site under the (RES-1) category. The proposed amendment would allow for a total of up to 25 dwelling units on the subject property and an increase up to 175,000 square feet of non-residential uses, subject to Locational Criteria.

It is recommended that the Planning Commission find amendment HC/CPA 17-18 **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forward this recommendation to the Board of County Commissioners.

## Attachments:

Amendment Staff Report, Maps, Agency Comments, Photos, Land Use Designation Description and the Plan Amendment Application

Handwritten signature in black ink, appearing to read 'NEB'.

Handwritten signature in black ink, appearing to read 'AB'.



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**Hillsborough County  
City-County  
Planning Commission**

**Resolution**

Item: Unincorporated Hillsborough County Comprehensive Plan Amendment:  
HC/CPA 17-18, Geraci Road and Apian Way North

	AYE	NAY	ABSENT	DATE: January 22, 2018
Derek Doughty, PE, Chair				
Jacqueline Wilds, Vice-Chair				
Matthew Buzza, Member-at-Large				
John Dicks				
Theodore Trent Green, RA				Derek Doughty Chair
Nigel M Joseph				
Karen Kress, AICP				
Michael Maurino				
Mitch Thrower				Melissa E. Zornitta, AICP Executive Director
Melissa E Zornitta, AICP Executive Director				
On motion of _____				Seconded by _____
The following resolution was adopted:				



WHEREAS, the Hillsborough County City-County Planning Commission, in accordance with Laws of Florida has developed a long-range comprehensive plan for unincorporated Hillsborough County entitled the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, pursuant to the provisions of Chapter 163, Part II, Florida Statutes and Chapter 97-351, Laws of Florida, as amended; and

WHEREAS, the Hillsborough County City-County Planning Commission has received a privately initiated map amendment proposal to the adopted Future Land Use Map found in the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*; and

WHEREAS, the Hillsborough County City-County Planning Commission staff reviewed HC/CPA 17-18 that proposes a Future Land Use designation change from Residential-1 to Residential-4 for the 6.41+/- acre subject parcel that is in the vicinity of Geraci Road and Apian Way North; and

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## **Resolution**

Unincorporated Hillsborough County Comprehensive Plan Amendment:  
HC/CPA 17-18 Geraci Road and Apian Way North  
January 22, 2018

WHEREAS, the Hillsborough County City-County Planning Commission has reviewed the proposed map amendment, has considered existing/future development patterns and community facilities, as well as the adopted goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* as follows:

### **FUTURE LAND USE ELEMENT**

#### **Urban Service Area (USA)**

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

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

#### **Provision of Public Facilities to Serve Development**

**Objective 11:** All new development and redevelopment shall be serviced with potable water, sewerage, stormwater management facilities, solid waste disposal and parks that meet or exceed the adopted levels of service established by Hillsborough County.

#### **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 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

## **Resolution**

Unincorporated Hillsborough County Comprehensive Plan Amendment:  
HC/CPA 17-18 Geraci Road and Apian Way North  
January 22, 2018

**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.*

## **LIVABLE COMMUNITIES ELEMENT: LUTZ COMMUNITY PLAN**

**Vision:** *The Lutz community appreciates and welcomes things that create the “feeling” or “image” of openness. Residents have a strong sense of their heritage and history, and want to remain in touch with natural systems, wildlife and the environment.*

*The Lutz community has two distinct components. The majority of the community located east of Dale Mabry Highway, including the historic downtown, can be described as a semi-rural community. It is characterized by residential development on lots of ½ acre and larger scattered along curving narrow roadways woven around natural environmental features, which include many large and small lakes, and wetland systems.*

*The second component of the Lutz community is located west of Dale Mabry Highway, which can be described as suburban style, planned residential developments, including the communities of Calusa Trace, Cheval, Villa Rosa and Heritage Harbor. These planned communities are a part of the Lutz community, but have been generally planned, rezoned and are under construction or have been built. There is minimal opportunity for new developments of that type and scale in the western part of Lutz.*

*However, it should be noted that neither area is exclusively developed in either semi-rural or in a suburban style. There are several areas within the semi-rural portion of Lutz that have been developed with suburban style, walled residential subdivisions; and there are areas within the western area of Lutz that are developed in a rural or semi-rural, large lot pattern. The intent of this Community Plan is to recognize and protect those planned communities from incompatible land uses, but not to continue development in Lutz in a suburban manner. The strategies listed below have been developed to maintain a semi-rural character for the Lutz Community, as a whole.*

WHEREAS, the Planning Commission staff has determined HC/CPA 17-18 is consistent with the goals, objectives and policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

NOW, THEREFORE, BE IT RESOLVED, that the Hillsborough County City-County Planning Commission finds the Unincorporated Hillsborough County Comprehensive Plan Amendment **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forwards it to the Board of County Commissioners for approval.

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# Unincorporated Hillsborough County: HC/CPA 17-18

Geraci Road and Apian Way North  
Planning Commission Summary

## Future Land Use Map Amendment Summary Information

<b>Application Type</b>	<b>Privately Initiated</b>
Location	19139 Geraci Road North of Geraci Road, west of Apian Way North
Property Size	6.41 acres
Folio Number	13282.0000
Existing Future Land Use	Residential-1 (RES-1)
Proposed Future Land Use	Residential-4 (RES-4)
Existing Land Use	Vacant
Urban Service Area	Yes
Community Plan Area	Lutz
Agency Review Comments	No objections: Development Services Department (DSD), Hillsborough Area Regional Transit Authority (HART), Metropolitan Planning Organization (MPO), Hillsborough County Environmental Protection Commission (EPC) and Hillsborough County Public Schools
Applicable Plan Sections	Future Land Use Element, Livable Communities Element
Staff Planner	Yeneka Mills
Staff Recommendation	CONSISTENT
Link to Application	<a href="http://www.planhillsborough.org/wp-content/uploads/2017/01/HC-CPA-17-18-Application-for-Web.pdf">http://www.planhillsborough.org/wp-content/uploads/2017/01/HC-CPA-17-18-Application-for-Web.pdf</a>

## Impact of Proposed Change

The applicant is requesting the following Future Land Use Map designation change:

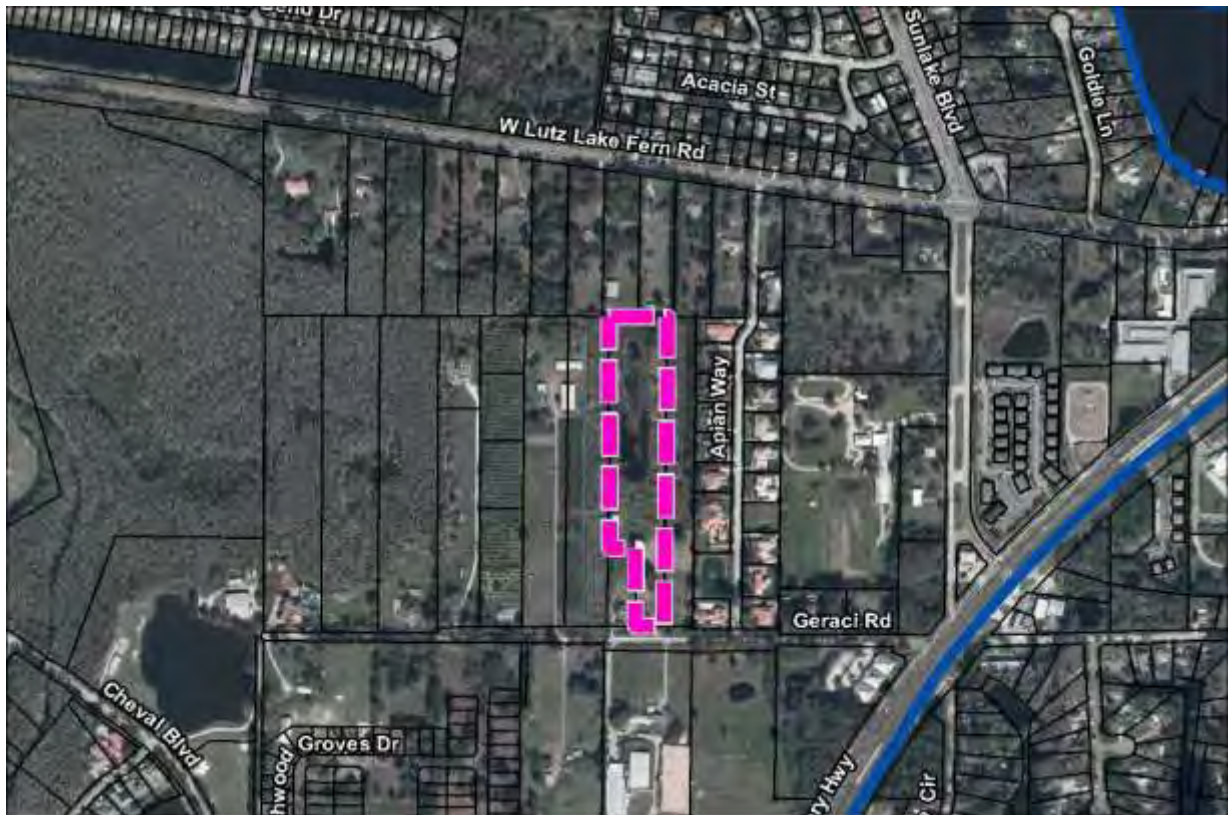
Potential Impact	Current Future Land Use Category	Proposed Future Land Use Category
Acres:6.41 +/-	Residential-1 (RES-1)	Residential -4 (RES-4)
Maximum Density	Up to 1 dwelling unit per gross acre	Up to 4 dwelling units per gross acre
Maximum Residential Development Potential	6 DU	25 DU
Range of Allowable Uses	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

# Unincorporated Hillsborough County: HC/CPA 17-18

Geraci Road and Apian Way North

Planning Commission Public Hearing: January 22, 2018

	locational criteria for specific land use projects.	
Maximum Floor Area Ratio	0.25 FAR (69,804 square feet) or 30,000 square feet, whichever is less intense.	0.25 FAR (69,804 square feet) or 175,000 square feet, whichever is less intense
Practical Impacts	The primary impact of this change would be an increase in allowable density and increase of allowable square footage of non-residential development. The proposed amendment would change the scale of potential development from rural to suburban.	





# Unincorporated Hillsborough County: HC/CPA 17-18

Geraci Road and Apian Way North  
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## Context of Proposed Change



Existing Land Use Map

### Existing Land Uses

The immediate area has a mixture of uses, including large and smaller subdivision lots (yellow) and vacant land east and west of the site (white). There is a large agricultural site to the northeast.



Adopted Future Land Use Map

### Future Land Uses

Adopted Future Land uses in the immediate area include: to the west Residential-4(tan), which provides for up to 4 units per acre; to the north Residential-1 (light green), which provides for up to 1 unit per acre. To the south is Residential-9 (orange), which provides for up to 9 units per acre. To the east is Residential-2 (yellow), which provides for up to 2 units per acre.

# Unincorporated Hillsborough County: HC/CPA 17-18

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Proposed Future Land Use Map

## Applicant's Request

This a privately initiated plan amendment with a request to change the Future Land use designation from Residential-1 to Residential-4.

## Applicable Comprehensive Plan Policies and Criteria

### Urban Service Area (USA)

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

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### Provision of Public Facilities to Serve Development

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## 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.*

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

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

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Geraci Road and Apian Way North  
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*However, it should be noted that neither area is exclusively developed in either semi-rural or in a suburban style. There are several areas within the semi-rural portion of Lutz that have been developed with suburban style, walled residential subdivisions; and there are areas within the western area of Lutz that are developed in a rural or semi-rural, large lot pattern. The intent of this Community Plan is to recognize and protect those planned communities from incompatible land uses, but not to continue development in Lutz in a suburban manner. The strategies listed below have been developed to maintain a semi-rural character for the Lutz Community, as a whole.*

## Staff Analysis

The subject site is located on the north side of Geraci Road, west of Apian Way north. The site is within the Lutz Community Planning Area. The proposed amendment from Residential-1 (RES-1) to Residential-4 (RES-4) on 6.41± acres would allow for increased residential density as well as increased non-residential intensity, subject to Locational Criteria. The increase in potential density would be from 6 units under the current plan designation to 25 units under the Residential-4. The proposed change to allow Residential-4 would allow a land use designation that is compatible with the surrounding area. There are large lot single family residential with a designation of Residential-1 within the immediate area, however portions of the area are transitioning to a more suburban scale. This has been demonstrated by recent plan amendment activity in the immediate area. An amendment was approved in 2015 (CPA 15-02) with the exact land use request directly west of the site. And south of the site, an amendment (CPA 15-05) for a change of land use from Residential-1 to Residential-9.

The site is located within the Urban Service Area. The purpose of the Urban Service Area is to designate those areas where new population growth is to be focused, that are appropriate for urban and suburban levels of development and to be able to efficiently plan for infrastructure to serve those areas. Increasing the Future land use designation would be in line with the vision of the County's growth strategy and the purpose of the Urban Service Area Boundary.

The Lutz Community has two distinct development patterns. The area west of Dale Mabry Highway is suburban in nature with planned residential developments such as those like Calusa Trace, Cheval and Heritage Harbor. The area east of Dale Mabry Highway is described as semi-rural and characterized by residential development on half acre lots and larger with environmental features. However, the community plan does recognize that neither of the areas are exclusively developed in either style, so allowing a Residential-4 future land use designation in this area would support the vision of the Lutz Community Plan.

The site has some environmental features. The Environmental Protection Commission noted that there is a presence of wetlands on the site, though an official wetland delineation has not been determined for the site, however from staff's analysis approximately 3 acres of the site appears to be wetlands. The site is also located within a Wellhead Resource Protection area. All environmental features on the site will be regulated at the time of site development.

The Hillsborough School Board noted that currently there is not High School and Middle School capacity for the proposed land use.

# Unincorporated Hillsborough County: HC/CPA 17-18

Geraci Road and Apian Way North  
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Overall the proposed amendment would provide for land uses that would be comparable and compatible with the surrounding development pattern. The RES-4 category is consistent with the intent of Comprehensive Plan Policies relating to the Urban Service Area.

## **Guiding Principles**

The BOCC, in the summer of 2015, endorsed a number of “Guiding Principles” to assist in land use and fiscal decision making. Staff has evaluated the proposed FLUM change from Residential-1 (RES-1) to Residential- (RES-4) to determine if the proposal is consistent and furthers applicable goals, objectives and policies of the Comprehensive Plan.

**Quality of Life** – Modifying the land use to RES-4 would support the coordination with the provision of infrastructure such as transit services, and other public services, such as schools, recreational facilities which affect quality of life.

**Fiscal Sustainability and Responsible Growth** – The site is in the Urban Service Area. The proposed amendment would promote the desired pattern for orderly growth consistent with of the county’s growth management strategy. The request would be an efficient use of land and public and private investment.

## **Recommendation**

Staff recommends that the Planning Commission find the proposed Future Land Use designation change for Hillsborough County CPA 17-18 from Residential-1 to Residential-4 on the plan amendment site (6.41+/- acres) **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and forward this recommendation to the Board of County Commissioners.

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# Attachment A

## Map Series

1. **General Locator Map**
2. **Aerial Map**
3. **Existing Land Use Map**
4. **Adopted Future Land Use Map**
5. **Proposed Future Land Use Map Change**

**FIGURE 1  
UNINCORPORATED HILLSBOROUGH COUNTY  
GENERAL LOCATION MAP  
OCTOBER 2017  
PLAN AMENDMENT SUBMITTAL**

LEGEND

-  PLAN AMENDMENT
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  EXISTING MAJOR ROAD NETWORK
-  MAJOR RIVERS
-  WATER

- HC/CPA 17-18** GERACI ROAD AND APIAN WAY NORTH
- HC/CPA 17-19** EAST BAY ROAD AND SYMMES ROAD
- HC/CPA 17-20** PAUL BUCHMAN HWY.  
AND JOE MCINTOSH ROAD
- HC/CPA 17-22** BALM WIMAUMA ROAD  
AND BURNETT ROAD
- HC/CPA 17-23** SOUTH U.S. HWY. 301  
AND SUMMERFIELD CROSSING BLVD.

JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.  
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.  
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

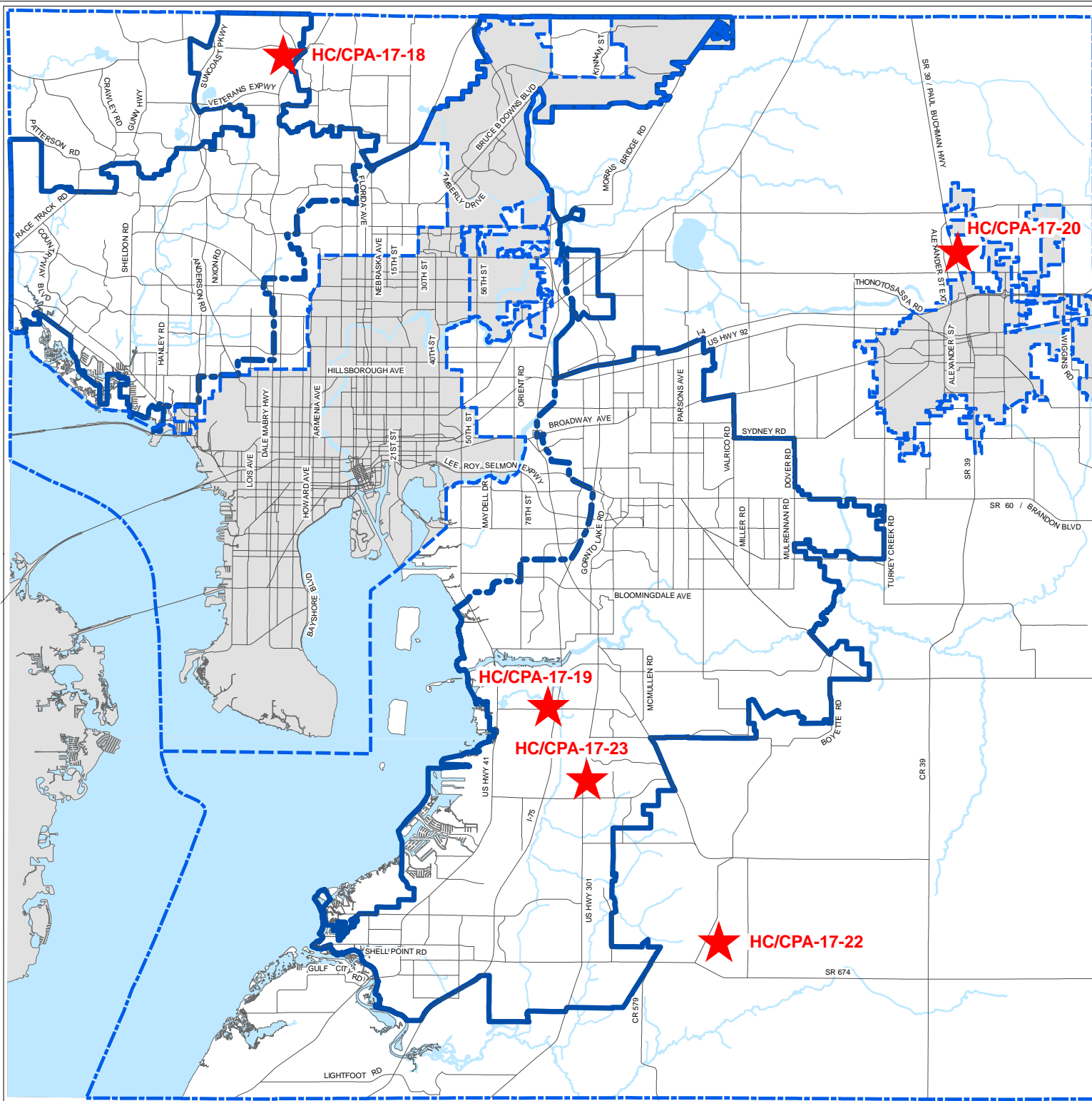
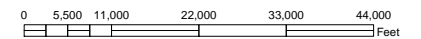







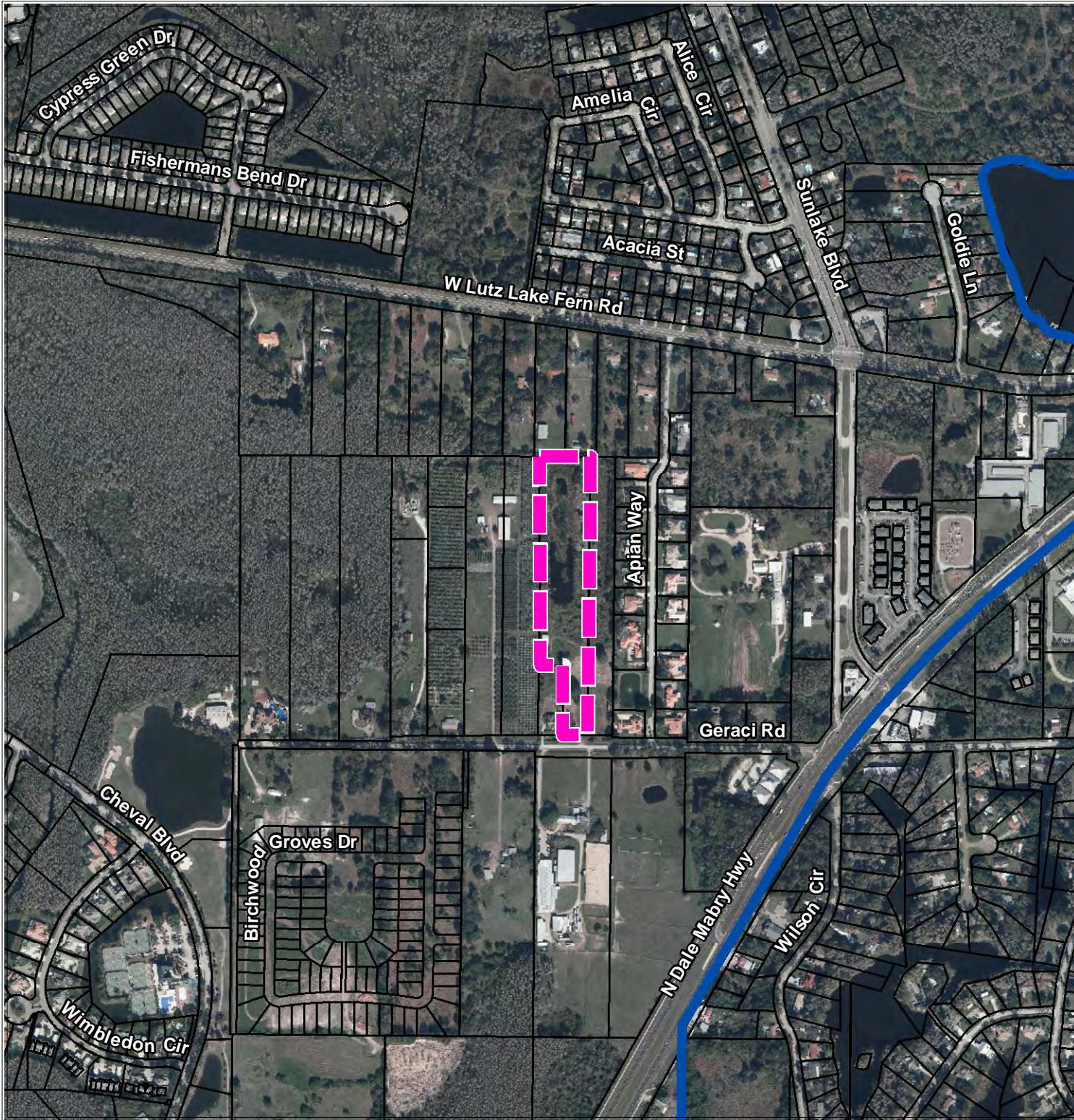


FIGURE 2  
UNINCORPORATED HILLSBOROUGH COUNTY  
AERIAL PHOTOGRAPHY

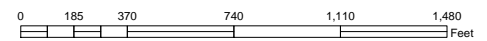
HC/CPA 17-18

LEGEND

-  PLAN AMENDMENT AREA
- ROADS AND BOUNDARY LINES
  -  COUNTY BOUNDARY
  -  JURISDICTION BOUNDARY
  -  TAMPA SERVICE AREA
  -  URBAN SERVICE AREA



DATA SOURCES: Aerial Photography 2016, Hillsborough County Geomatics.  
 PARCEL DATA: Hillsborough County Property Appraiser.  
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.





**FIGURE 3  
UNINCORPORATED HILLSBOROUGH COUNTY  
EXISTING LAND USE**

**HC/CPA 17-18**

LEGEND

-  PLAN AMENDMENT AREA
- EXISTING LAND USE**
-  SINGLE FAMILY / MOBILE HOME
-  TWO FAMILY
-  MULTI-FAMILY
-  MOBILE HOME PARK
-  VACANT
-  PUBLIC / QUASIPUBLIC / INSTITUTIONS
-  PUBLIC COMMUNICATIONS / UTILITIES
-  RIGHT OF WAY/ROADS/HIGHWAYS
-  EDUCATIONAL
-  HEAVY COMMERCIAL
-  LIGHT COMMERCIAL
-  HIGH INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MINING
-  RECREATION / OPEN SPACE
-  AGRICULTURAL
-  NATURAL
-  WATER
-  UNKNOWN
-  NOT CLASSIFIED
- ROADS AND BOUNDARY LINES**
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  COASTAL HIGH HAZARD AREA BOUNDARY

Existing Land Use: Derived from Property Appraiser parcels and NAL DOR Codes.  
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.  
 PARCELS: Hillsborough County Property Appraiser.  
 URBAN SERVICE AREA BOUNDARIES: Hillsborough County City-County Planning Commission.  
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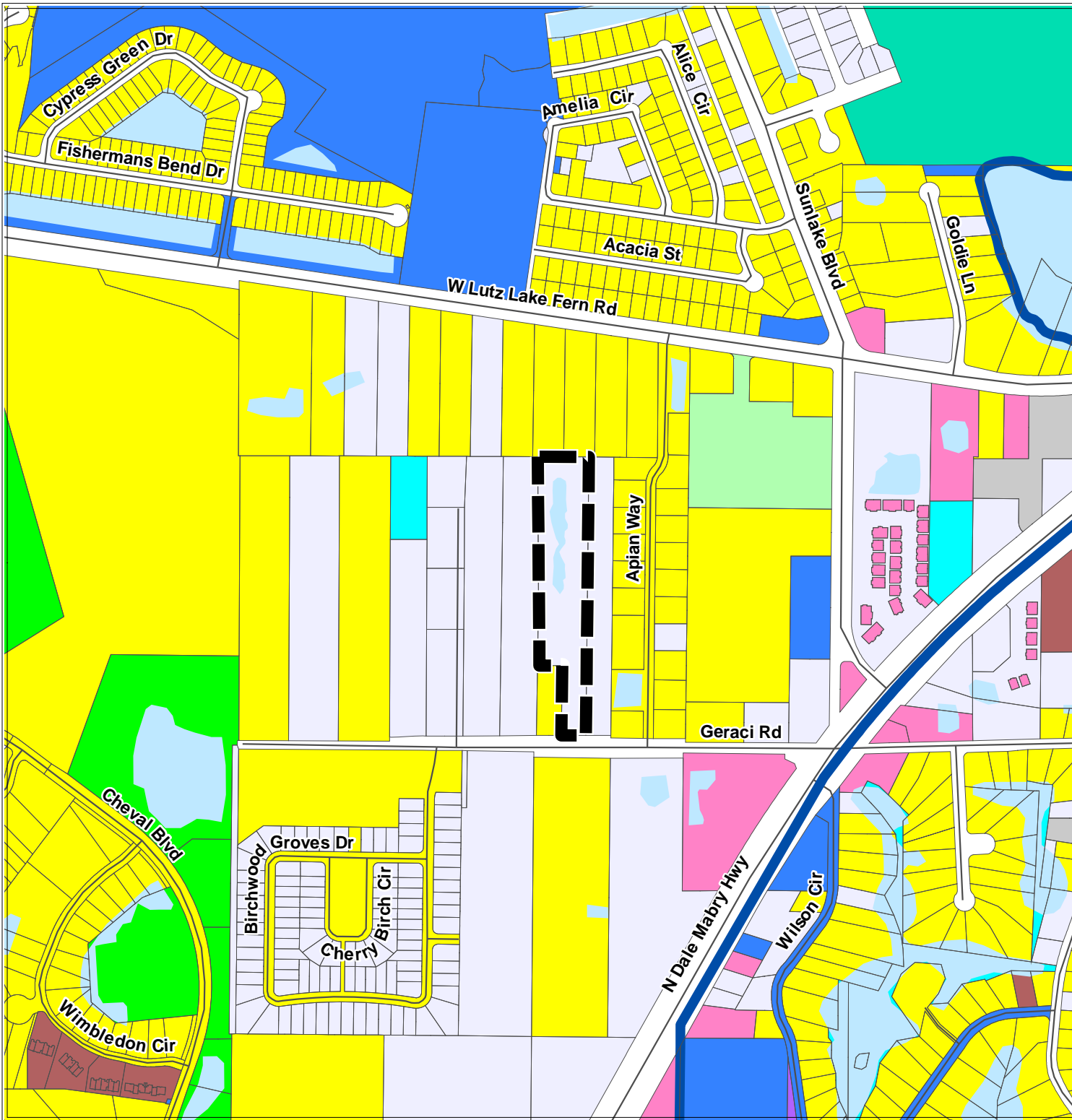
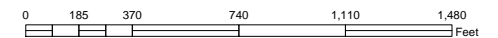










































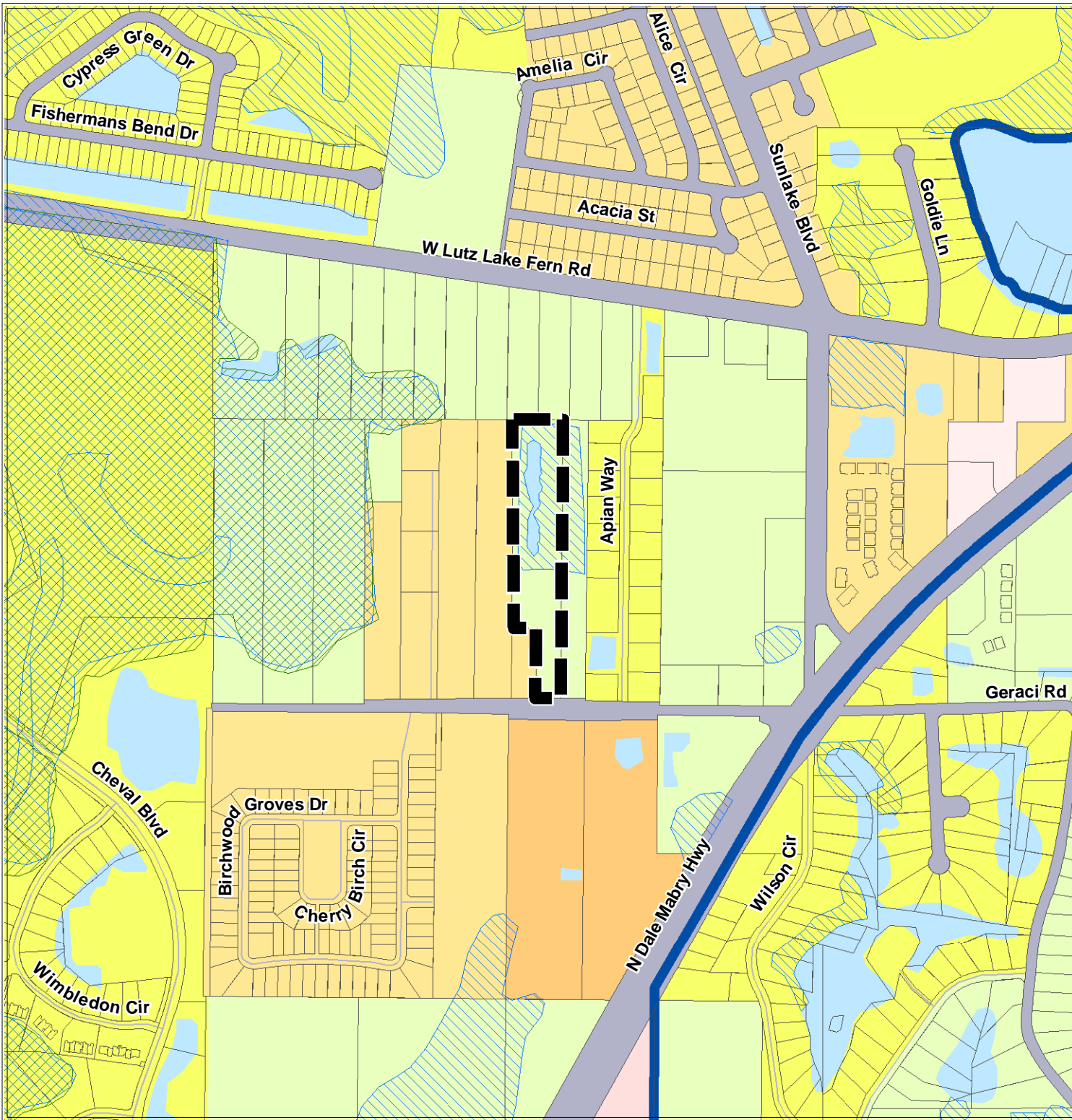
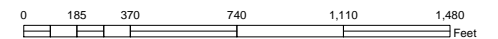
FIGURE 4  
**UNINCORPORATED HILLSBOROUGH COUNTY  
 ADOPTED 2025 FUTURE LAND USE**

HC/CPA 17-18

LEGEND

-  PLAN AMENDMENT AREA
- UNINCORPORATED HILLSBOROUGH COUNTY FUTURE LAND USE**
-  AGRICULTURAL / MINING - 1/20 (.25 FAR)
-  AGRICULTURAL - 1/10 (.25 FAR)
-  AGRICULTURAL / RURAL - 1/5 (.25 FAR)
-  PLANNED ENVIRONMENTAL COMMUNITY - 1/2 (.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)
-  OFFICE COMMERCIAL - 20 (.75 FAR)
-  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
-  WIMAUMA VILLAGE RESIDENTIAL - 2 (.25 FAR)
-  NATURAL PRESERVATION
-  CITRUS PARK VILLAGE
-  RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED
-  WATER
- ENVIRONMENTALLY SENSITIVE AREAS**
-  SIGNIFICANT WILDLIFE HABITAT
-  WETLANDS
- ROADS AND BOUNDARY LINES**
-  COUNTY BOUNDARY
-  JURISDICTION BOUNDARY
-  URBAN SERVICE AREA
-  TAMPA SERVICE AREA
-  EXISTING MAJOR ROAD NETWORK
-  COASTAL HIGH HAZARD AREA BOUNDARY

2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.  
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.  
 PARCELS: Hillsborough County Property Appraiser.  
 URBAN SERVICE AREAS: Hillsborough County City-County Planning Commission.  
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County Geographic Information System.  
 WETLANDS AND WATER: Southeast Florida Water Management District.  
 CHHA: Tampa Bay Regional Planning Council, June 12, 2008. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 4811.50, which is the area below the elevation of the category 1 storm surge line as established by the SLOSH computerized storm surge model. More specific information can be obtained by reviewing the TRSPC's computerized storm surge model.  
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission.  
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

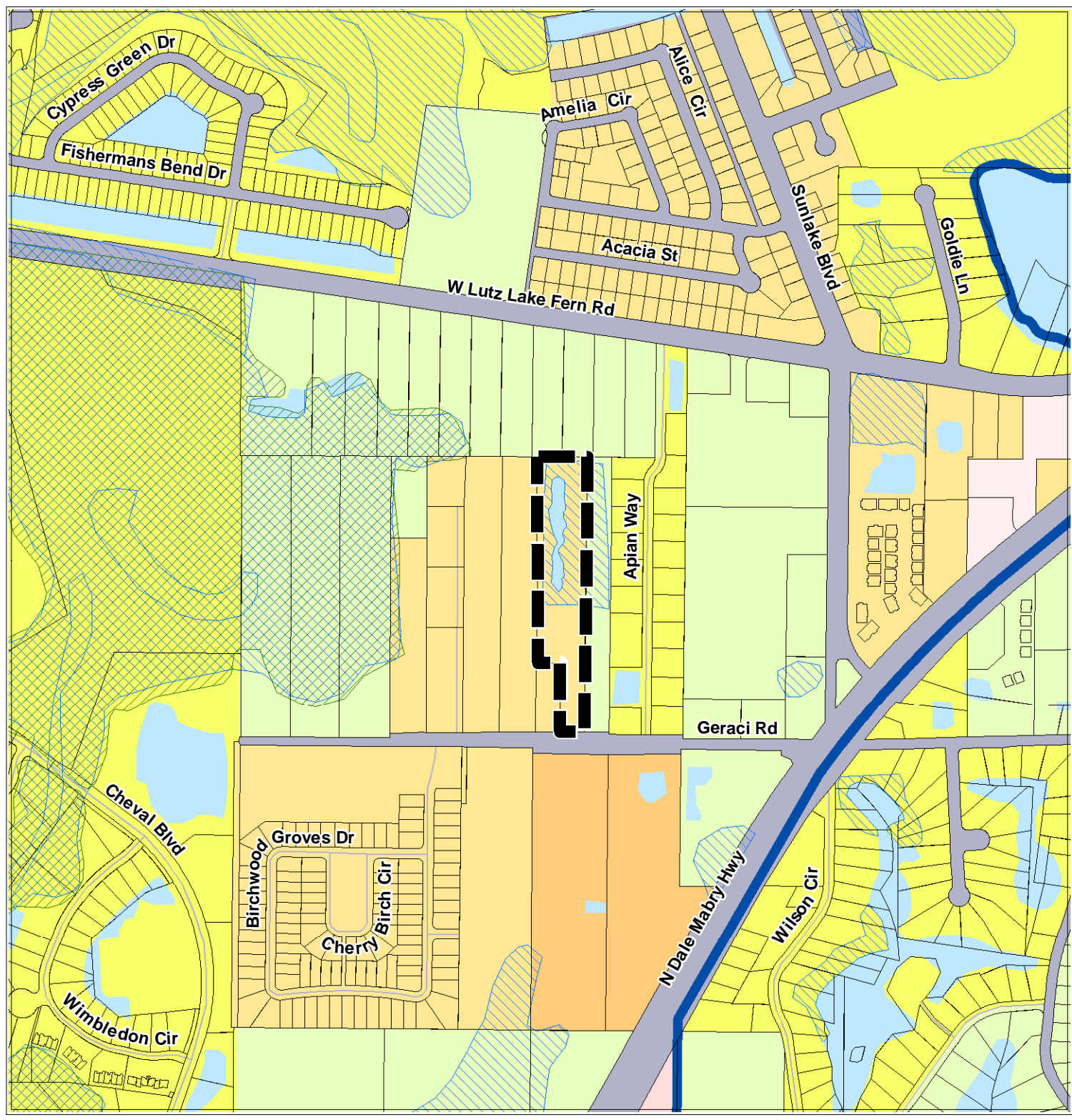
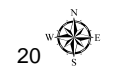
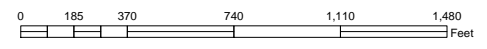


**FIGURE 5**  
**UNINCORPORATED HILLSBOROUGH COUNTY**  
**PROPOSED 2025 FUTURE LAND USE**  
**HC/CPA 17-18**  
**FROM: RESIDENTIAL - 1**  
**TO: RESIDENTIAL - 4**

LEGEND

- PLAN AMENDMENT AREA
- UNINCORPORATED HILLSBOROUGH COUNTY FUTURE LAND USE**
- AGRICULTURAL / MINING - 1/20 (.25 FAR)
- AGRICULTURAL - 1/10 (.25 FAR)
- AGRICULTURAL / RURAL - 1/5 (.25 FAR)
- PLANNED ENVIRONMENTAL COMMUNITY - 1/2 (.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)
- OFFICE COMMERCIAL - 20 (.75 FAR)
- 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
- WIMAUMA VILLAGE RESIDENTIAL - 2 (.25 FAR)
- NATURAL PRESERVATION
- CITRUS PARK VILLAGE
- RIGHT-OF-WAY OR OTHERWISE NOT CLASSIFIED
- WATER
- ENVIRONMENTALLY SENSITIVE AREAS**
- SIGNIFICANT WILDLIFE HABITAT
- WETLANDS
- ROADS AND BOUNDARY LINES**
- COUNTY BOUNDARY
- JURISDICTION BOUNDARY
- URBAN SERVICE AREA
- TAMPA SERVICE AREA
- COASTAL HIGH HAZARD AREA BOUNDARY

2025 FUTURE LAND USE: Hillsborough County City-County Planning Commission.  
 JURISDICTION BOUNDARIES: Hillsborough County City-County Planning Commission.  
 PARCELS: Hillsborough County Property Information System.  
 URBAN SERVICE AREAS: Hillsborough County City-County Planning Commission.  
 SIGNIFICANT WILDLIFE HABITAT: Hillsborough County City-County Planning Commission.  
 NETWORKS AND WATER: Southeast Florida Water Management District.  
 CHHA: Tampa Bay Regional Planning Council, June 12, 2008. The Coastal High Hazard Area as shown on the Future Land Use map is a general depiction as per 481 FS, which is the area before the duration of the category 1 storm surge line as established by the SLOSH computerized storm surge model. More specific information can be obtained by reviewing the TRPFC's computerized storm surge model.  
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## Attachment B

Agency Comments

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CPA 17-18

CPA CYCLE: OCTOBER 2017

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

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The map amendment request is from RES-1 (RESIDENTIAL – 1) to the RES-4 (RESIDENTIAL – 4) future land use designation for property located at 19139 Geraci Rd. The subject property is comprised of 6.41 +/- acres and is located within the Lutz community planning area. Per the application, the proposed use for the subject property is a single family subdivision.

## **Section 1.0 – Infrastructure & Public Facilities Review**

### **Agency Comments:**

#### **Fire Rescue Department:**

No comments.

#### **Parks & Recreation Department:**

No comments.

#### **Public Utilities Department:**

##### *Potable Water*

The subject area will be served by the Northwest Potable Water System. This system currently has sufficient excess capacity for the proposed land use. This statement is not intended to assert that this capacity will be reserved for proposed development on the subject parcel. The Public Utilities Department will evaluate the point of connection when the applicant requests potable water service and a point of connection through Development Services.

##### *Wastewater*

The subject area is within the Van Dyke Wastewater Treatment Facility service area. This facility currently has sufficient excess capacity for the proposed land use. This statement is not intended to assert that this capacity will be reserved for proposed development on the subject parcel. The Public Utilities Department will evaluate the point of connection when the applicant requests wastewater service and a point of connection through Development Services.

#### **Public Works Department:**

No comments.

#### **Transportation Department:**

**CPA 17-18**

**CPA CYCLE: OCTOBER 2017**

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

**Adopted Levels of Service Standard – Dale Mabry Highway: Cheval Boulevard to Countyline Road / D**

**Operating Level of Service – Dale Mabry Highway: Cheval Boulevard to Countyline Road / F**

**DESCRIPTION:**

<b>Trip Generation Comparison</b>						
6.41 Acres	From:	Daily Trips	Pk Hr Dir Trips	To:	Daily Trips (max)	Pk Hr Dir Trips (max)
Current Density	6 DU (ITE 210)	79	8			
Development Potential				25 DU (ITE 210)	293	30
Difference					+214	+22

**Traffic Impact Summary: Existing Conditions with max development potential**

Roadway Link	PkHrDir Vol	PkHrDir Trips	Total PkHrDir Vol	PkHrDir MSV	Available Capacity
Dale Mabry Hwy: Cheval Blvd to Countyline Rd	2,078	30	2,108	2,006	-102

Data source: Hillsborough County 2014 level of Service Report (Hillsborough MPO)

**Traffic Impact Summary: Projected Conditions w max development potential**

Roadway Link	2040 Volume	Daily Project Trips	Total Daily 2040 Vol	MSV	Available Capacity
Dale Mabry Hwy: Cheval Blvd to Countyline Rd	49,028	293	49,321	39,800	-9,521

Data source: Tampa Bay Regional Planning Model, Year 2040 Cost Affordable Scenario

PkHrDir: peak hour / peak direction

MSV: maximum service volume (i.e. capacity)

Intersection	Delay (seconds) / LOS (PM Peak Hour)				
	NB	SB	EB	WB	Total
Dale Mabry Hwy at Lutz Lake Fern Rd	130.1 / F	59.9 / E	110.8 / F	144.2 / F	107.1 / F

**TRANSPORTATION SUMMARY:**

**Capacity: Existing**



CPA 17-18

CPA CYCLE: OCTOBER 2017

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

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The land use change may generate up to 214 additional daily trips and 22 additional peak hour peak directional trips. The closest functionally classified road, Dale Mabry Highway, operates at LOS F and the trips generated by development of the subject site will contribute to its operational degradation.

### **Capacity: Projected**

Year 2040 traffic projections indicate insufficient capacity on Dale Mabry Highway based on current funding levels.

### **Operations/Safety**

The closest signalized intersection for which data is available is Dale Mabry Highway at Lutz Lake Fern Road. This intersection currently operates at LOS F, based on the traffic volume and timing data found in the latest Countywide synchro model. Additional project traffic through this intersection is likely to contribute to its operational degradation.

With the recent passage of the mobility fee ordinance in Hillsborough County, projects would not be required to build capacity improvements to mitigate transportation impacts generated by project traffic. The project pays a one-time fee proportionate to the impact generated by project traffic. However, safety-related transportation improvements may still be required at the site plan review process, consistent with the Hillsborough County Land Development Code.

### **Access Management**

The site would have direct access to Geraci Road, a County roadway with approximately 8 foot travel lanes in poor condition. There are no sidewalks and no defined bicycle facilities on Geraci Road in the vicinity of the proposed project. Photographs are provided below.

At its maximum development potential, the site will require one access point for a residential development ( $48/180 = 0.27$ , round to 1), consistent with the Hillsborough County Land Development Code.

Final determination of location, number of access points, and mitigative improvements to substandard roads will be determined at site plan review of the project.

CPA 17-18

CPA CYCLE: OCTOBER 2017

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)



Geraci Road looking east (subject parcel on the left)



Geraci Road looking west (subject parcel on the right)

CPA 17-18

CPA CYCLE: OCTOBER 2017

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

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## **Future Plans**

Portions of Geraci Road in the vicinity of the project are scheduled for improvement due to conditions for the Planned Development (PD) 15-0681, which states that the developer shall be required to improve the roadway to current county standards for a TS-3 type roadway. The remainder is scheduled for resurfacing by Hillsborough County.

There are no planned improvements in the Transportation Improvement Program (TIP) for fiscal years 2017/2018 – 2021/2022.

In the Hillsborough County Capital Improvement Plan, the following projects within the vicinity of the site are programmed:

- Sunlake Boulevard, from Dale Mabry Highway to Lutz Lake Fern Road: resurfacing

In the Hillsborough County 10 year Transportation Plan, no projects within the vicinity of the site are programmed.

## **Unfunded Improvements Listed in Various Plans**

The following improvements within the vicinity of the site are listed in the 2040 Long Range Transportation Plan (LRTP), Needs Scenario:

- Dale Mabry Highway, from Van Dye Road to Cheval Boulevard: four lanes to six lanes

The Corridor Preservation Plan lists the following roads within the vicinity of the site:

- Dale Mabry Highway as a six lane road with frontage roads from Calusa Trace Boulevard to the Pasco County line.

## **Section 2.0 – Regulatory Compliance Review**

### **Agency Comments:**

#### **Development Services Department / Site Engineering Division:**

No comments.

#### **Development Services Department / Natural Resources Division:**

No comments.

CPA 17-18

CPA CYCLE: OCTOBER 2017

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

---

## **Section 3.0 – Conservation & Environmental Lands Review**

### **Agency Comments:**

No comments.

## **Section 4.0 – Affordable Housing Review**

### **Agency Comments:**

Map Amendment request changing Current Future Land Use Designation from RES-1 (Up to 1.0 dwelling units/gross acre) to RES-4 (Up to a maximum of 4.0 dwelling units/gross acre). The proposed designation is intended to be low density in nature but more dense than the agriculturally-oriented, rural developed intended by RES-1. The proposed use is Single Family residential.

The Affordable Housing Services Department has reviewed this Comprehensive Plan Amendment and appreciates the increase in Hillsborough County's housing inventory. With an increase in density the possibility exists for greater affordability.

## **Section 5.0 – Economic Development Review**

### **Agency Comments:**

No comments.

## **Section 6.0 – Hazard Mitigation Review**

### **Agency Comments:**

No comments.

## **Section 7.0 – Zoning Review**

**CPA 17-18**

**CPA CYCLE: OCTOBER 2017**

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

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**Area Characteristics:**

The immediate area surrounding the subject property is comprised of large lot single-family residential. The property is bordered by Geraci Road to the south. To the south, across Geraci Road, are several properties designated Planned Development and approved for residential development ranging from single family to multifamily. To the east is a vacant property, also zoned ASC-1. To the north of the subject property are single family homes on approximately 2 acre lots. To the west of the subject property is currently vacant, but is zoned PD and approved for 170 conventional detached single-family dwelling units. Suburban lot sizes in the surrounding area range from 7,500 – 40,000 square feet. Rural lot sizes to the north of the subject property range from 2 – 7 acres. The right-of-way for N Dale Mabry Highway is located 1200+/- east of the subject property.

The subject property is not located within a redevelopment area or competitive site. The subject property is in a Wellhead Resource Protection area Sec. 6.01.06, LDC.



**CPA 17-18**
**CPA CYCLE: OCTOBER 2017**

Request: From RES-1 (RESIDENTIAL – 1) To RES-4 (RESIDENTIAL – 4)

<b>Immediate Area:</b>	<b>Zoning / Land Use</b>
North:	ASC-1 / Single-Family
South:	PD (15-1242) / Single-Family
East:	ASC-1 / Single-Family
West:	PD (15-0681) / Agricultural
Lot Size (S.F.):	7,500-40,000

<b>General Area:</b>	
Environment Type:	Single-Family/Neighborhood Commercial
Lot Size (S.F.):	7,500 – 304,920
Zoning Overlay:	North Dale Mabry

**Zoning History:**

<b>Map Set:</b>	<b>Zoning</b>
1973:	A-R (5-6 DU / GA)
1980 – 1984:	A-AR (1 DU / GA)
1985 - 1986:	A-AR (1 DU / GA)
1987:	A-AR (1 DU / GA)
1988 – 1991:	A-AR (1 DU / GA)
1992 – 2002:	ASC-1 (1 DU/A)
2003 – Present:	ASC-1 (1 DU/A)

**Implementation:**

<b>Subject Property:</b>	
Current Zoning:	ASC-1
Zoning Lot Size:	43,560 S.F.
Density/Intensity:	1 du/acre
Land Use:	Single-Family, Agricultural
Complimentary Zoning District(s)	RSC-4, BPO, OR, CN

**Code Enforcement:**

There are no Code Enforcement cases active on the subject property.

**Summary:**

The subject property is currently zoned ASC-1 (Agricultural Single Family Conventional). The purpose of this district is to encourage agricultural and related uses and permit single-family conventional development in a rural environment on lots containing a minimum of one (1) acre. The subject property is in the Urban Service Area.

The Res-4 (Residential – 4) category allows for residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. The property is located in a Wellhead Resource Projection Area, and a minimum lot size of one acre of upland is required for the use of a septic system. The developer would need to connect to public sewer to take advantage of the proposed plan category's density.

A rezoning to a nonresidential district would be less compatible due to the surrounding single family residential development combined with the distance to from the subject property to a commercial corridor. This subject property is 1,200 +/- feet west of N Dale Mabry Hwy. Nonresidential zoning districts are present further east along Geraci, closer to N Dale Mabry including BPO and a PD that permits office uses. A rezoning to a nonresidential district must be consistent with Comprehensive Plan's commercial locational criteria.

## COMMISSION

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Victor D. Crist, Vice-Chair

Ken Hagan  
Al Higginbotham  
Pat Kemp  
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## EXECUTIVE DIRECTOR

Janet L. Dougherty

## DIVISION DIRECTORS

Richard Tschantz, Esq.  
Andy Schipfer, P.E.  
Hooshang Boostani, P.E.  
Jerry Campbell, P.E.  
Sam Elrabi, P.E.

November 21, 2017

Brandon Henry  
[henryb@plancom.org](mailto:henryb@plancom.org)  
Planning & Zoning Technician II  
Hillsborough County Planning Commission

Dear Mr. Henry,

EPC staff has completed a review of Comprehensive Plan Amendments HC CPA 17-18, 17-19, 17-20, 17-21, 17-22, 17-23 and offer the following comments:

- 17-18: Wetlands exist on the parcel. Any activity interfering with the integrity of a wetland, such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.
- 17-19, 17-20, 17-23: No comments.
- 17-21: Wetlands exist on the parcels. Any activity interfering with the integrity of a wetland, such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.
- 17-22: Wetlands exist on the parcel. Any activity interfering with the integrity of a wetland, such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

Sincerely,

Mike Thompson  
Project Manager  
Wetlands Management Division

*Environmental Excellence in a Changing World*

**Roger P. Stewart Center**

**3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.ephc.org](http://www.ephc.org)**





## Memorandum

TO: Brandon Henry, Planning and Zoning Technician II  
Hillsborough County City-County Planning Commission

FROM: Linda Walker, Planner II  
Hillsborough Area Regional Transit Authority (HART)

DATE: November 13, 2017

RE: CPA 17-18  
Future Land Use Map Amendment Change  
19139 Geraci Road, west of Dale Mabry Highway  
Folio # 13282-0000

HART staff has reviewed the plan amendment request to change the future land use from Residential-1 to Residential-4 and submits the following comments and recommendations.

### Existing Service

The property is located approximately 1.9 miles outside of the transit flex service zone at Van Dyke Road and Dale Mabry Highway. Flex service offers the convenience of service by reservation and the flexibility of walk-up service from a regular bus stop. The Northdale Flex service connects with local bus service at the intersection of Fletcher Avenue and Dale Mabry Highway.

### Planned Improvements/ Future Needs

Northwest County express service on Suncoast Parkway, connecting to Pasco and Hernando counties, is identified in the Needs Network of the 2018 -2027 major update of the HART Transit Development Plan. The closest area for local transit improvements identified in the Needs Network are south of Van Dyke Road. The current density and road design for this location is not conducive for fixed route transit service.

### Recommended Investments

The potential increase in residential will create a need for alternative travel options on Geraci Road and Dale Mabry Highway. The following needs are identified to facilitate other alternative travel modes.

- Sidewalk and bike paths on Geraci Road and Dale Mabry Highway
- Internal pedestrian/ADA paths and bike connections.
- Gathering place for vanpools and carpools.
- Increase funding to the Hillsborough County Community Transportation Coordinator for the mobility of future residents with physical and mental disabilities.

## School Capacity Report

<p><b>Date:</b> November 3, 2017</p> <p><b>Jurisdiction:</b> Hillsborough County</p> <p><b>Case Number:</b> CPA 17-18</p> <p><b>Address/Folio:</b> 19139 Geraci Road (folio: 13282.0000)</p>	<p><b>Acreage:</b> 6.41 acres</p> <p><b>Current Land Use:</b> RES-1</p> <p><b>Proposed Land Use:</b> RES-4</p> <p><b>Maximum Residential Units:</b> 25 SFD Units</p>
--	--

School Data	McKittrick Elementary	Martinez Middle	Steinbrenner High
FISH Capacity	1045	1209	2416
2017-18 Enrollment	912	1191	2434
Current Utilization	87%	99%	101%
Concurrency Reservations	73	99	183
Students Generated	5	3	4
Proposed Utilization	95%	107%	108%

Source: 2017-18 40<sup>th</sup> day enrollment count

**Notes:** Currently, Steinbrenner High and Martinez Middle Schools do not have adequate capacity for the proposed development or planned capacity. Attendance boundary changes would have to be explored to provide relief for this development.

**This is a capacity review, and is not a concurrency determination. A concurrency review will take place prior the preliminary plat or site plan approval.**

Amber K. Dickerson, AICP  
 Department Manager of Planning & Siting  
 Email: [amber.dickerson@sdhc.k12.fl.us](mailto:amber.dickerson@sdhc.k12.fl.us)  
 Phone: 813.272.4896

Comprehensive Plan Amendment Request  
HC/CPA 17-18

Transportation Information

Road Name	From - To	Number of Lanes	Adopted LOS Standard	Current LOS	Pedestrian LOS	Bicycle LOS
Dale Mabry Hwy.	Veterans W Ramp to Sun Lake Blvd.	4LD	D	F	D	C
Geraci Rd.	Dale Mabry Hwy. to Apian Way	2LU	NA	NA	NA	NA

**Transportation Analysis – Existing**

Access to the site is from Geraci Road, West of Dale Mabry Blvd. There are no sidewalks or bicycle facilities on Geraci Road. This area is not currently served by HART bus routes.

**Transportation Analysis – Future Proposed**

The current 2040 *Long Range Needs Plan* identifies a need to widen Dale Mabry Hwy. from Van Dyke Rd. to Cheval Blvd. to a 6 Lane Divided facility.

The MPO *Long Range Transportation Plan* “Longer Range Vision” identifies the need to add frontage roads to Dale Mabry Hwy. North of the Veterans W Ramp. (FDOT is currently revisiting the PD&E for this project).

The “Longer Range Vision” identifies additional highway projects that may be needed beyond 2040.

The current *HART Transit Development Plan* does not identify the need for expansion of transit service in this area.

**Special Area Analysis**

This area is not identified in the MPO’s *Demographic Analysis for Environmental Justice Purposes* as an area having a high density of minority populations.

# Attachment C

## Photos



Looking west of the site



Looking east of the site



# Attachment D

## Future Land Use Description

**FUTURE OF HILLSBOROUGH  
RURAL-RESIDENTIAL LAND USE CLASSIFICATION  
Residential-1 (RES-1)**

<b>RESIDENTIAL GROSS DENSITY</b>	<b>TYPICAL USES</b>	<b>MAXIMUM FLOOR AREA RATIO OR SQUARE FEET</b>	<b>SPECIFIC INTENT OF CATEGORY</b>
<p>Up to 1.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Rural scale neighborhood commercial, office multi-purpose projects limited to 30,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p>	<p>To designate areas for rural residential uses, compatible with short-term Agricultural Uses. Other uses including rural scale neighborhood commercial, office and multi-purpose projects may be permitted when complying with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.</p>

## Residential-4 (RES-4)

**RESIDENTIAL GROSS DENSITY**

Up to a maximum of 4.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations which represent an ideal set of circumstances with regard to the compatibility of the proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.

No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.

**TYPICAL USES**

Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

**MAXIMUM FLOOR AREA RATIO OR SQUARE FEET**

suburban scale neighborhood commercial, office, multi-purpose or mixed use projects limited to 175,000 sq. ft. or .25 FAR, whichever is less intense. Actual square footage limit is dependent on classification of roadway intersection where project is located.

For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.

**SPECIFIC INTENT OF CATEGORY**

To designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted subject to the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and conforming to established locational criteria for specific land use.

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# Attachment F

Application

**Comprehensive Plan Amendment Application**

**FOR OFFICE USE ONLY**

File Number: HC/CPA 17-18 Date Received: 9/25/17  
 Planning Commission Staff: Brandon Henry Date: 9/25/17

\*\*\*\*\*

Date of Pre-Submittal Conference with Planning Commission staff: July 25, 2017

**Jurisdiction in which proposed Comprehensive Plan Amendment is located:**

- Unincorporated Hillsborough County     City of Plant City
- City of Tampa     City of Temple Terrace

**Type of Comprehensive Plan Amendment:**

- Map Amendment     Text Amendment

**Comprehensive Plan Amendment Initiated by:**

- Private Sector     Public Sector

**Property Owner(s)**

Name: Bruce Egan  
 Address: 19239 Fishermans Bend Drive, Lutz FL 33558  
 Phone: 307 413-2782  
 E-mail: began@wyoming.com

**Agent/Representative (if applicable)**

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Affidavit to Authorize Agent (If applicable)** Where the applicant is not identified as the owner(s) of the property as specified on the deed(s) submitted with the request, a signed Affidavit to Authorize Agent is required. See Appendix C.

RECEIVED  
 2017 SEP 25 AM 11:24  
 HILLSBOROUGH COUNTY  
 PLANNING COMMISSION

