



**Rezoning Application: RZ-STD 22-0201**

**Zoning Hearing Master Date:** January 18, 2022

**BOCC Land Use Meeting Date:** March 8, 2022

**1.0 APPLICATION SUMMARY**

Applicant: Danva Investment, LLC

FLU Category: Residential-4 (R-4)

Service Area: Urban

Site Acreage: 2.1 MOL

Community Plan Area: Greater Carrollwood Northdale

Overlay: None



**Introduction Summary:**

The existing zoning is Agricultural - Single-Family (AS-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	2.1 MOL	2.1 MOL
Density/Intensity	1 du/gross acre	6 du/gross acre
Mathematical Maximum*	2 units	12 units

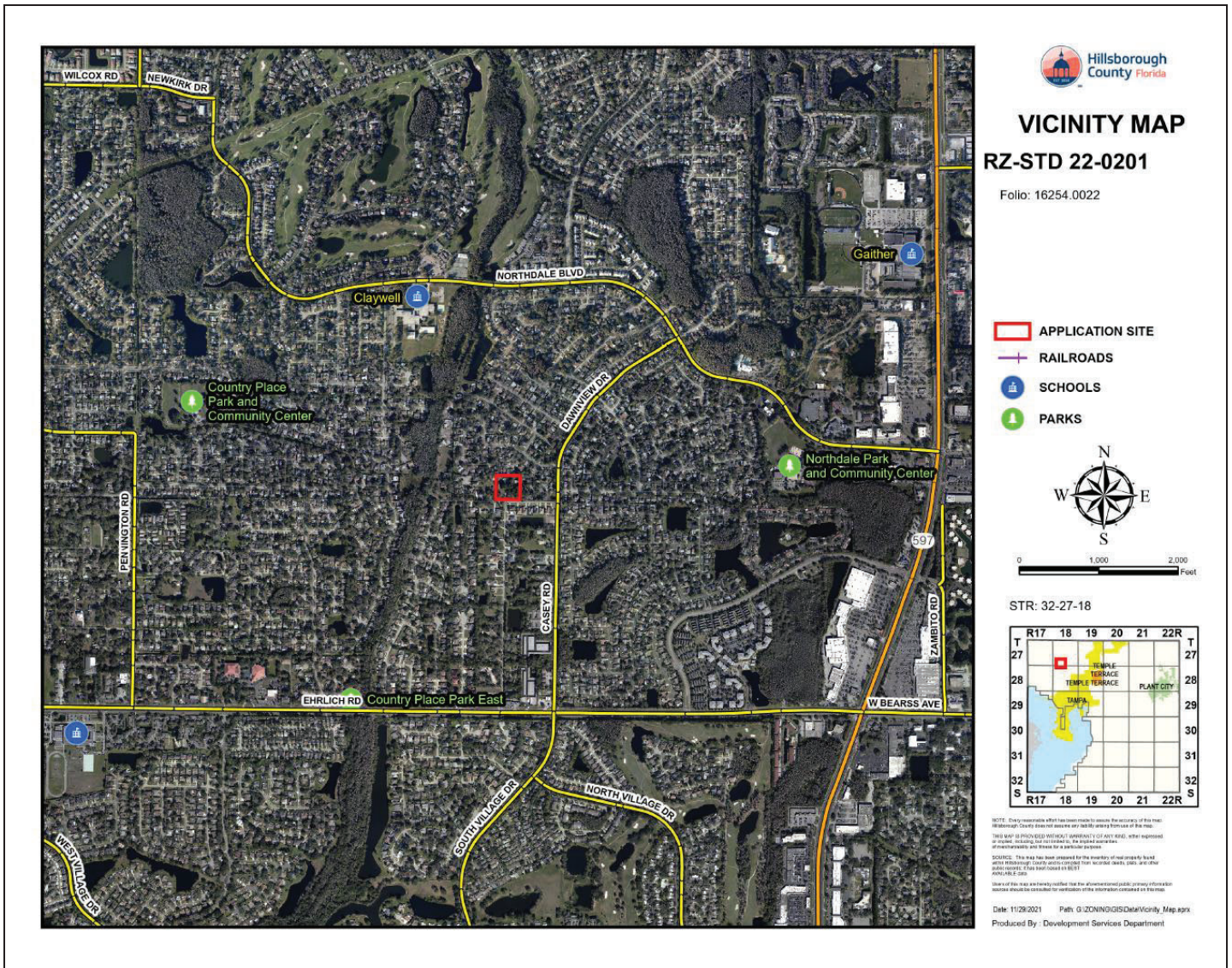
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AS-1	RSC-6
Lot Size / Lot Width	43,560 sf / 150'	7,000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

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

### 2.1 Vicinity Map

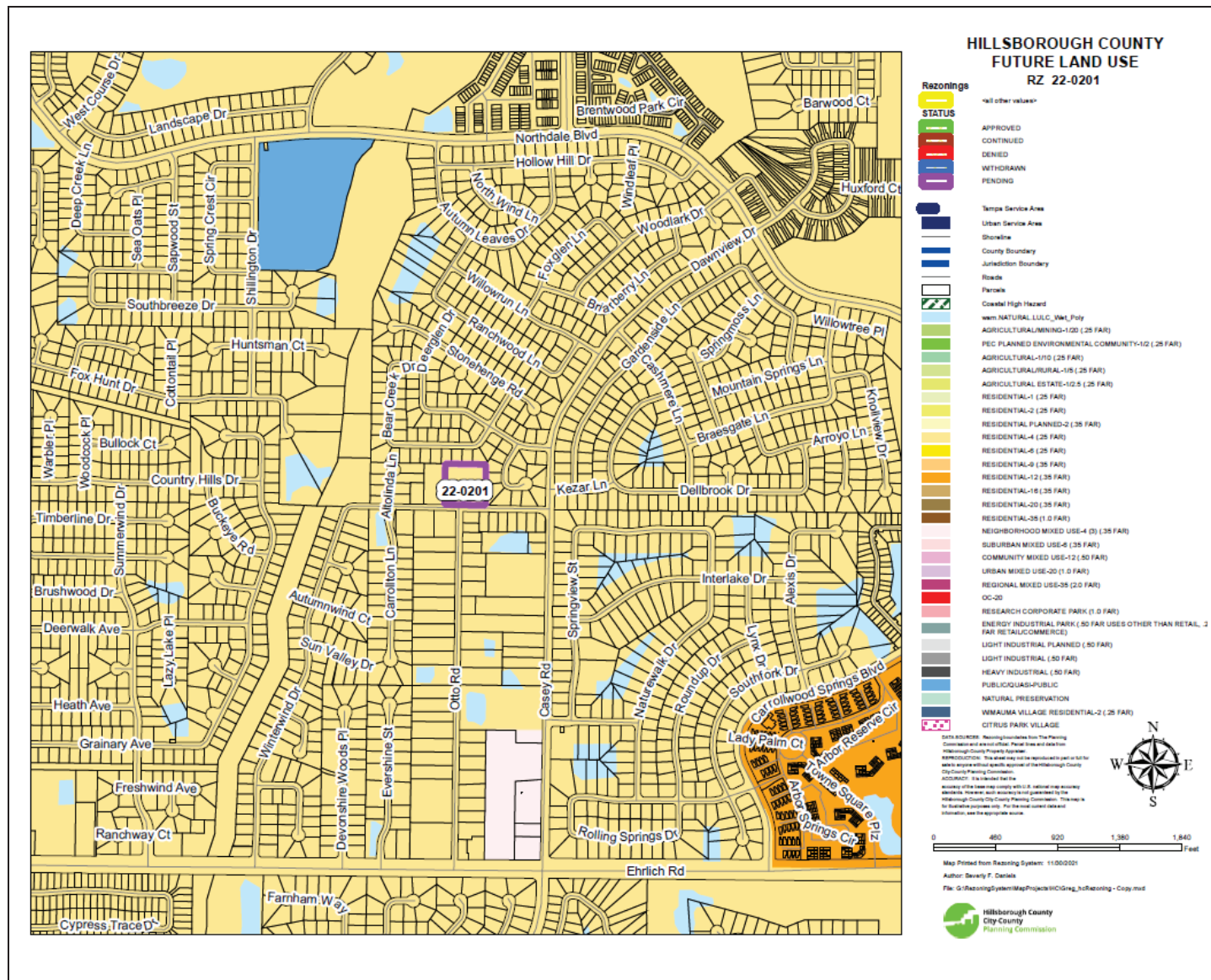


#### Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to single-family residential to the north, east and west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 76-0166	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	PD 76-0166	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
West	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential

**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
Casey Rd. Ext.	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	19	1	2
Proposed	76	6	8
Difference (+/-)	+57	+5	+6

\*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Requires connection to the County's potable water and wastewater systems.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

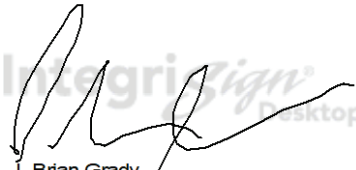
The purpose of the rezoning as indicated by the applicant is to allow for the development of a seven (7) lot single-family residential subdivision. As noted herein, the mathematical maximum number of units that could be developed is 12 units. The approximate 2.10-acre lot is located at 15509 Casey Road. The parcel is in an area entirely comprised of single-family residential. The subject parcel is directly adjacent to single-family residential to the north and east zoned PD 76-0166 and to the west zoned AS-1. To the south across Casey Road are additional single-family residential lots zoned RSC-6 and RSC-6 with a Mobile Home Overlay. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family lots zoned RSC-6 and PD 76-0166; therefore, the rezoning of the subject parcel from AS-1 to RSC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the request approvable.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Thu Jan 6 2022 13:58:59

**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.

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

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 01/05/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0201

- |                                     |  |
|-------------------------------------|--|
| <input type="checkbox"/>            | This agency has no comments.                         |
| <input checked="" type="checkbox"/> | <b>This agency has no objection.</b>                 |
| <input type="checkbox"/>            | This agency objects for the reasons set forth below. |

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 5 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 2.09 acres from Agricultural Single-Family (AS-1) to Residential, Single Family Conventional - 6 (RSC-6). The site is located on the north side of the intersection of Otto Rd. and Casey Rd. The Future Land Use designation of the site is Residential - 4 (R-4).

*Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single Family Dwelling Units (ITE Code 210)	19	1	2

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 8 Single Family Dwelling Units (ITE Code 210)	76	6	8

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+57</b>	<b>+5</b>	<b>+6</b>



The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 5 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Casey Road Extension. Casey Rd. Ext is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Along the project frontage, the roadway lies within a +/- 49-foot wide right-of-way. There are no sidewalks, bike lanes, or curb and gutter on either side of Casey Rd. Ext. in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated the site will have access to Casey Rd. Ext. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Casey Rd. Ext is not included in the 2020 Level of Service Report.

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-Std-22-0201
<b>Hearing date:</b>	January 18, 2022
<b>Applicant:</b>	Danva investment, LLC
<b>Request:</b>	Rezone from AS-1 to RSC-6
<b>Location:</b>	15509 Casey Road, Tampa
<b>Parcel size:</b>	2.1 acres +/-
<b>Existing zoning:</b>	AS-1
<b>Future land use designation:</b>	R-4 (4 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Greater Carrollwood Northdale Community Plan

**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

**Rezoning Application:** RZ-STD 22-0201  
**Zoning Hearing Master Date:** January 18, 2022  
**BOCC Land Use Meeting Date:** March 8, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Danva Investment, LLC  
**FLU Category:** Residential-4 (R-4)  
**Service Area:** Urban  
**Site Acreage:** 2.1 MOL  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None



**Introduction Summary:**

The existing zoning is Agricultural - Single-Family (AS-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AS-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	2.1 MOL	2.1 MOL
Density/Intensity	1 du/gross acre	6.4 du/gross acre (Per FLU guidelines)
Mathematical Maximum*	2 units	12.8 units

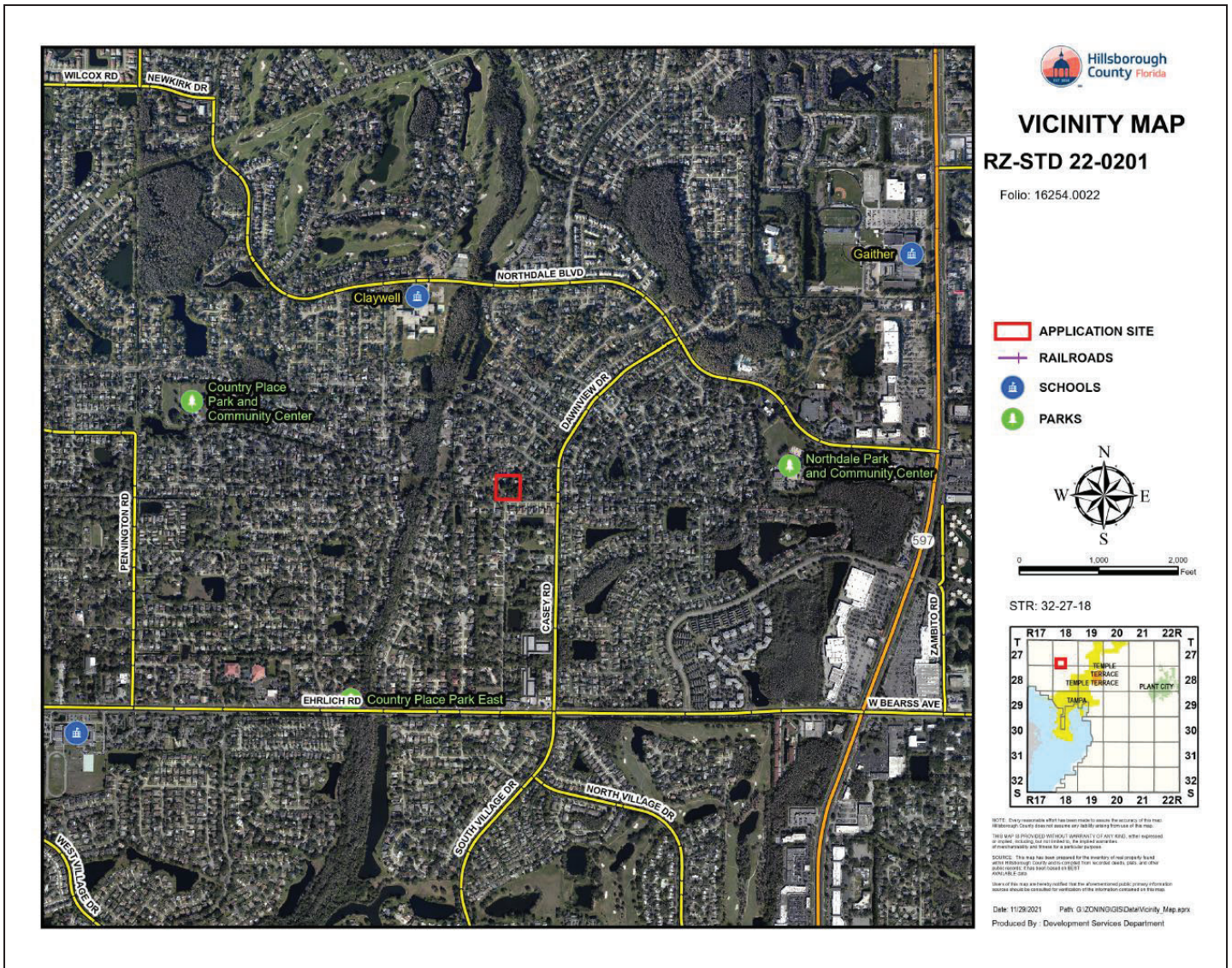
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Development Standards	Existing	Proposed
District(s)	AS-1	RSC-6
Lot Size / Lot Width	43,560 sf / 150'	7,000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

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

### 2.1 Vicinity Map

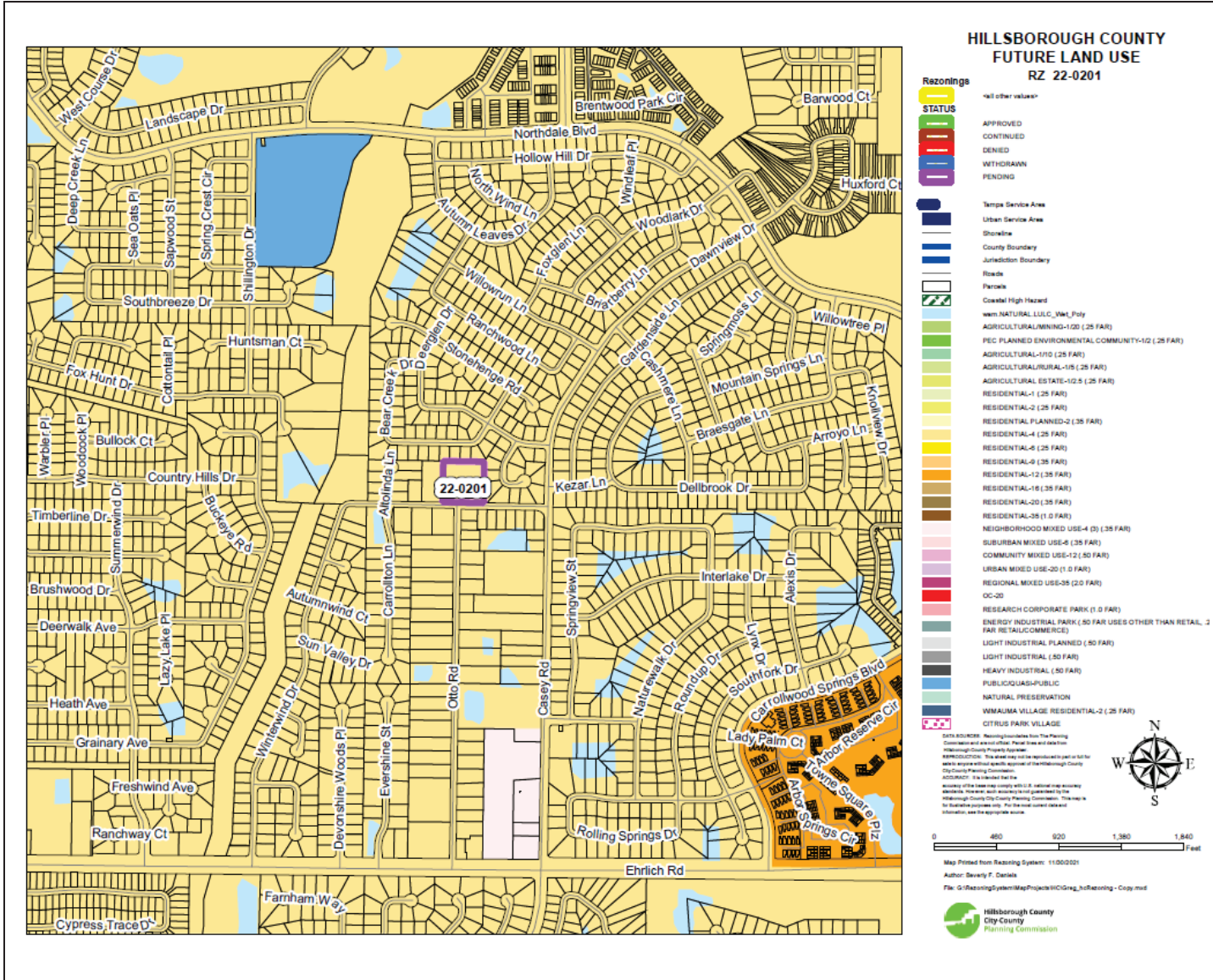


#### Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to single-family residential to the north, east and west.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 76-0166	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	PD 76-0166	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
West	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential

**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
Casey Rd. Ext.	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	19	1	2
Proposed	76	6	8
Difference (+/-)	+57	+5	+6

\*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" 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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Requires connection to the County's potable water and wastewater systems.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility


The purpose of the rezoning as indicated by the applicant is to allow for the development of a seven (7) lot single-family residential subdivision. As noted herein, the mathematical maximum number of units that could be developed is 12 units. The approximate 2.10-acre lot is located at 15509 Casey Road. The parcel is in an area entirely comprised of single-family residential. The subject parcel is directly adjacent to single-family residential to the north and east zoned PD 76-0166 and to the west zoned AS-1. To the south across Casey Road are additional single-family residential lots zoned RSC-6 and RSC-6 with a Mobile Home Overlay. The subject property is designated Residential-4 (RES-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family lots zoned RSC-6 and PD 76-0166; therefore, the rezoning of the subject parcel from AS-1 to RSC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district compatible with the existing zoning and development pattern in the area.

### 5.2 Recommendation

Based on the above considerations, staff finds the request approvable.

**Zoning Administrator Sign Off:**



J. Brian Grady  
Thu Feb 3 2022 12:53:48

**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.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on January 18, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. John LaRocca spoke on behalf of the applicant. Mr. LaRocca stated the subject property is 2.1 acres at 15509 Casey Road or Casey Road extension within the Urban Services Area, and is designated Residential-4 on the Future Land Use Map. He stated the property is in the Greater Carrollwood Northdale Community Plan area. He stated the applicant is proposing to rezone the subject property from AS-1, which is large lot, single-family residential zoning district requiring 1-acre lots. He stated there is currently one single-family home on the subject property. He stated the proposal is to rezone to RSC-6 for a standard conventional single-family detached small subdivision of seven lots.

Mr. LaRocca stated the report filed in the record shows the applicant's proposal is consistent with the broader surrounding area of single-family detached homes. He stated there is very similar zoning in the area. He stated there is a large AS-1 lot to the west that is out of character with the way the area is developed. He stated the pattern of development in the surrounding area is for single-family conventional lots.

Mr. LaRocca stated the maximum density allowed under the comprehensive plan is four units per acre. He stated the applicant understands the proposed development would have to meet the standard minimum lot size of 7,000 square feet and meet all Land Development Code and technical standards to allow the development.

### **Development Services Department**

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

### **Planning Commission**

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

### **Proponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Ms. Andrea Diaz stated she has been a resident in the community for almost ten years and that she and her husband purchased their property as an investment to have their family rooted there for expansion and for space, safety, and minimum traffic. She stated they like the fact that they are in a growing area and have the luxuries of shopping, but they also like the nice niche of having space. She stated in the past three years there have been a total of 19 new residences built within their block. She stated a developer built 13 zero-lot-line homes on four acres at the end of her street, literally shutting down traffic off of Casey Road north and southbound to implement a pump station. She stated it closed traffic for nearly a year, making Otto Road a detour designation for all major traffic on that street. She stated homes on her street have children ten years old and younger, and there are speed humps but they do not serve the purpose. She stated she fears that adding the six to seven more units at the end of the road, and the same developer has another lot on the south entry point of the road looking to do something quite the same, that there is going to be a huge influx of traffic and inconvenience of construction. She stated they can hardly get down their road now where minor improvements of people's homes are being renovated, much less a full six-unit construction. She stated her request is not to put in so many units, but rather to make it one house per acre or maybe two. She stated they are concerned and want to conserve in line with the Northdale development of conserving the suburban nature of the neighborhood. She stated they want to keep it a cute neighborhood. She stated they hope to keep it safe for those who live there, minimizing exposure and traffic for the safety of their children.

Mr. James Lavalley stated he is the president of the Carrollton Homeowners' association and has lived in the neighborhood for 27 years. He stated during that time he has witnessed many of the surrounding properties being developed and homes being built. He stated the applicant has cleaned up the subject property and it looks really nice. He stated he is present out of concerns voiced by neighbors. He stated the properties on Otto Road and Casey extension were and are still zoned exactly as the previous speaker said. He stated he watched many trees go down in the recent development of the 4.1 acres around the pond area. He stated that adding a new subdivision at the intersection of Casey extension and Otto Road would create an intersection there. He stated it is already a cut-through road during the many construction projects on Casey Road into Dawnview. He stated the reference to AS-1 property being out if its element is not really true at this point as it's been developed. He stated down Otto Road there are homes that have been built on close to an acre of land. He stated if the project is constructed with seven homes the views in Vista of the properties to the west with four homes, the backyards of these properties would face into that AS-1, including coming all the way up to the Casey extension road. He stated if the homes are two-story that presents another issue. He stated drainage is an issue in the area as Brushy Creek is just to the west. He stated water runs that way and there have been many times where the community has flooded. He stated tree removal is a concern. He stated many trees were removed on the 4.1-acre parcel and not enough of them were replanted. He stated there is a concern over any removal of any additional oak trees.

Ms. Antje Rivera stated she lives at the property right next to the subject property. She stated traffic is a main issue already in the neighborhood and adding seven more homes, maybe two-story homes, will really invade her privacy. She stated the noise level will increase and children cannot play on the roads anymore like they have been. She stated she has been living in the neighborhood for almost 20 years and she has never seen a development like this. She stated it does not fit in the neighborhood. She stated they all have single-family homes on big land, so these developments do not fit in the neighborhood and they do not look good. She stated the subject property is a smaller lot, only two acres, so she does not know how seven houses will look on that lot.

Mr. Alex Pernas stated there have been quite a few projects on Casey Road so people take Otto Road, and he has seen an incremental increase in traffic. He stated it is a very safe road right now and he is concerned about traffic and safety of the children. He stated building seven new homes will increase the traffic on Otto Road, so he is very concerned about that.

Ms. Brandy Meyer stated she lives directly behind the subject property. She stated the house is set back quite a way from her fence and there is another dwelling on the same property that is about 2 feet from her fence. She stated it is listed as a single-family home but there is another building there. She stated she is concerned about the number of homes that will be built. She stated in order to fit in that space the homes will have to be two-story, and she does not want a two-story house behind her. She stated she is concerned about rainwater runoff. She stated the drainage in her backyard now is extremely poor and she has a utility easement right next to her fence that is on her property. She stated it slopes toward her house. She stated if seven houses are put in there is nowhere for the water to go. She stated she loves that the applicant is not going to build apartments or townhouses or a business, but seven is too many houses for that space.

Mr. Osvaldo Enrique stated he is concerned about the traffic. He stated he has been in the community only a year and a half and he has seen four houses built in that time. He said there are brand-new houses all around the neighborhood under construction all the time. He stated he is concerned about how this is going to be if there continues to be development of houses. He stated there is another construction company at the other end by Ehrlich and Otto Road. He stated that means there is going to be a lot more traffic coming up in the future in the neighborhood. He stated he agrees with what has been said by the other opposition speakers.

### **Development Services Department**

Mr. Grady stated he has a correction for the staff report and will file an amended report. He stated the actual mathematical maximum for the subject property is eight units. He stated the report shows 12 units because the RES-4 land use designation controls. He stated even though it is RSC-6 zoning and four units per acre to 2.1-acre parcel, the maximum units they can do is eight. He stated staff will make that correction. He stated Development Services has nothing further to add.

### **Applicant Rebuttal**

Mr. LaRocca stated the record is clear in terms of the character of the surrounding area, the comprehensive plan, the fact that future development of the subject property if the rezoning is approved will comply with the Land Development Code standards and technical guidelines. He stated the maximum number of units allowed on the subject parcel was corrected on the record. He stated what works under RSC-6 zoning on the subject property is seven units in terms of a layout that has been made for the proposal. He stated the proposal would be to bring in a cul-de-sac with seven lots that are designed in accordance with the RSC-6 zoning including appropriate drainage standards that would be designed to be compatible with the technical standards of the Land Development Code.

Mr. LaRocca stated as an urban planner who has practiced for a very long time, the land use in the area is suburban in character related to the service area that it is in. He stated public water and sewer is available. He stated the area is changing, but looking at the pattern that has been established, the subdivisions that exist in the area are primarily conventional single-family detached communities or developing that way based on what has been subdivided. He stated the applicant proposes to meet all code requirements.

Mr. LaRocca stated the concerns are valid by people who live in the area that may have had some Agricultural zoning or large lot zoning, but the character and pattern of the area is what is being sought out on the few remaining parcels that are of the 1-acre character. He stated all matters will be complied with at the time of permitting should the rezoning be granted. He stated consideration should be given for consistency with the comprehensive plan and meeting all Development Service standards that have been presented in the report.

The hearing officer closed the hearing on rezoning 22-0201.

### **C. EVIDENCE SUBMITTED**

No additional documentary evidence was submitted into the record at the hearing.

### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 2.1 acres and is located at 15509 Casey Road, Tampa.
2. The Subject Property is zoned AS-1 and is designated Res-4 on the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Future Land Use Map*.
3. The Subject Property is located within the boundaries of the Carrollwood Northdale Community Plan and is within the Urban Services Area.
4. The applicant is requesting to rezone the Subject Property to RSC-6.

5. The surrounding area consists of single-family residential development. The Subject Parcel is directly adjacent to single-family residential to the north, east and west and Casey Road to the south. Single-family residential uses exist south of Casey Road.
6. Adjacent properties north and east of the Subject Property are zoned PD 76-0166, allowing a maximum density of 6 dwelling units per gross acre, developed with single-family conventional residential units. Adjacent properties south of the Subject Property are zoned RSC-6 and developed with single-family conventional residential units. Adjacent properties west of the Subject Property are zoned AS-1, allowing a maximum density of one dwelling unit per acre, developed with single-family residential units.
7. County staff found the majority of surrounding uses and zoning districts are similar to the proposed rezoning, therefore the rezoning of the Subject Property from AS-1 to RSC-6 would be consistent with the existing zoning pattern in the surrounding area. Staff concluded the rezoning request is compatible with existing zoning districts and development pattern in the surrounding area.
8. Planning Commission staff found the rezoning request to be consistent with the Greater Carrollwood Northdale Communities Plan, which desires to retain the suburban character of the residential areas. Staff found the subject property is located within an area of predominately single-family residential development that is suburban in nature and the proposed rezoning to RSC-6 meets the vision of integrating new residential development with the existing suburban character of the area. Staff concluded the rezoning request is consistent with the county's comprehensive plan.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*,

and does comply with the applicable requirements of the Hillsborough County Land Development Code.

### G. SUMMARY

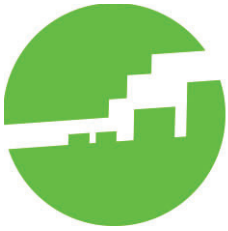
The applicant has requested to rezone the Subject Property to RSC-6.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

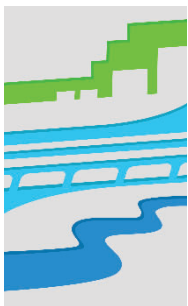
<i>Pamela Jo Hatley</i>	2-8-2022
_____ Pamela Jo Hatley PhD, JD	Date:
Land Use Hearing Officer	





**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> January 18, 2022	<b>Petition: RZ 22-0201</b>
<b>Report Prepared:</b> January 6, 2022	<b>15509 Casey Road</b>  On the north side of Casey Road, west of Dawnview Drive
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-4 (4 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Greater Carrollwood Northdale</b>
<b>Requested Zoning:</b>	Agricultural Single Family-1 (AS-1) to Residential Single-Family Conventional-6 (RSC-6) to permit the development of seven residential lots
<b>Parcel Size (Approx.):</b>	2.09 +/- acres (91, 040 sq. ft.)
<b>Street Functional Classification:</b>	Casey Road – <b>Local</b> Dawnview Drive – <b>County Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not in an Evacuation Zone



## **Context**

- The approximately 2.09 acre subject property is located on the north side of Casey Road, west of Dawnview Drive. The subject property is located in the Urban Service Area. It is within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject site's Future Land Use designation is Residential-4 (RES-4) on the Future Land Use Map. Typical uses of 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 uses. RES-4 surrounds the subject site on all sides.
- The subject property is zoned Agricultural Single-Family-1 (AS-1) and is currently developed with a single residential dwelling. AS-1 is also located adjacent to the site on the west. Residential Single-Family Conventional-4 (RSC-4) is located further west and is developed with single-family residential dwellings. There are Planned Development zoning districts that are developed with single-family residential dwellings on the north and east sides. To the south is Residential Single Family Conventional-6 (RSC-6) and is developed with single-family residential homes.
- The applicant is requesting to rezone the property from Agricultural Single-Family-1 (AS-1) to Residential Single-Family Conventional-6 (RSC-6) to permit the development of seven (7) dwellings lots.

## **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 (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 1.2: 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.

**Objective 16: Neighborhood Protection** The neighborhood is a 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 16.8:** 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.

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**GOAL 12:** Design neighborhoods which are related to the predominant character of the surroundings.

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.*

## **Livable Communities Element: Greater Carrollwood Northdale Communities Plan**

### **2. Community Design/Culture**

*Maintain and enhance community pride by promoting the areas' history, culture and volunteerism while preserving each community's value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.*

**Goal 2:** *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

#### **Strategies:**

- *Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.*
- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- *Preserve the character and integrity of existing neighborhoods through increased code enforcement.*

#### **Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting to rezone the 2.09 +/- acre subject property from Agricultural Single-Family-1 (AS-1) to Residential Single-Family Conventional-6 (RSC-6) to permit the development of 7 lots. The Future Land Use designation of the subject site is Residential-4 (RES-4).

The proposal meets the intent of Objective 1 in the Future Land Use Element (FLUE) of the Comprehensive Plan for Unincorporated Hillsborough County where 80 percent of the future growth is to occur in the Urban Service Area. The subject site is within the Urban Service Area and the proposed rezoning is compatible with the surrounding area which is developed with single-family residential dwellings on all sides. Therefore the request is consistent with Policies 1.4 and 16.10 of the Future Land Use Element. The proposed rezoning also meets the minimum density per Policy 1.3 as the RSC-6 zoning district would not allow for more than eight (8) lots on the 2.09 acre site and does not exceed the maximum density for the RES-4 Future Land Use Category.

Objective 16 and its accompanying Policies (16.1, 16.2, 16.3, 16.8, 16.10 and 16.11) require the protection of established neighborhoods and that proposed development be compatible with the development pattern of the surrounding area. The surrounding area is developed with single-family residential dwellings and is an example of residential infill on an underutilized parcel of land. There are few existing low density residential zoning districts in the surrounding area, and the development pattern is transitioning to more medium density zoning districts such as RSC-4 and RSC-6 and a number of subdivisions that are Planned Developments containing residential dwellings on lot sizes from 0.19 acres to 0.73 acres. The proposed rezoning would place (7) lots on 2.09 acres which would produce an average lots size of 0.29 acres which is compatible with the surrounding area.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land-use pattern is medium density single-family residential development and the proposal to create seven lots would be compatible with the existing development pattern.

The proposed rezoning is also consistent with Goal 2 of the Greater Carrollwood Northdale Communities Plan that desires to retain the suburban character of its residential areas. The site is located in the middle of a predominately single-family residential neighborhood that is suburban in nature and the proposed rezoning to RSC-6 meets the vision of integrating new residential development with the existing suburban character of residential areas in Greater Carrollwood Northdale.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that is compatible with the existing and planned development pattern found in the surrounding area.

**Recommendation**

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

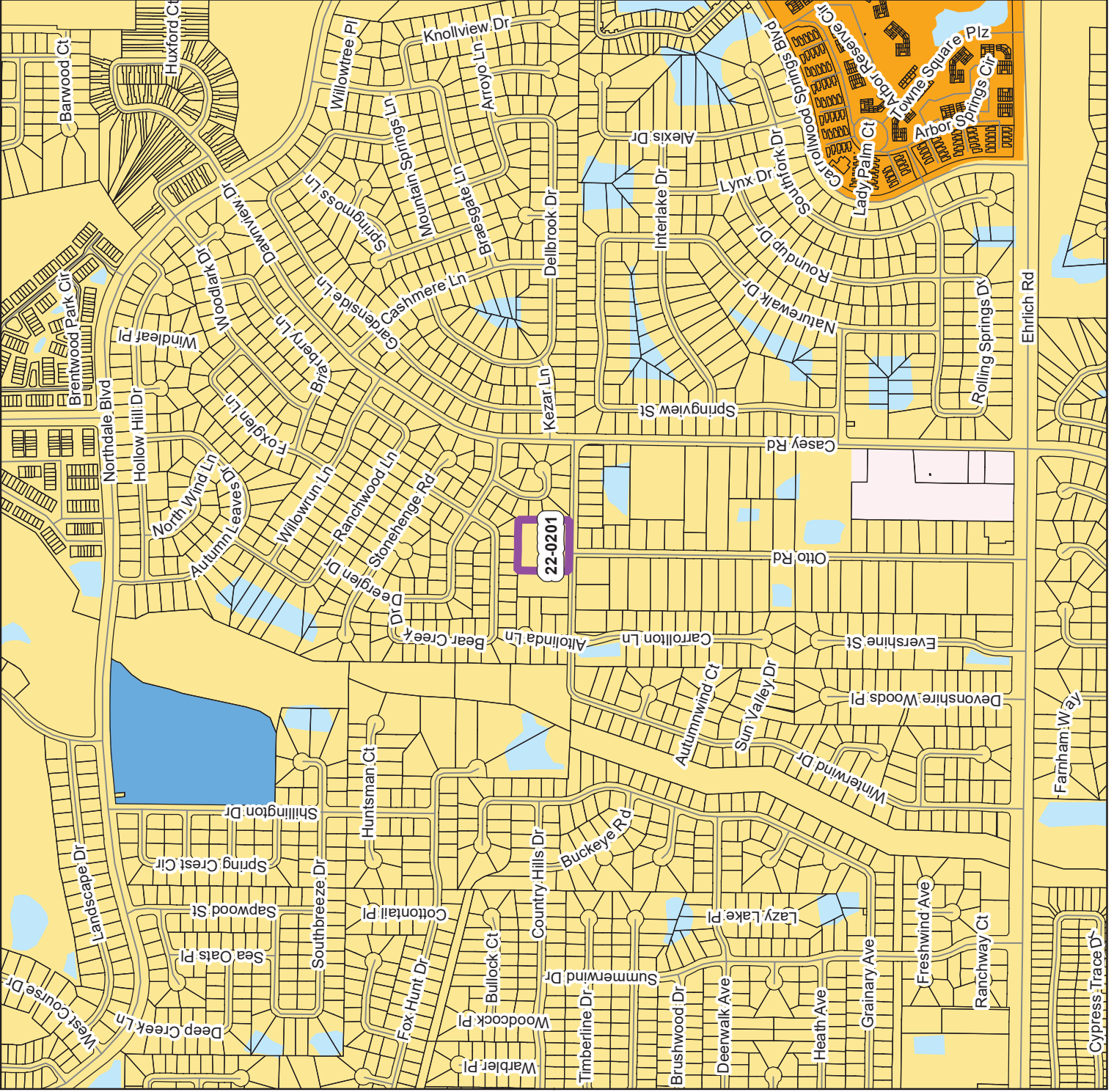
# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0201

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- Coastal High Hazard
- WATER NATURAL LULUC\_Wat\_Poly
- AGRICULTURAL MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-12 (.25 FAR)
- AGRICULTURAL-170 (.25 FAR)
- AGRICULTURAL RURAL-115 (.25 FAR)
- AGRICULTURAL ESTATE-12.5 (.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)
- HEAVY INDUSTRIAL (50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The Planning Commission asks to approve without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is for illustrative purposes only. The most current data and information, use the appropriate source.

Map Printed from Rezoning System: 11/30/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezonings\System\MapProjects\HC\Gis\Re\ReZoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** GCN/Northwest

**DATE:** 01/05/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0201

	This agency has no comments.
<b>X</b>	<b>This agency has no objection.</b>
	This agency objects for the reasons set forth below.

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 5 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 2.09 acres from Agricultural Single-Family (AS-1) to Residential, Single Family Conventional - 6 (RSC-6). The site is located on the north side of the intersection of Otto Rd. and Casey Rd. The Future Land Use designation of the site is Residential - 4 (R-4).

#### *Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 2 Single Family Dwelling Units (ITE Code 210)	19	1	2

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 8 Single Family Dwelling Units (ITE Code 210)	76	6	8

#### **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+57</b>	<b>+5</b>	<b>+6</b>



The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 5 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.

#### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Casey Road Extension. Casey Rd. Ext is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Along the project frontage, the roadway lies within a +/- 49-foot wide right-of-way. There are no sidewalks, bike lanes, or curb and gutter on either side of Casey Rd. Ext. in the vicinity of the proposed project.

#### **SITE ACCESS**

It is anticipated the site will have access to Casey Rd. Ext. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

#### **ROADWAY LEVEL OF SERVICE**

Casey Rd. Ext is not included in the 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
Casey Rd. Ext.	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 <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	76	6	8
Difference (+/-)	+57	+5	+6

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
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.
	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 type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

**COMMISSION**

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**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> January 18, 2022</p> <p><b>PETITION NO.:</b> 22-0201</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> hartshorns@epchc.org</p>	<p><b>COMMENT DATE:</b> December 14, 2021</p> <p><b>PROPERTY ADDRESS:</b> 15509 Casey Rd Ext, Tampa, FL 33624</p> <p><b>FOLIO #:</b> 0162540022</p> <p><b>STR:</b> 32-27S-18E</p>
<p><b>REQUESTED ZONING:</b> AS-1 to RSC-6</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	12/13/2021
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Sjh/mst

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

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PETITION NO.: STD22-0201    REVIEWED BY: Randy Rochelle    DATE: 12/22/2021

FOLIO NO.: 16254.0022

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists  (adjacent to the site),  (approximately 50 feet from the site) and is located south of the subject property within the south Right-of-Way of Casey Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_ prior to issuance of any building permits prior to June 1, 2022, that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 12 inch wastewater force main exists  (adjacent to the site),  (approximately 500 feet from the site) and is located east of the subject property within the east Right-of-Way of Dawnview Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 6 Dec. 2021**

**REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management**

**APPLICANT: John La Roca**

**PETITION NO: RZ-STD 22-0201**

**LOCATION: 15509 Casey Rd., Tampa, 33624**

**FOLIO NO: 16254.0022**

**SEC: 32 TWN: 27 RNG: 18**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )  
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ZONE HEARING MASTER )  
HEARINGS )  
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, January 18, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:27 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
January 18, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C3:  
Application Number: RZ-STD 22-0201  
Applicant: Danva Investment, LLC  
Location: 15509 Casey Rd.  
Folio Number: 016254.0022  
Acreage: 2.1 acres, more or less  
Comprehensive Plan: R-4  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Re3zone to RSC-6



1 MR. GRADY: The next item is agenda item  
2 C-3, Rezoning-Standard 22-0201. The applicant is  
3 Danva Investment, LLC. The request is to rezone  
4 from AS-1 to RSC-6.

5 Chris Grandlienard will provide staff  
6 recommendation after presentation by the applicant.

7 HEARING MASTER HATLEY: All right.  
8 Applicant?

9 MR. LAROCCA: Good evening. My name is John  
10 LaRocca with Murphy LaRocca Consulting Group. I'm  
11 the representative for the applicant and owner,  
12 Danva Investment, LLC.

13 The property is a 2.1-acre site at 15509  
14 Casey Road or Casey Road extension within the Urban  
15 Service Area. The property is designated  
16 Residential-4 on the Future Land Use Plan Map,  
17 located within the community plan area of the  
18 Greater Carrollwood Northdale area. There are no  
19 overlay districts in the area.

20 The proposal is to rezone the property from  
21 AS-1, which is a large lot, single-family  
22 residential zoning district requiring 1-acre lots.  
23 There's currently one single-family home on the  
24 2.1-acre property.

25 The proposal is to rezone to an RSC-6 for a

1 standard planning for a standard conventional  
2 single-family detached small subdivision of what  
3 has conceptually be designed as a seven-lot  
4 subdivision.

5 The -- you'll find in the report that's been  
6 filed for the record is that the proposal is  
7 consistent with the broader surrounding area of  
8 single-family detached homes. There is a very  
9 similar zoning in the area. There's another large  
10 AS-1 lot to the west. Obviously, a bit out of  
11 character with the way the area is developed.

12 The -- the context of the surrounding area,  
13 and you'll see in your report from staff and  
14 Planning Commission, that the pattern of  
15 development in that area is for single-family  
16 conventional single-family development lots.

17 The maximum density allowed by the Comp Plan  
18 is four units per acres. Again, while this is not  
19 a PD zoning, we understand that any proposal on  
20 this property would have to meet the standard  
21 minimum lot size of 7,000 square feet and meet all  
22 Land Development Code and technical standard of  
23 documents to allow that compatible development.

24 With that said, I simply ask for your  
25 consideration, and I'll be glad to answer any

1 questions.

2 HEARING MASTER HATLEY: All right. Thank  
3 you. I have no questions for you right now.  
4 Please sign in with the clerks to my right. Thank  
5 you.

6 All right. Development Services.

7 MR. GRANDLIENARD: Good evening. Chris  
8 Grandlienard, Development Services.

9 Let me present my -- my PowerPoint. It'll be  
10 a second. Okay. I'll be presenting  
11 Standard-Rezoning 22-0201. They're requesting from  
12 the existing -- they're requesting a rezone from  
13 Agricultural Single-Family to Residential  
14 Single-Family Conventional.

15 The location is at 15509 Casey Road, Tampa.  
16 It's -- it's located in the Urban Service Area and  
17 the Greater Carrollwood Northdale Community Plan.  
18 The Future Land Use is Residential-4. It surrounds  
19 the parcel. Maximum density is four point -- 4.0  
20 dwelling units per gross acre.

21 The current zoning is AS-1. Zoning district  
22 immediately to the north is PD 76-0166, which is  
23 also residential. Zoning district to the south is  
24 RSC-6. Zoning district to the east is also PD  
25 76-0166. And to the west is AS-1 lot as the

1 applicant mentioned.

2 The surrounding area consists of  
3 single-family residential. The subject parcel is  
4 directly adjacent to single-family residential to  
5 the north, east, and west.

6 The purpose of the rezoning as indicated by  
7 the applicant is to allow for development of a  
8 seven-lot single-family residential subdivision.  
9 Mathematical maximum number of units that can be  
10 developed is 12 units.

11 The approximate 2.1-acre lot is in an area  
12 entirely comprised of single-family residential.  
13 Subject parcel is directly adjacent to  
14 single-family residential, to the north and east  
15 zoned PD 76-0166 and to the west AS-1.

16 To the south across Casey Road are  
17 additional single-family residential lots zoned  
18 RSC-6 and RSC-6 with a Mobile Home Overlay. The  
19 subject property is designated R -- RES-4,  
20 Residential-4, on the Future Land Use Map.

21 Also, the Planning Commission found the use  
22 consistent with the Comprehensive Plan. The  
23 majority of surrounding uses and zoning districts  
24 are similar to the request. Single-family lots  
25 zoned RSC-6 and PD.

1           Therefore, the rezoning of the subject  
2 parcel from AS-1 to RSC-6 would be consistent with  
3 the existing zoning pattern of the area.

4           Therefore, based on the Residential-4 Future  
5 Land Use Classification, the surrounding zoning,  
6 and development pattern of the proposed uses for  
7 the RSC-6 zoning district, staff finds the request  
8 approvable.

9           I'll be glad to answer any questions you may  
10 have.

11           HEARING MASTER HATLEY: All right. Thank  
12 you very much.

13           We'll hear from Planning Commission.

14           MS. MASSEY: Hi. This is Jillian Massey  
15 with Planning Commission staff.

16           The proposal meets the intent of Objective 1  
17 in the Future Land Use Element of the Comprehensive  
18 Plan where 80 percent of the future growth is to  
19 occur in the Urban Service Area.

20           The site's located in the Urban Service  
21 Area, and the proposed rezoning is compatible with  
22 the surrounding area, which is developed as  
23 single-family residential on all sides.

24           Therefore, the request is consistent with  
25 Policies 1.4 and 16.10 of the Future Land Use

1 Element. The proposed rezoning also meets the  
2 minimum density for Policy 1.3. Objective 16 and  
3 its accompanying policies require the protection of  
4 established neighborhoods and that proposed  
5 development be compatible with the development  
6 pattern in the surrounding area.

7 The surrounding area is developed in  
8 single-family residential dwellings and as an  
9 example of residential infill of an underutilized  
10 parcel of land.

11 There are a few existing low density  
12 residential zoning districts in the surrounding  
13 area, and the development pattern is transitioning  
14 to more medium density zoning district, such as  
15 RSC-4 and RSC-6, in a number of subdivisions that  
16 are Planned Developments containing residential  
17 dwellings on lot sizes that range from .19 to --  
18 acres to .73 acres.

19 The proposed rezoning would place seven lots  
20 on this site, and it would produce an average lot  
21 size of .29 acres, which is compatible with the  
22 surrounding area.

23 The proposed rezoning is also consistent  
24 with Goal 2 of the Greater Carrollwood Northdale  
25 Community Plan, the desires to obtain the suburban

1 character of its residential areas.

2 The site's located in the middle of a  
3 predominantly single-family residential  
4 neighborhood that's suburban in nature, and the  
5 proposed rezoning to RSC-6, we think the vision of  
6 integrating new residential development with the  
7 existing suburban character of the residential area  
8 is in Greater Carrollwood Northdale.

9 Overall, the proposed rezoning would allow  
10 for a development that's consistent with the goals,  
11 objectives, policies of the Future of Hillsborough  
12 Comprehensive Plan for unincorporated Hillsborough  
13 County. And Planning Commission staff finds that  
14 the proposed rezoning is consistent.

15 And that concludes my presentation. Thank  
16 you.

17 HEARING MASTER HATLEY: All right. Thank  
18 you.

19 All right. Is there anyone here or online  
20 who wishes to speak in support of this application?  
21 Do not hear anyone.

22 Is there anyone here or online who wishes to  
23 speak in opposition to this application?

24 MS. DIAZ: Online opposition.

25 MR. LAMPE: Yes. We have Andrea.

1 MS. DIAZ: Hi. Good afternoon. My name is  
2 Andrea Diaz. I'm a resident at 15403 Otto Road,  
3 Tampa, 33624.

4 I've been a resident here for going on  
5 almost ten years now. My husband and I purchased  
6 the property in investment to have our family  
7 rooted here for expansion for our children for  
8 space, safety, and minimum traffic.

9 We do like the fact that we are in a growing  
10 area; that we have luxuries of shopping and  
11 whatnot, but we also like this nice niche of having  
12 space. In the past three years, we have had a  
13 total of 19 new residences built within our block.

14 There is a developer that took the 4 acres  
15 at the end of our street and put 13 zero lot line  
16 homes there. Literally shutting down the traffic  
17 off of Casey Road north and southbound to implement  
18 a pump septic station.

19 It closed traffic for nearly a year making  
20 Otto Road, our private road, a detour designation  
21 for all major traffic on that street. More homes  
22 on this street than not have very young children  
23 year ten and younger, and we already have speed  
24 bumps that unfortunately don't serve its purpose.

25 And we have a fear that with adding the six



1 to seven more units at the end of the road and the  
2 same developer has another lot on the south entry  
3 point of our road looking to do something quite the  
4 same, that there is going to be a huge influx of  
5 traffic of inconvenience of construction.

6 We can hardly kind of get down our road now  
7 where minor improvements of people's homes are  
8 being renovated much less a full six-unit  
9 construction.

10 More so my request is that just to not  
11 necessarily put so many units, if it's something  
12 that wants to be developed in -- to put the house  
13 per acre where it's maybe two, where what we were  
14 required to do as builders on our own property is  
15 private residents, not financial developers.

16 We're just concerned and want to conserve in  
17 line with the Northdale development of saying  
18 conserving the suburban nature of our neighborhood.  
19 That's exactly what we would like to keep it, is a  
20 confined, you know, a cute neighborhood.

21 HEARING MASTER HATLEY: All right. Anything  
22 further?

23 MS. DIAZ: No. Just we hope to kind of  
24 keeping it safe for those who live here minimizing  
25 exposure, minimizing traffic and, you know, for our

1 safety of our children as well.

2 HEARING MASTER HATLEY: Okay. Thank you  
3 very much.

4 Is there anyone else here or online who  
5 wishes to speak in opposition to this application?

6 MR. LAVALLEE: Good evening. My name is  
7 James Lavallee, L-a-v-a-l-l-e-e. I live at 15407  
8 Carrollton Lane, Tampa, 33624.

9 I'm the president of the Carrollton  
10 Homeowners Association, which is just west by one  
11 street to this proposed subdivision. I've lived in  
12 the neighborhood the past 27 years.

13 Over that time, I've witnessed many of the  
14 surrounding properties being developed and homes  
15 going in, including -- including the most recent  
16 one, which is the purchase of this property by  
17 Danva.

18 And the cleanup that he has done at this  
19 point, to this time, which I want to say looks  
20 really nice. I guess what I'm here mostly for is  
21 out of concern. Neighbors in the area tend to come  
22 to me because I am the president of our  
23 association, and the -- also neighbors from other  
24 big homes that are outside of our subdivision.

25 So I'm just voicing some concerns this

1 evening. That the properties on Otto Road for the  
2 most part and Casey extension were and still are  
3 zoned exactly as the woman told us just a second  
4 ago that is also -- she is in opposition. I  
5 watched all this happen.

6 I've watched many trees go down in the most  
7 recent development of that 4.1 acres around the  
8 pond area. And I just feel that some of our  
9 concerns that would be adding a new subdivision  
10 right there at the intersection of Casey extension  
11 and Otto Road would create basically an  
12 intersection there.

13 One that already, as mentioned previously,  
14 that this is a cut-through road during many of the  
15 construction projects and different things that go  
16 on, on the actual Casey Road into Dawnview.

17 So with that being said, needless to say  
18 that reference to the AS-1 property that is being  
19 developed -- and it was stated earlier by the  
20 attorney representing the company that that  
21 property is out of -- is out of its element.

22 Well, that's not really true at this point  
23 as it's been developed. If you go down Otto Road,  
24 you'll notice that there are other homes that have  
25 been put in, and they're very nice homes as well.

1           And they've maintained their designation as a one  
2           property on close to an acre of land.

3           Other things -- and I'll try to wrap this up  
4           here -- is concern that if this were to go through  
5           with seven homes that the views in Vista of the  
6           properties to the west with four homes, that  
7           would -- the back side or the -- the backyards of  
8           these properties would face into that AS-1,  
9           including coming all the way up to the Casey  
10          extension road.

11          If the homes were to be -- allowed to be  
12          two-story, that also presents another issue.  
13          Drainage is also an issue in our area as Brushy  
14          Creek is just to the west of us. And the water  
15          runs that way, and we've had many times where we  
16          flooded out there. So that would be a concern of  
17          ours.

18          Tree removal as well. Many trees were  
19          removed on that 4.1-acre, and in many of our  
20          opinions not enough of them were replanted. So  
21          with that being said, the concern over any removal  
22          of any additional oak trees.

23          That's about all I have right now, and I  
24          know some other people would like to speak. Thank  
25          you.

1 HEARING MASTER HATLEY: Thank you.

2 Anyone else who wishes to speak, please come  
3 forward. Hi.

4 MS. RIVERA: My name is Antje Rivera. I  
5 live at 15507 Casey Road, which is the property  
6 right next to the proposed development.

7 Like the gentleman just mentioned, traffic  
8 is a main issue already in the neighborhood.  
9 Adding seven more homes right next to us, maybe  
10 two-story homes will really invade our privacy.

11 The noise level will traumatically increase,  
12 not to mention children cannot play on the roads  
13 anymore like they have been. I have been living in  
14 this neighborhood for almost 20 years. I have  
15 never seen a development like this. It doesn't fit  
16 in the neighborhood.

17 We all single-family homes in there on big  
18 land. Still having big land. These developments  
19 do not fit in the neighborhood. They don't look  
20 good, especially not on the lot next to us. Since  
21 it's a smaller lot, it's 2 acres, I don't know how  
22 seven house will look on that lot. So for this, I  
23 would just conclude what I have to say.

24 HEARING MASTER HATLEY: Thank you very much.  
25 Please sign with the clerk right here. Thank you.

1           Is there anyone else who wishes to speak in  
2           opposition to this application?

3           MR. PERNAS: Hello. My name is Alex Pernas.  
4           I live at 15316 Otto Road.

5           My main concern is like the first  
6           (unintelligible) is basically like that. The  
7           traffic we see increment in the traffic. There's  
8           being quite a few projects on Casey Road, so people  
9           take Otto Road.

10          And like I said, the traffic and safety of  
11          the -- you know, our children, you know -- it's a  
12          very safe road right now. Sometimes, you know --  
13          but building this seven new homes, obviously, will  
14          increase drastically the traffic of Otto Road. So  
15          I'm really concerned about that. Thank you.

16          HEARING MASTER HATLEY: All right. Thank  
17          you, sir.

18          Is there anyone else who wishes to speak in  
19          opposition to this application?

20          MS. MEYER: My name's Brandy Meyer. I'm at  
21          15608 Bear Creek Drive.

22          I am directly behind the house. The house  
23          is set back quite a ways from my fence. There is  
24          actually another dwelling on the same property that  
25          is about 2 feet from my fence. So I know it's

1 listed as a single-family home, but there is  
2 another building there.

3 And it's -- I'm concerned about the number  
4 of homes that would be built. In order to fit in  
5 that space would need to be two-story. I don't  
6 want a two-story house behind me, frankly.

7 And I am very concerned about rainwater, the  
8 runoff. The drainage in my backyard now is  
9 extremely poor. I have an easement that is -- a  
10 utility easement right next to my fence, but it is  
11 technically on my property. It already slopes  
12 towards my house. You put seven more houses,  
13 there's nowhere for the water to go.

14 Fewer homes -- I love that it's going to be  
15 houses and not apartments or townhouses or a  
16 business, but seven is a lot of -- it's too much  
17 for that space. Thank you.

18 HEARING MASTER HATLEY: Thank you.

19 All right. Is there anyone else who wishes  
20 to speak in opposition to this application?

21 MR. ENRIQUE: Yes. My name is Osvaldo  
22 Enrique. I live at 15408 Otto Road.

23 I'm also concerned about the traffic, and I  
24 only been there for a year and a half, and I see  
25 four houses got built in a year and a half. So

1           like she said earlier, brand-new houses all around  
2           the neighborhood. They're being -- getting  
3           construction all the time, and I'm concerned  
4           about how this is going to be for now with all  
5           these houses development -- keep development.

6           Also, there's another construction company  
7           at the other end by Ehrlich and Otto Road. So that  
8           means there's going to be a lot more traffic coming  
9           up in the future in the neighborhood.

10           Pretty much everything been said tonight  
11           here and I support everything they said --  
12           everybody opinion. I'm sorry my English is not  
13           perfect, but I'm also part of the situation we're  
14           going to have with the traffic and everything else.  
15           Thank you very much.

16           HEARING MASTER HATLEY: Thank you, sir.

17           All right. Is there anyone else who wishes  
18           to speak in opposition to this application? About  
19           three minutes left. Anyone else? Okay. All  
20           right. Thank you.

21           We'll move on then to Development Services.  
22           Anything further?

23           MR. GRADY: Just I was -- have a correction  
24           in the report, and we'll file an amended report.  
25           The maximum -- the actual mathematical maximum for



1           this is eight units. The report says 12 because,  
2           again, the RES-4 controls. So even though it's  
3           RSC-6 and 4 units per acre to 2.1-acre parcel, the  
4           maximum units they can do is eight.

5                        So we'll make that correction.

6                        HEARING MASTER HATLEY: Thank you,  
7           Mr. Grady.

8                        MR. GRADY: I have nothing further to add.

9                        HEARING MASTER HATLEY: Okay. Applicant,  
10          rebuttal and summation, and maybe you can address  
11          some of the concerns that were raised, please.

12                       MR. LAROCCA: Well, I think the best way I  
13          can -- and thank you. The best way I can respond  
14          is that, first of all, the record is clear in terms  
15          of what the status of the surrounding character of  
16          the area is, the existing Comprehensive Plan, the  
17          fact that any future development of this parcel  
18          should the zoning be granted will comply with all  
19          Land Development Code standards and technical  
20          guidelines.

21                       The maximum density -- and I think Brian  
22          Grady clarified that for the record, but I want to  
23          state that while the zoning itself, if you did a  
24          pure calculation, there was a reference earlier  
25          about 12 units. I think it's clear to point out

1           that what really works here to comply with the RS-6  
2           [RSC-6] zoning category should it be granted would  
3           be seven units in terms of a layout that's been  
4           made for this property the proposal.

5           Granted, this is not a site plan-controlled  
6           zoning, but the proposal would be to bring in a  
7           cul-de-sac with seven lots that are designed in  
8           accordance with the RS-6 zoning with appropriate  
9           drainage standards that would be designed to be  
10          compatible with the technical standards of the Land  
11          Development Code.

12          The pattern -- as an urban planner who's  
13          practiced for a very long time, adding of land use  
14          in that area is urban in character, suburban in  
15          character related to the service area that it's in.  
16          Public water and sewer is available. Yes, the area  
17          is changing. There's no doubt about that.

18          But if you look at the pattern that's been  
19          established, the underlying subdivisions that exist  
20          in that area, that area is primarily a conventional  
21          single-family detached community or developing that  
22          way based on what's been subdivided.

23          That is this applicant's proposal. The  
24          applicant proposes to meet all code requirements.  
25          Again, the concerns are valid by people who live in

1 an area that may have had some Agricultural zoning  
2 or large lot zoning, but the character and the  
3 pattern of that area is what is being sought out on  
4 these few remaining parcels that are of that 1-acre  
5 character.

6 And all matters will be complied with at the  
7 time of -- of permitting should this zoning be  
8 granted. Again, I'll be glad to answer any of your  
9 questions but respectfully request a consideration  
10 of this for consistency with the Comp Plan and  
11 meeting all Development Service standards that have  
12 been presented in the report. Thank you.

13 HEARING MASTER HATLEY: All right. Thank  
14 you.

15 All right. This will close the hearing then  
16 on Rezoning 22-0201.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

## Rome, Ashley

---

**From:** Norris, Marylou  
**Sent:** Tuesday, December 21, 2021 10:23 AM  
**To:** Timoteo, Rosalina; Rome, Ashley  
**Subject:** SR512785 - for RZ-STD 22-0201  
**Attachments:** SR512785- Staff inquiry.pdf

**From:** DS-ServiceRequests <DS-ServiceRequests@hillsboroughcounty.org>  
**Sent:** Tuesday, December 21, 2021 9:17 AM  
**To:** Norris, Marylou <NorrisM@hillsboroughcounty.org>  
**Cc:** Medrano, Maricela <MedranoM@HillsboroughCounty.ORG>  
**Subject:** SR512785

Good morning,

Please see the attached case details for SR512785.

Upon your review, please assign to your staff and have them contact the citizen within 24 hours. Please have them copy all of the above with a detailed response.

Thank you,

**Hillsborough County at Your Service 24/7**  
**Customer Service Analyst**  
Development Services

---

**P:** (813) 272-5600  
**E:** [DS-ServiceRequests@hillsboroughcounty.org](mailto:DS-ServiceRequests@hillsboroughcounty.org)  
**W:** <https://service.hillsboroughcounty.org/311/>

---

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

## Building and Construction Request

# Building & Construction

Service Request

 Building & Construction

Created On

12/20/2021 12:05 PM

Service Request Number SR512785

### General

#### SERVICE REQUEST

**Request Type** Building & Construction

#### WORKFLOW

**Title:** Please see staff update

I contacted client via email and advised this inquiry has been assigned to Zoning for response.

**Incident Date & Time**

Martha Gonzalez 12/21/2021 9:16 AM

**Details**

Zoning

**More Details**

Wish to participate in rezoning hearing application n. RZ-STD 22-0201 as it affects my neighborhood.

#### SERVICE MANAGEMENT

**Owner**

 The Center

**Team Member**

 Martha Gonzalez

**Service Status**

Active

**Was Citizen Contacted**

Yes

**Priority**

Low

#### CONTACT

**Regarding Contact**  jennifer mcherron

**First Name** jennifer

**Last Name** mcherron

**Phone Number** 813 955 7358

**Mobile Number**

**Email Address** jennifermcherron@aol.com

**Contact Address** 15709 Altolinda lane

**Contact City** Tampa

**Contact State** FI

**Contact Zip** 33624

#### INCIDENT LOCATION

**Address Line or Intersection** 15508 Casey Road

**City** Tampa

**State/Province** FI



**Estimated Completion Date**

**Closed Date**

**Zip/Postal Code** 33624

**Created By**

 [adx service](#)

**Originally Created By**

**Status**

Active

**Latitude**

28.0916430000

**Longitude**

-82.5179780000