

TO: Planning and Growth Management Department

FROM: The Planning Commission Staff

HEARING DATE: December 15, 2008

SUBJECT: RZ 08-1338 EL  
In the vicinity of the northeast corner of the intersection of Harney Road and East Hillsborough Avenue

**SUMMARY DATA:**

**Future of Hillsborough (2015): Office Commercial-20 (20 du/ga; .75/.35 FAR)**

**Service Area: Tampa Service Area of the Urban Service Area**

Development of the site must recognize the objectives and policies regarding utilities in the Comprehensive Plan, in addition to following the County utility standards as set forth in the Land Development Code.

**Current Zoning:** Planned Development (PD) for 240 multi-family residential units.

**Requested Zoning:** Planned Development (PD) to allow for two development options:  
Option A: 240 multi-family residential units  
Option B: 500 bed transition housing facility

**Schools:** Consistent with Policy C-36.6, school capacity should be coordinated with the School Board prior to the development of this property.

STAFF FINDING AND RECOMMENDATION:

The applicant has indicated a desire to continue this application. The applicant has requested additional time to work with staff to clarify a number of staff's concerns. As such, at this time, sufficient information has not been provided for staff to evaluate and determine consistency with the Comprehensive Plan. The applicant should provide additional information and/or revise the proposed site plan to address the outstanding issues.

RECOMMENDATION

Based upon the above considerations, the Planning Commission staff finds the proposed rezoning **INCONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

