Rezoning Application: PD 24-0701

Zoning Hearing Master Date: November 12, 2025

BOCC Hearing Meeting Date: January 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hanna Road LLC FLU Category: Residential-4 (R-4)

Service Area: Urban Site Acreage: 1.89 MOL

Community Plan Area:

Town N' Country

Overlay: None



Introduction Summary:

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Typical General Use(s)	Multi-Family Residential	Single-Family, Duplex, or Townhome
Acreage	1.89 MOL	1.89 MOL
Density/Intensity	4 du/ga	3.7 du/ga
Mathematical Maximum*	11 <u>7</u> units	7 units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Lot Size / Lot Width	21,780 sf / 70'	4,000 sf for Single-Family, 3,500 for Duplex, 1,260 sf for Townhomes/18' for Townhomes, 50' for Single-Family and Duplex
Setbacks/ Buffering and Screening	25' Front 20' Rear 10' Sides	20' Front 10' Rear 10' Sides for Townhomes, 5' Sides for Single-Family Duplex: One side to have a min. setback of 5' and one side to have a min. setback of 0'
Height	35′	35'

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

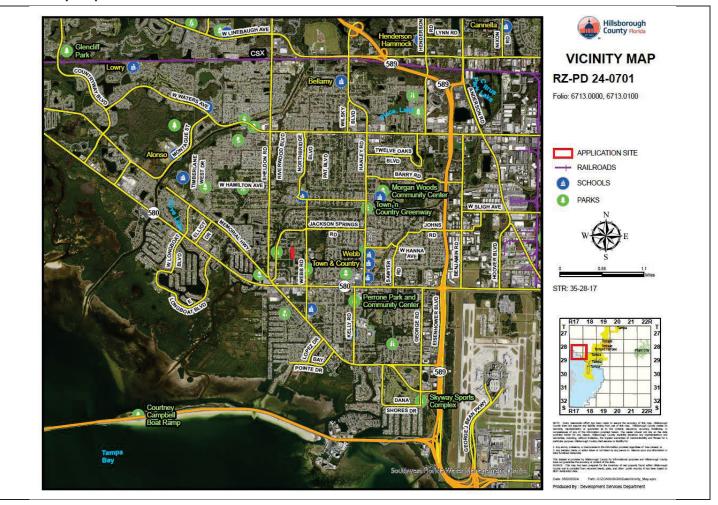
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: November 12, 2025 BOCC HEARING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

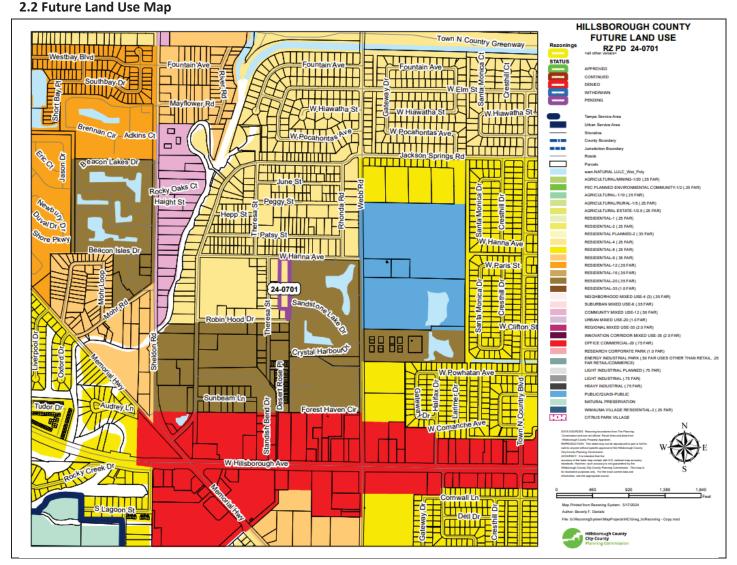
The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RSC-6.

ZHM HEARING DATE: November 12, 2025 BOCC HEARING DATE: January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

Case Reviewer: Chris Grandlienard, AICP

2.2 Future Land Has Man

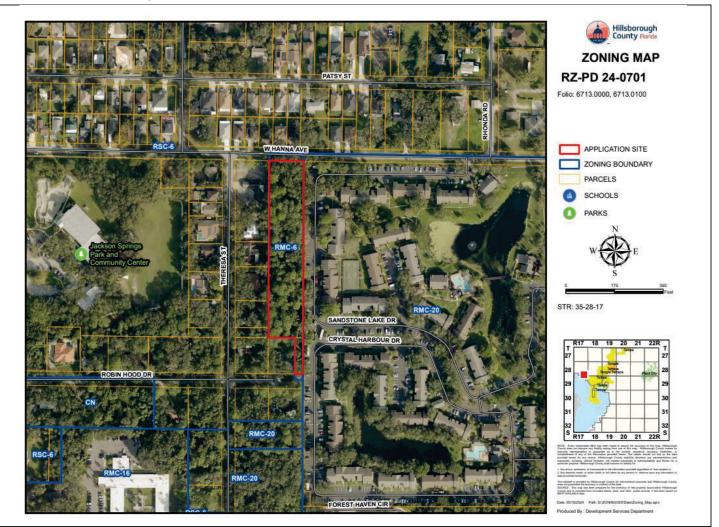


Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 du/ga; 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

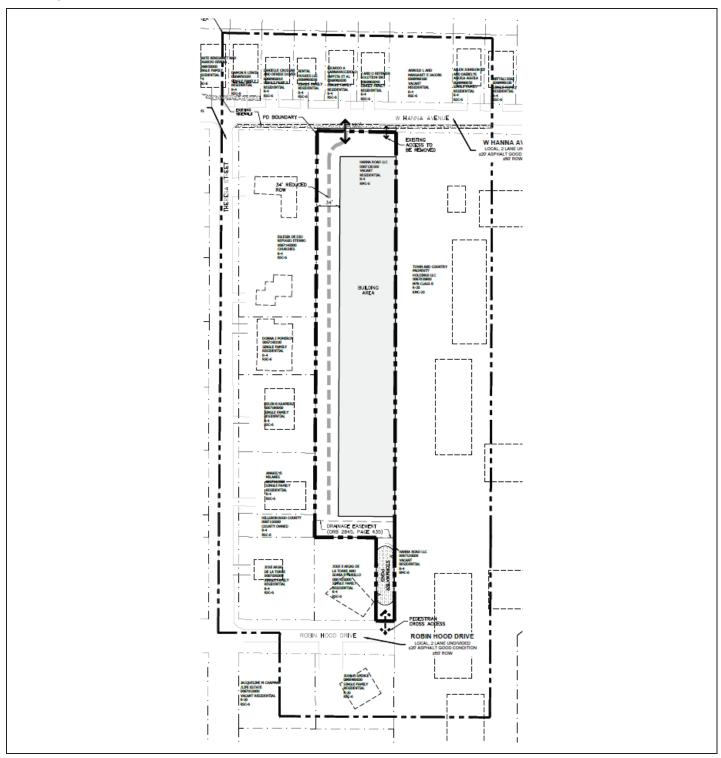
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential	
South	RSC-6	4 du/ga, 6 du/ga	Single-Family Residential Conventional	Single-Family Residential	
East	RMC-20	20 du/ga	Multi-Family Residential	Multi-Family Residential	
West	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential	

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

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
Hanna Ave	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other
Robin Hood Dr	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard RoadImprovements□ Other

Project Trip Generation	\square Not applicable for this request	:	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	66	7	7
Difference (+/-)	+0	+0	+0

^{*}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	X	Choose an item.	None	Meets LDC	
South		Pedestrian	None	Meets LDC	
East		Choose an item.	None	Meets LDC	
West		Choose an item.	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance ⊠N	lot applicable for this request	
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □ No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Environmental Services		☐ Yes ☑ No	☐ Yes ☑ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	□Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit	⊠ Coastal H	Vater Wellfield Pro igh Hazard Area irport Height Rest		MSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Staff Report.
Hillsborough County School Board Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A	⊠ Yes □ No	☐ Yes ⊠ No	□Yes ⊠No	
Service Area/ Water & Wastewater ⊠Urban ☑ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894 * 37 = \$588,0		·)		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria N/A	⊠ Yes	☐Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□ No		⊠ No	
☐ Minimum Density Met				

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RMC-20. Adjacent to the west is single-family residential zoned RSC-6.

The density will be a maximum of 3.7 dwelling units per acre. 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 surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Add a note on the site plan that states, "Sidewalks to be required per LDC"
- 2. Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"
- 3. Match duplex standards from the conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 22, 2024.

1. Development of the project shall be limited to a maximum of 7 dwelling units onsite, either single-family detached, duplex, or townhome. Duplex will be limited to one dwelling unit per lot.

2. **Development Standards**

Minimum Lot Area: 4,000 sf for Single-Family; 3,500 sf for Duplex; 1,260 sf for Townhomes

Minimum Front Yard: 20 feet for Single-Family, Townhomes and Duplex

Minimum Rear Yard: 10 feet for Single-Family, Townhomes and Duplex

Minimum Side Yard: 10 feet for Townhomes; 5 feet for Single-Family; Duplex: One side to have a minimum setback of 5' and one side to have a minimum setback of 0'

Minimum Lot Width: 18 feet for Townhomes; 50 feet for Single-Family & Duplex

Maximum building height: 35 feet

Building Coverage: 35% Maximum

Impervious Surface: 75% Maximum

Land Development Code Section Sec. 6.01.01 Endnote 8 is not applicable.

- 4. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.
- 6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC)

APPLICATION NUMBER: PD 24-0	Ж	U
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ZHM HEARING DATE: November 12, 2025
BOCC HEARING DATE: January 7, 2025

approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

Case Reviewer: Chris Grandlienard, AICP

- 7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 9. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

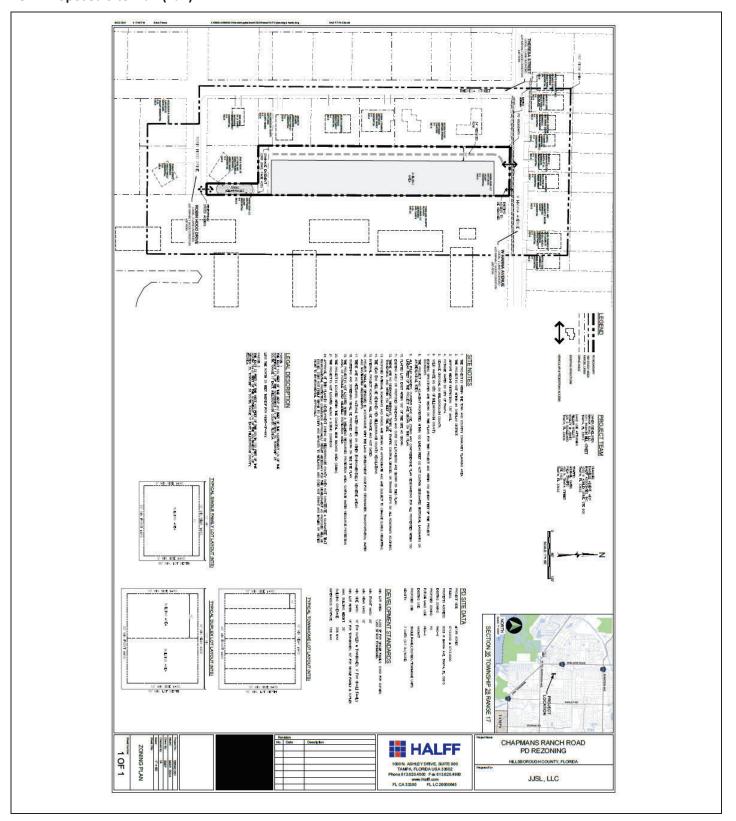
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)

8.1. Proposed Site Plan (Full)



APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	TO: Zoning Technician, Development Services Department DATE: 9/26/202				
	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation			
PLANNING AREA/SECTOR: Town and Country /Northwest		PETITION NO: PD RZ 24-0701			
	This agency has no comments.				
	This agency has no objection.				
X	X This agency has no objection, subject to the listed or attached conditions.				
	This agency objects for the reasons set forth below.				

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian
 access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.89 acre site from Residential Multi-Family Conventional - 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave +/- 135 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
Zoling, Land Osciolize	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-	Total Hour	Peak Trips
	Way Volume	AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were not included in the 2020 Level of Service Report.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 24-0701

DATE OF HEARING: November 12, 2024

APPLICANT: Hanna Road LLC

PETITION REQUEST: A request to rezone property from RMC-

6 to PD to permit a maximum of 7 single-family, duplex or townhome

dwelling units

LOCATION: 100 feet east of the intersection of

Theresa Street and Hanna Avenue

SIZE OF PROPERTY: 1.89 acres, m.o.l.

EXISTING ZONING DISTRICT: RMC-6

FUTURE LAND USE CATEGORY: RES-4

SERVICE AREA: Urban

COMMUNITY PLAN: Town N' Country

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Hanna Road LLC

FLU Category: Residential-4 (R-4)

Service Area: Urban

Site Acreage: 1.89 MOL

Community Plan Area: Town N' Country

Overlay: None

Introduction Summary:

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

Lot Size / Lot Width	21,780 St /	4,000 sf for Single-Family, 3,500 for Duplex, 1,260 sf for Townhomes/18' for Townhomes, 50' for Single- Family and Duplex
Buffering and	25' Front 20' Rear 10' Sides	20' Front 10' Rear 10' Sides for Townhomes, 5' Sides for Single-Family Duplex: One side to have a min. setback of 5' and one side to have a min. setback of 0'

PD Variation(s): None requested as part of this application Waiver(s) to the Land Development Code: None requested as part of this application

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

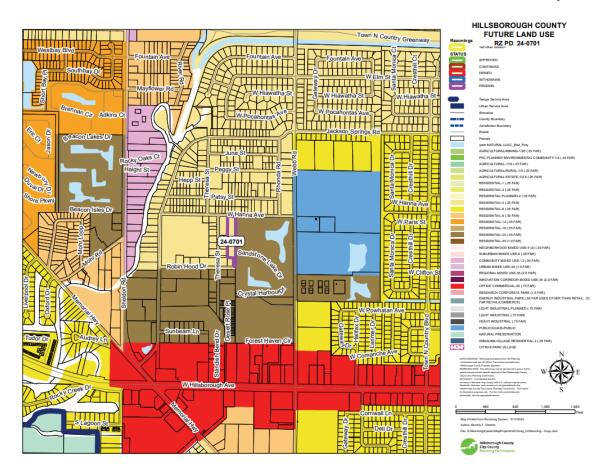


Context of Surrounding Area:

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-

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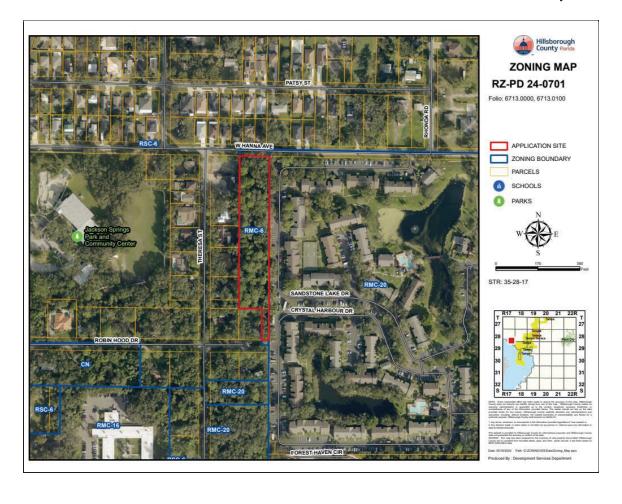
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 du/ga; 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

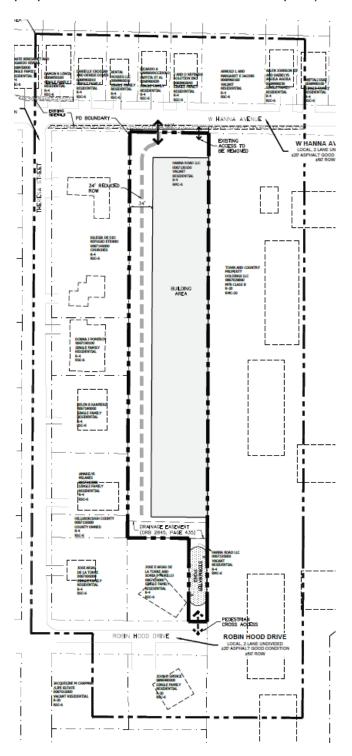
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Adjoining Roadways (check if applicable)

Variance

Hanna Ave	County Local - Urban		ies ostandard ficient RO		□ Site Ac	ces nda	reservation Plan s Improvements rd Road s □ Other
Hood Dr L		ies ostandard ficient RO		□ Corrido Site Acce Substand	or Pr ss Ii ard	reservation Plan □ mprovements □	
					Improvon	10116	<u> </u>
4.0 ADD	ITIONAL	. SITE INI	FORMATI	ON & A	GENCY CO	MNC	MENTS SUMMARY
INFORM NG AGE		REVIEWI					
Environi			Comment s Received	Objecti s	Conditions Reques	sto	Additional Information/Comme nts
	nds/Othe	r Surface		and Cr	adit		
Use of	Environ	mentally	Sensitive I	_and Cre	eait		
⊠ Coasta	al High H	lazard Are	Protection ea estriction:		ISI		
Public Facilities	_ '		nts Object	ions	Conditions		 ditional ormation/Comments
Transpo		1000110			4		
□ Desigr Exc./Adn		⊠ Yes □ No	□ Yes	IXINO	☑ Yes □ No	See	e Staff Report.

Requested Off-site Improvements Provided				
Hillsborough County School Board				
Adequate ⊠K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □K- 5□6-8□9-12	⊠ Yes □ No	□ Yes ⊠ No	□Yes ⊠No	
□N/A				
Service Area/ Water & Wastewater				
⊠Urban ⊠ City of Tampa □Rural □ City of	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	
Temple Terrace Impact/Mobility				
Townhouse (Fee Parks: \$1,957 School: \$7,027 Fire: \$249	estimate is l	04 * 37 = \$588		Story) Mobility: \$6,661
Comprehensive	Comments	Findings	Conditions	
Plan: Planning	Received	i ilidiliga	Requested	Information/Comments
Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒N/A	⊠ Yes □ No	□Inconsistent ⊠ Consistent		

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

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The density will be a maximum of 3.7 dwelling units per acre. 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 surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 12, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Brice Pinson 1000 North Ashley Street Tampa testified on behalf of the applicant. Ms. Pinson showed graphics and stated that the property is located east of Theresa Street and south of Hanna Avenue. The property is 1.89 acres in size and is surrounding mainly by single-family and multi-family residential. She stated that the request is to rezone to Planned Development to permit 7 dwelling units with the single-family units being 50-foot wide lots with full access to West Hanna Avenue to the north and a pedestrian access to Robin Hood Drive to the south. Ms. Pinson concluded her presentation by stating that the planning staffs found the request approvable.

Mr. Chris Grandlienard, Development Services Department testified regarding the County's staff report. He detailed the request to rezone two parcels from RMC-6 to Planned Development to permit 7 dwelling units as either single-family, duplex or townhomes. He described the location of the property and the surrounding area which includes a public park within walking distance of the site.

Ms. Jillian Massey of the Planning Commission staff testified that the property is within the Residential-4 Future Land Use category and located in the Town N' Country Community Plan and the Urban Service Area. She listed numerous policies that the requested rezoning complies with and stated that the request is consistent the Town N' Country Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked audience members if there were any proponents of the application. None replied.

Hearing Master Finch asked audience members if there were any opponents of the application. None replied.

County staff and Ms. Pinson did not have additional comments.

The hearing was then closed.

EVIDENCE SUBMITTED

Ms. Timateo submitted a revised staff report into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- 1. The subject site is 1.89 acres in size and is zoned Residential Multi-Family Conventional-6 (RMC-6). The property is designated Residential-4 (RES-4) by the Comprehensive Plan. The subject property is located in the Town N' Country Community Plan and the Urban Service Area.
- 2. The request to rezone from RMC-6 to PD is to permit the development of up to 7 dwelling units as either single-family detached, duplex or townhome units.
- 3. No Planned Development variations or waivers are requested.
- 4. The Planning Commission staff supports the rezoning request. Staff found the rezoning consistent with the Town N' Country Community Plan and the Future of Hillsborough Comprehensive Plan.
- 5. The surrounding parcels are zoned RSC-6 and RMC-20 and permit single-family and multi-family residential dwelling types.
- 6. The current RMC-6 zoning permits a maximum of 7 dwelling units. The applicant is requesting a maximum of 7 dwelling units.
- 7. The rezoning to PD for the development of 7 dwelling units is consistent with the surrounding residential development pattern as well as the Land Development Code and the Comprehensive Plan.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested Planned Development rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The request is to rezone 1.89 acres from RMC-6 to PD for the purpose of developing up to 7 dwelling units which could be either single-family detached, duplex or townhome units.

No Planned Development variations or waivers are requested.

The Planning Commission staff supports the request and found the rezoning consistent with the Town N' Country Community Plan and the Comprehensive Plan.

The rezoning to PD for the development of 7 dwelling units is consistent with the existing residential development pattern and the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.

December 5, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: November 12, 2024	Case Number: PD 24-0701		
Report Prepared: October 31, 2024	Folio(s): 6713.0100 & 6713.0000		
	General Location : West of Webb Road, east of Sheldon Road, south of West Hannah Avenue		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Town 'N Country		
Rezoning Request	Residential Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to develop seven total dwelling units, either as single family residential lots or townhomes or duplexes		
Parcel Size	1.89 ± acres		
Street Functional Classification	Webb Road – County Collector Sheldon Road – County Arterial West Hannah Avenue – Local		
Commercial Locational Criteria	Not applicable		
Evacuation Area	A		

Table 1: COMPARISON OF SURROUNDING PROPERTIES						
Vicinity	Future Land Use Designation	Zoning	Existing Land Use			
Subject Property	Residential-4	RMC-6	Vacant Land			
North	Residential-4	RSC-6	Single Family Residential + Public/Quasi- Public/Institutions			
South	Residential-4 + Residential- 20 + Office Commercial-20	RMC-20 + RSC-6 + RMC-16 + CN + PD	Vacant Land + Single Family Residential + Public/Quasi- Public/Institutions + Group Homes + Multi- Family Residential			
East	Residential-20	RMC-20 + BPO + PD + RMC-16	Public/Quasi- Public/Institutions Single Family Residential + Vacant Land + Multi- Family Residential			
West	Residential-4 + Community Mixed Use-12	RSC-6	Public/Quasi- Public/Institutions + Single Family Residential + Multi- Family Residential			

Staff Analysis of Goals, Objectives and Policies:

The 1.89± acre subject site is located south of West Hannah Avenue, between Webb Road and Sheldon Road. The site is in the Urban Service Area and is within the limits of the Town 'N Country Community Plan. The applicant is requesting to rezone the subject property from Residential Multi-Family Conventional-6 (RMC-6) to Planned Development (PD) to develop the property with seven residential units. These units will be comprised of either single family residential homes, townhomes or duplexes.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County's growth is to be directed. Policy 1.4 requires all new development to be compatible with the surrounding area, noting that "compatibility does not mean "the same as" Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site is currently vacant. There is also vacant land to the south and east, along with single-family residential, multi-family residential, group homes and public/quasi-public and institutional uses. The overall area is a mix of uses with mainly residential and residential support uses in close proximity.

Because the applicant is proposing residential uses on the subject property, the proposal meets the intent of FLUE Objective 1 and FLUE Policy 1.4, as the proposed uses will complement the existing development pattern surrounding the subject site.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set the general atmosphere and character of each Future Land Use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are subject to Commercial Locational Criteria (CLC) in this Future Land Use category. With 1.89 acres, the site may be considered for up to seven dwelling units. The proposed Planned Development proposes seven dwelling units, which is consistent with the density expected in the RES-4 Future Land Use category.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require 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 a mix of uses but is predominately comprised of residential and residential support uses. The proposal to add seven residential units on the subject property is in line with the surrounding development pattern and is therefore consistent with policy direction related to compatibility.

The Environmental Protection Commission (EPC) Wetlands Division has reviewed the proposed rezoning. The EPC has determined there are wetlands on site. According to FLUE Objective 13 of the Future Land Use Element, "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." EPC determined that a resubmittal is not necessary; therefore, the proposed Planned Development is consistent with FLUE Objective 13.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). No agency objections were noted in Optix, the document repository system. Therefore, the request has been found to be consistent with policy direction regarding compliance with other federal, state, regional and local requirements.

The subject site is also in the Coastal High Hazard Area (CHHA). According to FLUE Policy 10.11, development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.

The site is within the limits of the Town 'N Country Community Plan. There are no policies in the Town 'N Country Community Plan that applies to this request.

Overall, staff finds that the proposed use is an allowable use in the RES-4 Future Land Use category and is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area

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

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

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 16.2: 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

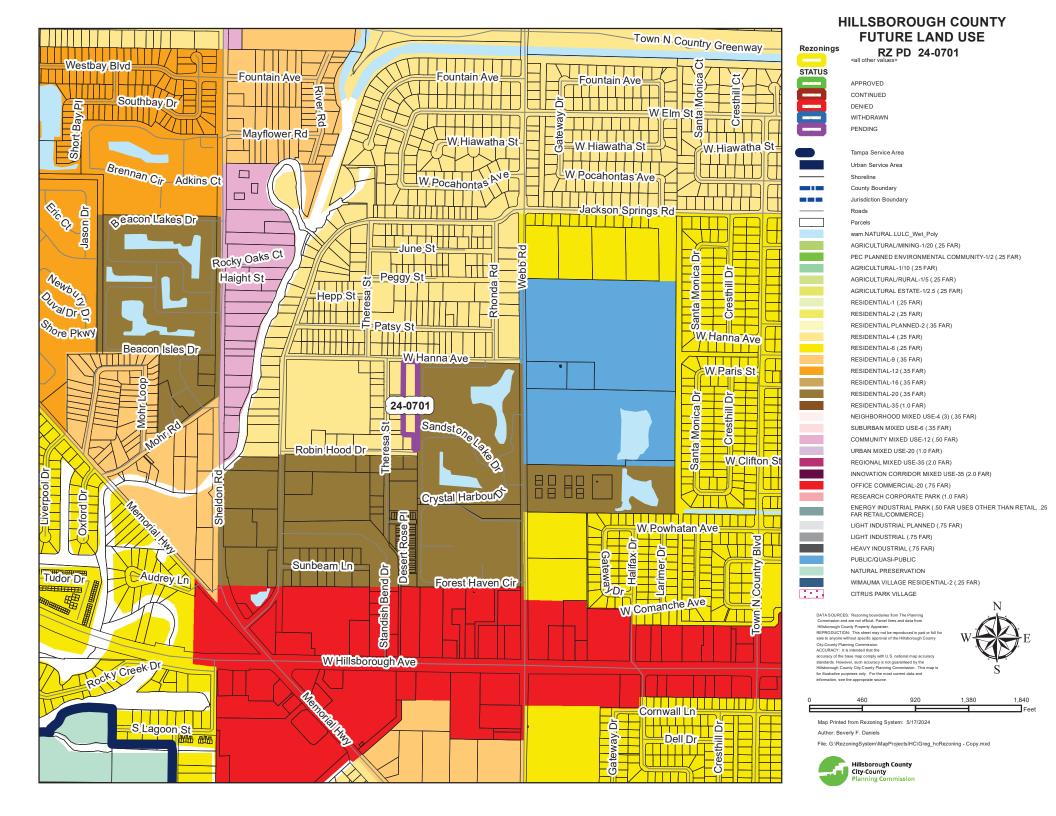
Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110 (813) 272-5600

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

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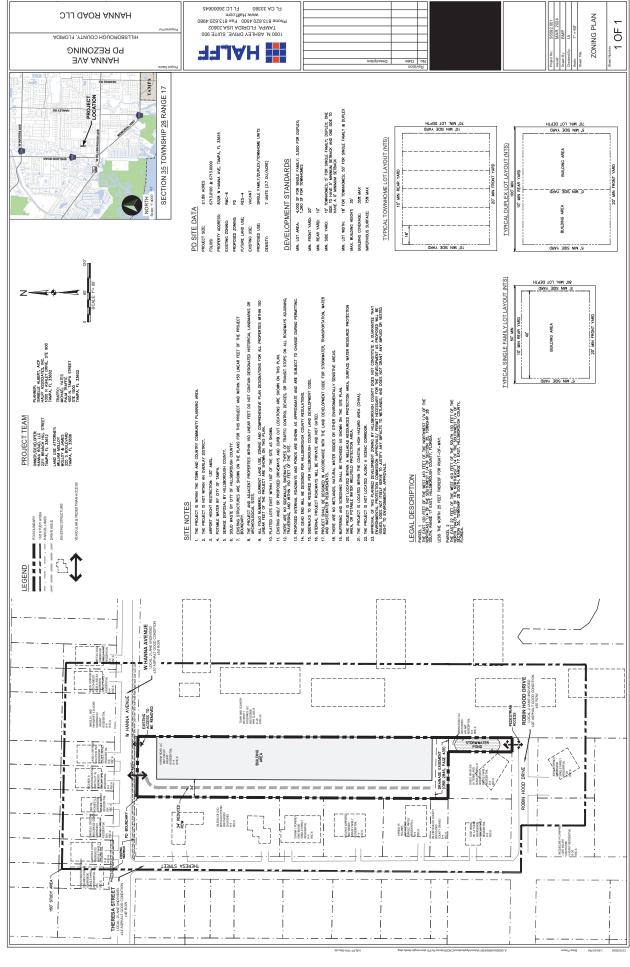
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Hanna Ave PD Rezoning	
Zoning File: RZ-PD (24-0701) Modification: None	
Atlas Page: None	Submitted: 12/16/24
To Planner for Review: 12/16/24	Date Due: ASAP
Contact Person: Isabelle Albert, Halff	Phone: 813.331.0976/ialbert@halff.com
Right-Of-Way or Land Required for Dedication: Yes XNo	
(X) The Development Services Department HAS NO OBJECTION to this General Site Plan.	
() The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:	
Reviewed by: Chris Grandlienard Date: 12-16-24	
Date Agent/Owner notified of Disapproval:	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: 2	Zoning Technician, Development Services Department	DATE: 9/26/2024
REVIEWER: Alex Steady, AICP		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Town and Country /Northwest		PETITION NO: PD RZ 24-0701
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached or	conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a \pm 1.89 acre site from Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave \pm 1.35 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were 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			
Hanna Ave	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other			
Robin Hood Dr	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard Road Improvements□ Other			

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips			
Existing	66	7	7			
Proposed	66	7	7			
Difference (+/-)	+0	+0	+0			

^{*}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	X	Choose an item.	None	Meets LDC		
South		Pedestrian	None	Meets LDC		
East		Choose an item.	None	Meets LDC		
West		Choose an item.	None	Meets LDC		
Notes:						

Design Exception/Administrative Variance ⊠Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Conditions Requested	Additional Information/Comments			
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐N/A ⊠ No	⊠ Yes □ No	See Staff Report.		

COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING				
HEARING DATE: November 12, 2024	COMMENT DATE: October 22, 2024			
PETITION NO.: 24-0701	PROPERTY ADDRESS: 8328 W Hanna Ave,			
EPC REVIEWER: Abbie Weeks CONTACT INFORMATION: (813) 627-2600 X1101	Tampa FOLIO # 006712 0100 006712 00000			
	FOLIO #: 006713.0100, 006713.00000			
EMAIL: weeksa@epchc.org	STR: 35-28S-17E			

REQUESTED ZONING: RMC-6 to RES-20

FINDINGS				
WETLANDS PRESENT	YES			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	NA			
WETLANDS VERIFICATION (AERIAL PHOTO,	Other Surface Water in the southern portion of the			
SOILS SURVEY, EPC FILES)	property			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that
 the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental
 approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

• Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), 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, would be a violation of
 Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
 Chapter 1-11.

aow /

ec: <u>ialbert@halff.com</u>



Adequate Facilities Analysis: Rezoning

Date: June 18, 2024 **Acreage:** 1.89(+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 24-0701 Future Land Use: RES-4

HCPS #: RZ 625

Address: 8328 W Hanna Ave

Maximum Residential Units: 37

Residential Type: Single Family Attached

Parcel Folio Number(s): 6713.0100 6713.0000

School Data	Woodbridge	Web	Leto
School Data	Elementary	Middle	High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	883	1040	2338
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	633	798	2031
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	72%	77%	87%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 6/17/2024	0	15	13
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	72%	78%	88%

Notes: At this time, adequate capacity exists at Woodbridge Elementary, Webb Middle, and Leto High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services DATE: 08/09/2024

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Hanna Road LLC PETITION NO: 24-0701

LOCATION: 8328 W Hanna Ave

FOLIO NO: 6713.0100 6713.0000

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 Parks: \$1,957 School: \$7,027

Fire: \$249

Total Per Townhouse: \$15,894 * 37 = \$588,078

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - up to 37 Townhouse Units

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETI	ΠΟΝ ΝΟ.: <u>RZ-PD 24-0701</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>6/4/2024</u>	
FOLIO NO.: 6713.0100, 6713.0000		
	WATER	
\boxtimes	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	Ainch water main exists (adjacent to the site), (approximately feet from the site) 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 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 <u>12</u> inch wastewater force main exists (adjacent to the site), (approximately feet from the site) and is located south of the subject property within the south Right-of-Way of Robin Hood 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.	
COM	MENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by	

the Northwest Regional Water Reclamation Facility.

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 5/16/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 5/22/2024

PROPERTY OWNER: Hanna Road, LLC PID: 24-0701

APPLICANT: Hanna Road, LLC

LOCATION: 8328 W Hanna Ave. Tampa, FL 33615

FOLIO NO.: 6713.0100, 6713.0000

AGENCY REVIEW COMMENTS:

According to the current Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the sites do not appear to be located within a Wellhead Resource Protection Area (WRPA), Surface Water Resource Protection Area (SWRPA) and/or Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

HC EVSD has no objections.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Ma	nagement	DATE: 16 May 2024
REV	TEWER: Bernard W. Kaiser, Conservation and	Environmental Lan	ds Management
APP	LICANT: <u>Isabelle Albert</u>	PETITION NO:	RZ-PD 24-0701
LOC	CATION: Tampa, FL 33615		
FOL	IO NO: <u>6713.0100</u> , <u>6713.0000</u>	SEC: <u>35</u> TWN: 2	28 RNG: <u>17</u>
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	d or attached conditi	ons.
	This agency objects, based on the listed or at	tached conditions.	
COMMENTS:			

VERBATIM TRANSCRIPT

November 12, 2024		
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
X IN RE:) ZONE HEARING MASTER HEARINGS) X		
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
BEFORE:	SUSAN FINCH Zoning Hearing Master	
DATE:	Tuesday, November 12, 2024	
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.	
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601	
Reported by: Crystal Reyes, AAERT No. 1660 Notary Public for the State of Florida		

to your questions. 1 That's all I have, thank you. HEARING MASTER: All right. Thank you. And with 3 that, we'll close Rezoning 24-1142 and go back to where we were in the agenda. MS. HEINRICH: Our next item is Item D.3. PD 24-0701. 6 The applicant is requesting to rezone property to PD from RMC 6. 8 Chris Grandlienard with Development Services will present staff findings after the applicant's presentation. 9 HEARING MASTER: Good evening. 10 11 MS. PINSON: Good evening. Brice Pinson with Halff Associates, 1000 North Ashley Drive, Tampa, Florida 33602, here 12 13 representing the applicant. 14 The site is located east of Theresa Street and south 15 of West Hanna Avenue. It's approximately 1.89 acres within the Town 'N' Country Community Plan and the Urban Service Area. 16 Ιt 17 is surrounded mainly by single-family residential and 18 multi-family residential. The future land use is Residential 4. 19 The current zoning is RMC6. 20 The request is to rezone to planned development to permit seven dwelling units, which is just under that four units 21 22 per acre. The single-family units would be a minimum of 23 50-foot-wide lots, and a full access is proposed off West Hanna Avenue on the north with a pedestrian access to Robin Hood Drive 24 on the south, as requested by staff. 25

1 Planning Commission staff found the request consistent with the Future Lane Use Element and the Livable Committee Element of the Wimauma Community Plan. Development Services staff found the request approvable, and there's been no objections from reviewing agencies. And that's it. I'm here if you have any further 6 questions. HEARING MASTER: No questions at this time, thank you. 8 Development Services. Good evening. 9 MR. GRANDLIENARD: Good evening. Chris Grandlienard, 10 11 Development Services. We're here to present PD 24-0701. 12 The applicant requests to rezone an approximate 13 1.89-acre property that contains two parcels from RSC6, 14 residential multi-family conventional, to PD 24-0701 to allow 15 seven dwelling units on site, either as a single-family, duplex, or townhome development. The proposal is for 50-foot-wide lots 16 17 for the single-family and duplex development, and 18-foot-wide 18 lots for the townhomes. The property is generally located 160 feet east of the 19 intersection of Theresa Street and West Hanna Avenue. 20 The area 21 consists of single-family and multi-family residential. 22 density they're requesting is for a maximum of 3.7 dwelling 23 units per acre. The subject property is designed R --24 Residential 4 in the future land use map. 25 The Planning Commission found the proposed use

consistent with the comprehensive plan. The surrounding uses 1 2 are similar to the request residential. Single-family residential surrounds the property from the north, south, and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing 8 9 zoning pattern on the area. Glad to answer any questions you might have. 10 11 HEARING MASTER: No questions at this time, except I 12 have a revised staff report, and I wondered what the change was. 13 MR. GRANDLIENARD: Oh, it was minor; there was a 14 mistake on the dwelling units on it. 15 HEARING MASTER: On the first page? 16 MR. GRANDLIENARD: Yes. 17 HEARING MASTER: Oh, I see, okay. 18 MR. GRANDLIENARD: That was it. 19 HEARING MASTER: Perfect. Thank you so much. 20 appreciate it. 21 MR. GRANDLIENARD: Sure, thank you. 22 HEARING MASTER: We'll go to the Planning Commission. 23 MS. MASSEY: Jillian Massey with Planning Commission staff. 2.4 The subject site's located in the Residential 4 future 25

land use designation. It's in the Urban Service Area and within the limits of the Town 'N' Country Community Plan. The overall area is a mix of uses, with mainly residential and residential support uses in close proximity. The applicant is proposing residential uses on the subject property, and therefore it meets the intent of Future Land Use Objective 1 and Policy 1.4, as the proposed uses will complement the existing development pattern that surrounds the site.

With approximately 1.89 acres, the site may be considered for up to seven dwelling units, and as this is the proposal of seven dwelling -- dwelling units, this is consistent with what we would expect in the Residential 4 future land use category. The pro -- the proposal also meets the intent of Future Land Use Element Objective 16 and its accompanying policies that require new development to be compatible to the surrounding neighborhood. As mentioned, the surrounding land use pattern is a mix of uses but predominantly comprised of residential. And the proposal to add more residential units would be in line with the development pattern, and therefore consistent with this policy direction. There were no related policies in the Town 'N' Country Community Plan that applied to the request.

And based on those considerations, Planning Commission staff finds that the proposed planed development is consistent with the Unincorporated Hillsborough County Comprehensive Plan,

subject to the conditions proposed by Development Services. 1 2 HEARING MASTER: Thank you so much. I appreciate it. 3 Is there anyone in the room or online that would like to speak in support, anyone in favor? 5 Seeing no one, anyone in opposition? No one. Ms. Heinrich, anything else? 6 MS. HEINRICH: Nothing further. 8 HEARING MASTER: All right. We'll go back to the 9 applicant. Ms. Pinson, anything? Okay. 10 11 Then with that, we'll close Rezoning 24-0701 and go to 12 the next case. 13 MS. HEINRICH: Our next application is Item D.4. PD 14 The applicant is requesting to rezone property that's 15 currently zoned PD and AR to a new PD, PD 24-0707. And Chris Grandlienard with Development Services will provide staff 16 17 comments after the applicant's presentation. And, also, just to 18 note for you, this does have a companion CPA amendment, so this 19 rezoning and that CPA would be heard together at the same board 20 meeting, which right now is tentatively scheduled for January 21 9th of next year at 6:00 p.m. 22 HEARING MASTER: But that -- that doesn't change my 23 filing deadline, it's consistent with the rest of the hearing? Thank you so much. 24 Okay. Good evening. 25

Zoning Hearing Master Hearing October 15, 2024

	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
	X)			
IN RE:))			
ZONE HEARING MASTER HEARINGS)			
	X			
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS			
BEFORE:	Brian Grady Development Services			
DATE:	Tuesday, October 15, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601			
Reported by: Diane DeMarsh, AAERT No. 1654				

Zoning Hearing Master Hearing October 15, 2024

Item A.4, Rezoning PD 24-0537. This application is 1 out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.5, Rezoning PD 24-0591. This application is -is out of order to be heard and is being continued to the December 16, 2024 Zoning Hearing Master Hearing. Item A.6, Major Mod Application 24-0675. This application is being continued by the applicant to the December 16, 2024 Zoning Hearing Master Hearing. 9 Item A.7, Major Mod Application 24-0677. This 10 application is being continued by staff to the November 12, 2024 11 12 Zoning Hearing Master Hearing. Item A.8, Rezoning PD 24-0701. This application is 13 14 being continued by the applicant to the November --15 November 12, 2024 Zoning Hearing Master Hearing. Item A.9, Rezoning PD 24-0707. This application is 16 17 out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. 18 Item A.10, Rezoning PD 24-0780. This application is 19 out of order to be heard and is being continued to the 20 21 November 12, 2024 Zoning Hearing Master Hearing. 22 Item A.11, Major Mod Application 24-0788. This 23 application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. 24 25 Item A.12, Rezoning PD 24-858. This application is

Zoning Hearing September 16, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS				
	X			
IN RE:)			
ZONE HEARING MASTER))			
HEARINGS)) X			
ZONING	HEARING MASTER HEARING			
TRANSCRIPT C	OF TESTIMONY AND PROCEEDINGS			
BEFORE:	Susan Finch Land Use Hearing Master			
DATE:	Monday, September 16, 2024			
TIME:	Commencing at 6:00 p.m. Concluding at 6:52 p.m.			
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33610			
Reported by: Brittany Bridges, AAERT Digital Reporter	No. 1607			

Zoning Hearing September 16, 2024

of order to be heard and is being continued to be 1 November 12, 2024 ZHM Hearing. Item A.7, PD 24-0537. This application is out of 3 order to be heard and is being continued to the October 15, 2024 ZHM Hearing. Item A.8, Major Mod 24-0675. This application is out 6 of order to be heard and is being continued to the October 15, 2024 ZHM Hearing. 8 Item A.9, Major Mod 24-0677. This application is 9 being continued by the applicant to the October 15, 2024 ZHM 10 11 Hearing. Item A.10, Major Mod 24-0691. This application is out 12 13 of order to be heard and is being continued to the 14 October 15, 2024 is ZHM Hearing. 15 Item A.11, PD 24-0701. This application is out of order to be heard and is being continued to the October 15, 2024 16 17 ZHM Hearing. 18 Item A.12 PD, 24-0722. This application is being 19 continued by staff to the October 15, 2024 ZHM Hearing. 20 Item A.13, Major Mod 24-0788. This application is out of order to be heard and is being continued to the 21 22 October 15, 2024 ZHM Hearing. 23 Item A.14, PD 24-0789. This application is out of order to be heard and is being continued to the October 15, 2024 24

25

ZHM Hearing.

Zoning Hearing Master Hearing August 19, 2024

	OROUGH COUNTY, FLORIDA f County Commissioners
 IN RE:	X)
ZONE Hearing Master HEARINGS)))
	X
	Hearing Master HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Pamela Jo Hatley Land Use Hearing Master
DATE:	Monday, August 19, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 8:57 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department- Second Floor Boardroom 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No. Digital Reporter	1654

Zoning Hearing Master Hearing August 19, 2024

September 16, 2024 ZHM Hearing. 1 Item A.8, PD Rezoning 24-0701. This application is out of order to be heard and is being continued to the 3 September 16, 2024 ZHM Hearing. Item A.9, PD 24-0707. This application is out of order to be heard and is being continued to the October 15, 2024 ZHM Hearing. Item A.10, PD Rezoning 24-0722. This application is 8 out of order to be heard and is being continued to the 9 September 16, 2024 ZHM Hearing. 10 11 Item A.11, Major Mod 24-0731. This application has been withdrawn from the hearing process. 12 13 Item A.12, PD 24-0780. This application is out of 14 order to be heard and is being continued to the October 15, 2024 15 ZHM Hearing. 16 Item A.13, Major Mod 24-0788. This application is out 17 of order to be heard and it is being continued to the 18 September 16, 2024 ZHM Hearing. Item A.14, PD 24-0789. This application is out of 19 20 order to be heard and is being continued to the 21 September 16, 2024 ZHM Hearing. 22 Item A.15, Standard Rezoning 24-0878. 23 application is being continued by the applicant to the September 16, 2024 ZHM Hearing. 24 25 Item A.16, Standard Rezoning 24-0909. This

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE <u>1</u>-0F <u>2</u> SIGN-IN SHEET: RFR, ZHM, PHM, LUHO HEARING MASTER: SUSAN FINC DATE/TIME: 11/12/24 60M PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # Brill anion, House NAME ADDRESS 1000 N ASNIEU DY SHE 900 PEPO-12 CITY TOWNOW STATE FL ZIP3300 PHONE 813-620-450) PLEASE PRINT BRENT DAVIS APPLICATION # NAME ADDRESS 10609 DIXON DR. 24.0924 CITY ROBANGED STATE FL ZIP 33579 PHONE 8/3 853-146> NAME BYILL PINSON, HOLFF APPLICATION # ADDRESS 1000 N AShley Dr Ste 900 24-120 CITY TAMBA STATE FL ZIP 33602 PHONE 813 420-4500 PLEASE PRINT RAME Corbett APPLICATION # ADDRESS 101 9 Kennedy Blud Ste 3700 24-1206 CITY TOWN STATE FL ZIP 33602 PHONE S13-PLEASE PRINT **APPLICATION #** NAME Chris Crais ADDRESS 1663 lightfoot RD 24-1206 CITY WIMANMA STATE PL ZIP 33598 PHONE 813-727-5403

ADDRESS POLY 191

OH-6368 CITY INSOLION STATE FL ZIP 33534 PHONE 464+1264.

Dame

PLEASE PRINT

NAME

APPLICATION #

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: JELD DE LOPE HEARING MASTER: SOSON FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Mychelle faltin 7413 South 78th Street		
MW 0368	MAILING ADDRESS Wichelle jattin@hotmail.com.		
04-00	CITY Riverview STATE FL ZIP 33574PHONE 8137245245.		
APPLICATION #	PLEASE PRINT NAME CONNECTION		
PWM)	MAILING ADDRESS 161 Keinedy 5te 3700		
04-06.77	CITY TOWN DA STATE TU ZIP 3400_ PHONES 13 7378 17		
APPLICATION #	PLEASE PRINT POPO AMAPEN		
\mathcal{W}_{W}	MAILING ADDRESS 8515 PALM 12 NER DID		
24-6677	CITY AMPA STATE ZIP 33419 PHONE 613		
APPLICATION #	NAME TO de Press Man		
RZ	MAILING ADDRESS 200 2nd A De South #4		
24-1142	CITY STATE P ZIP 3370/PHONE		
APPLICATION #	PLEASE PRINT JG-race Mc Comas		
27	MAILING ADDRESS 30501d Nochyst		
24-1142	CITY Seffner STATE FL ZIP 3358 PHONE 3907		
77 11			
APPLICATION#	PLEASE PRINT BYILL PINJON, HOLFF		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 3

DATE/TIME: 1112 24 6 PM HEARING MASTER: SCASON FINCH

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES		
RZ	MAILING ADDRESS 4006 S MACDILL AVE		
24-6707	CITY TAMPA STATE FL ZIP 33611 PHONE 813 359 8341		
APPLICATION #	PLEASE PRINT NAME SROOK 5		
RZ	MAILING ADDRESS 400 A MAPO ST. 190		
24-0707	CITY 1/1/PA STATE TL ZIP 3360 PHONE 543.5900		
APPLICATION #	PLEASE PRINT Charles Davis		
22	MAILING ADDRESS 7607 S. Wall St.		
24-6780	CITY Lampa STATE FL ZIP 33616 PHONE \$13-722872		
APPLICATION #	NAME Anne Pollacia		
WW	MAILING ADDRESS 200 Central Ave #1600		
24-0033	CITY St Pele STATE FL ZIP 3370 PHONE 727-820-398		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATE ZIPPHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEZIPPHONE		

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: 11/12/2024

HEARING MASTER: Susan Finch **PAGE:** 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1204	Brice Pinson	Applicant Presentation Packet	No
RZ 24-1206	Kami Corbett	1. Applicant Presentation Packet/Thumb Drive	No
MM 24-0368	Todd Scime	Applicant Presentation Packet	No
MM 24-0677	Kami Corbett	Applicant Presentation Packet/Thumb Drive	No
RZ 24-1142	Grace McComas	Opposition Presentation Packet	No
RZ 24-0701	Rosa Timoteo	Revised Staff Report	No
RZ 24-0707	Michael Brooks	Applicant Presentation Packet	No
RZ 24-0780	Charles Davis	Applicant Presentation Packet	No

NOVEMBER 12, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, November 12, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the nonpublished changes. Ms. Heinrich, DS, continued with the changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use agenda process.

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-1142

Michelle Heinrich, DS, called RZ 24-1142.

Continued to later in the hearing.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1142.

C.2. RZ 24-1204

Michelle Heinrich, DS, called RZ 24-1204.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1204.

C.3. RZ 24-1206

Michelle Heinrich, DS, called RZ 24-1206.

TUESDAY, NOVEMBER 12, 2024

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1206.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM):

D.1. MM 24-0368

Michelle Heinrich, DS, called MM 24-0368.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0368.

D.2. MM 24-0677

Michelle Heinrich, DS, called MM 24-0677.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0677.

D.3. RZ 24-0701

Michelle Heinrich, DS, called RZ 24-0701.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0701.

D.4. RZ 24-0707

Michelle Heinrich, DS, called RZ 24-0707.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0707.

D.5. RZ 24-0780

Michelle Heinrich, DS, called RZ 24-0780.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-780.

TUESDAY, NOVEMBER 12, 2024

D.6. RZ 24-0924

Michelle Heinrich, DS, called RZ 24-0924.

Testimony provided.

Susan Finch, ZHM, Granted the continuance for RZ 24-0924 to December 16, 2024.

D.7. MM 24-0933

Michelle Heinrich, DS, called MM 24-0933.

Testimony provided.

Susan Finch, ZHM, closed MM 24-0933.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 8:42 p.m.

Rezoning Application: PD 24-0701

Zoning Hearing Master Date: November 12, 2025

BOCC Hearing Meeting Date: January 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hanna Road LLC FLU Category: Residential-4 (R-4)

Service Area: Urban Site Acreage: 1.89 MOL

Community Plan Area:

Town N' Country

Overlay: None



Application No. RZ 24-0701 Name: Rosa Timoteo

Entered at Public Hearing: ZHM

Exhibit # 1 Date: 11/12/2024

Introduction Summary:

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Typical General Use(s)	Multi-Family Residential	Single-Family, Duplex, or Townhome
Acreage	1.89 MOL	1.89 MOL
Density/Intensity	4 du/ga	3.7 du/ga
Mathematical Maximum*	7 units	7 units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s) RMC-6		PD 24-0701
Lot Size / Lot Width	21,780 sf / 70'	4,000 sf for Single-Family, 3,500 for Duplex, 1,260 sf for Townhomes/18' for Townhomes, 50' for Single-Family and Duplex
Setbacks/ Buffering and Screening	25' Front 20' Rear 10' Sides	20' Front 10' Rear 10' Sides for Townhomes, 5' Sides for Single-Family Duplex: One side to have a min. setback of 5' and one side to have a min. setback of 0'
Height	35′	35′

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

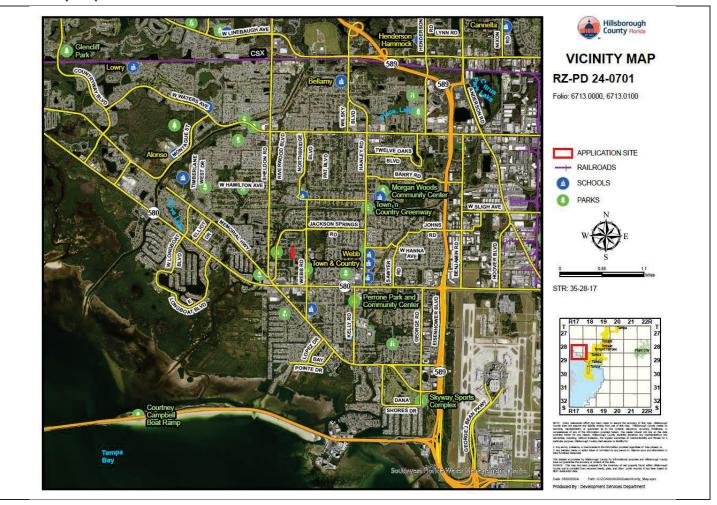
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: November 12, 2025 BOCC HEARING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

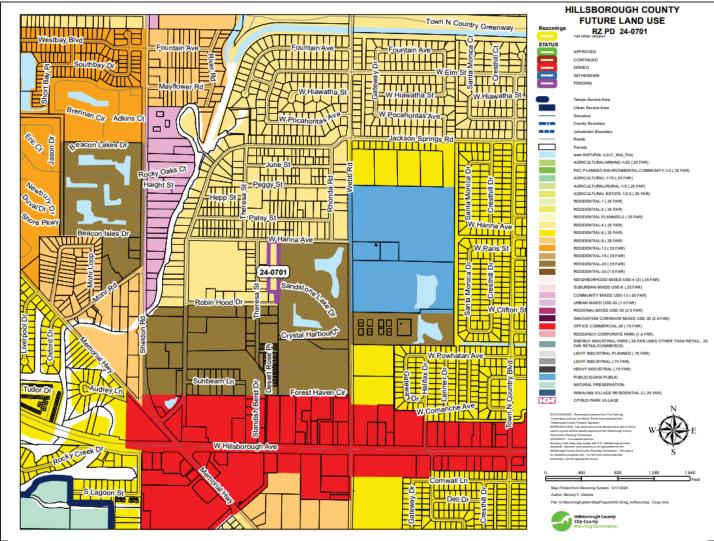
The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RSC-6.

ZHM HEARING DATE: November 12, 2025 **BOCC HEARING DATE:** January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

Case Reviewer: Chris Grandlienard, AICP



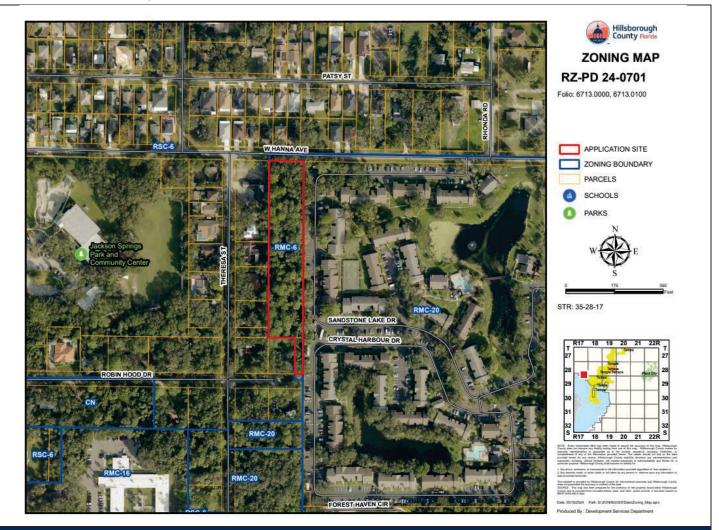


Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 du/ga; 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

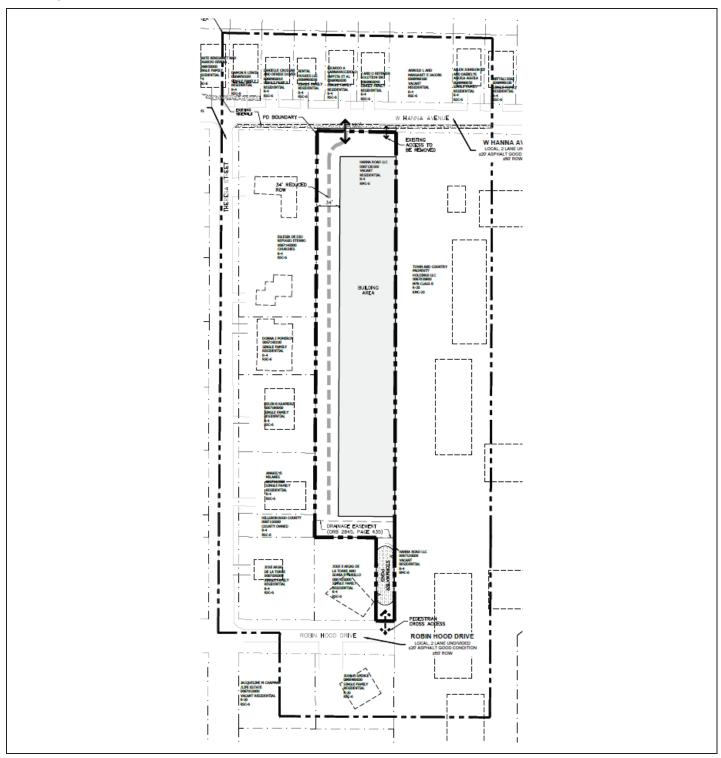
2.3 Immediate Area Map



Adjacent Zonings and Uses						
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential		
South	RSC-6	4 du/ga, 6 du/ga	Single-Family Residential Conventional	Single-Family Residential		
East	RMC-20	20 du/ga	Multi-Family Residential	Multi-Family Residential		
West	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential		

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

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	
Hanna Ave	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	
Robin Hood Dr	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan□ Site Access Improvements□ Substandard RoadImprovements□ Other	

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	66	7	7
Difference (+/-)	+0	+0	+0

^{*}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	X	Choose an item.	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC
Notes:				

Design Exception/Administrative Variance ⊠ Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
	Choose an item.	Choose an item.		
Notes:				

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □ No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Environmental Services		☐ Yes ⊠ No	☐ Yes ☑ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	□Yes 図 No	
Check if Applicable: ☑ Wetlands/Other Surface Waters		Vater Wellfield Pro	tection Area	
☐ Use of Environmentally Sensitive Land Credit		irport Height Rest	riction:_130' A	MSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes	☐ Yes ⊠ No	⊠ Yes	See Staff Report.
Hillsborough County School Board Adequate ⊠K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □ 6-8 □9-12 □N/A	⊠ Yes □ No	☐ Yes ⊠ No	□Yes ⊠No	
Service Area/ Water & Wastewater ⊠ Urban ⊠ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894 * 37 = \$588,0		()		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	□Inconsistent ⊠ Consistent	□ Yes ⊠ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RMC-20. Adjacent to the west is single-family residential zoned RSC-6.

The density will be a maximum of 3.7 dwelling units per acre. 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 surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Add a note on the site plan that states, "Sidewalks to be required per LDC"
- 2. Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"
- 3. Match duplex standards from the conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 22, 2024.

1. Development of the project shall be limited to a maximum of 7 dwelling units onsite, either single-family detached, duplex, or townhome. Duplex will be limited to one dwelling unit per lot.

2. **Development Standards**

Minimum Lot Area: 4,000 sf for Single-Family; 3,500 sf for Duplex; 1,260 sf for Townhomes

Minimum Front Yard: 20 feet for Single-Family, Townhomes and Duplex

Minimum Rear Yard: 10 feet for Single-Family, Townhomes and Duplex

Minimum Side Yard: 10 feet for Townhomes; 5 feet for Single-Family; Duplex: One side to have a minimum setback of 5' and one side to have a minimum setback of 0'

Minimum Lot Width: 18 feet for Townhomes; 50 feet for Single-Family & Duplex

Maximum building height: 35 feet

Building Coverage: 35% Maximum

Impervious Surface: 75% Maximum

Land Development Code Section Sec. 6.01.01 Endnote 8 is not applicable.

- 4. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.
- 6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC)

APPLICATION NUMBER: PD 2	24-070
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ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 9. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

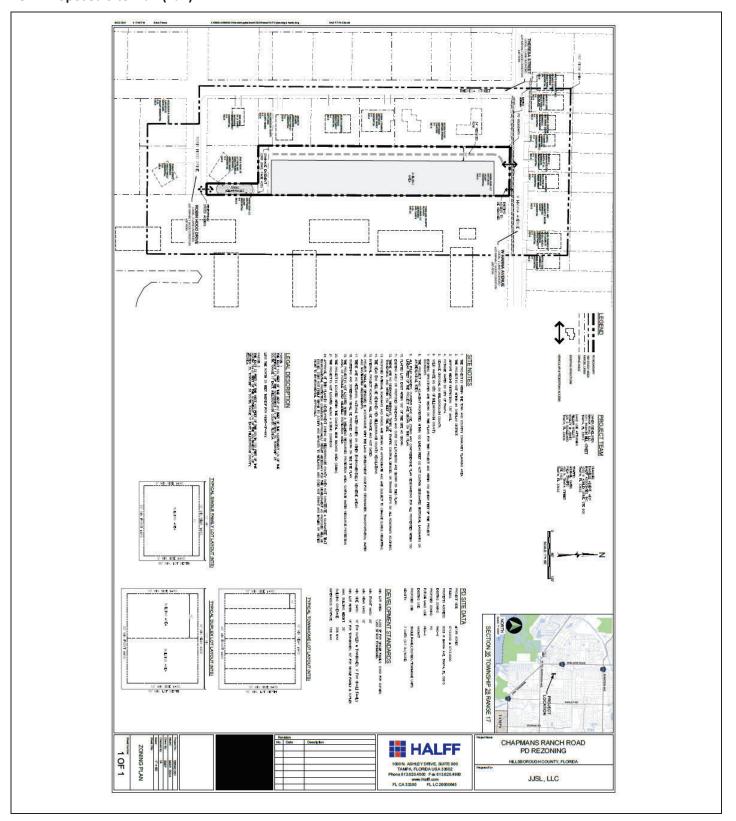
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)

8.1. Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 9/26/2024
	EWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
/North	NING AREA/SECTOR: Town and Country	PETITION NO: PD RZ 24-0701
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached c	onditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian
 access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.89 acre site from Residential Multi-Family Conventional - 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave +/- 135 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total I Hour I	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were not included in the 2020 Level of Service Report.

Rezoning Application: PD 24-0701

Zoning Hearing Master Date: November 12, 2025

BOCC Hearing Meeting Date: January 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Hanna Road LLC FLU Category: Residential-4 (R-4)

Service Area: Urban Site Acreage: 1.89 MOL

Community Plan Area:

Town N' Country

Overlay: None



Application No. RZ 24-0701 Name: Rosa Timoteo

Entered at Public Hearing: ZHM

Exhibit # 2 Date: 11/12/2024

Introduction Summary:

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

	, , ,	
	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Typical General Use(s)	Multi-Family Residential	Single-Family, Duplex, or Townhome
Acreage	1.89 MOL	1.89 MOL
Density/Intensity	4 du/ga	3.7 du/ga
Mathematical Maximum*	11 <u>7</u> units	7 units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Lot Size / Lot Width	21,780 sf / 70'	4,000 sf for Single-Family, 3,500 for Duplex, 1,260 sf for Townhomes/18' for Townhomes, 50' for Single-Family and Duplex
Setbacks/ Buffering and Screening	25' Front 20' Rear 10' Sides	20' Front 10' Rear 10' Sides for Townhomes, 5' Sides for Single-Family Duplex: One side to have a min. setback of 5' and one side to have a min. setback of 0'
Height	35′	35′

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

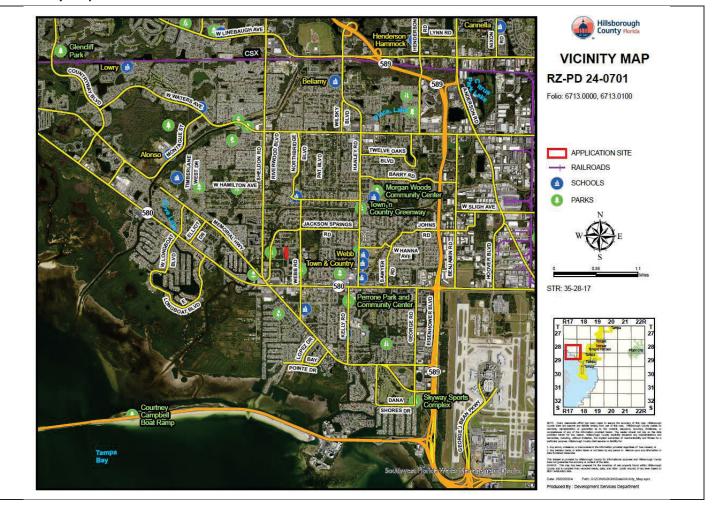
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

ZHM HEARING DATE: November 12, 2025 BOCC HEARING DATE: January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

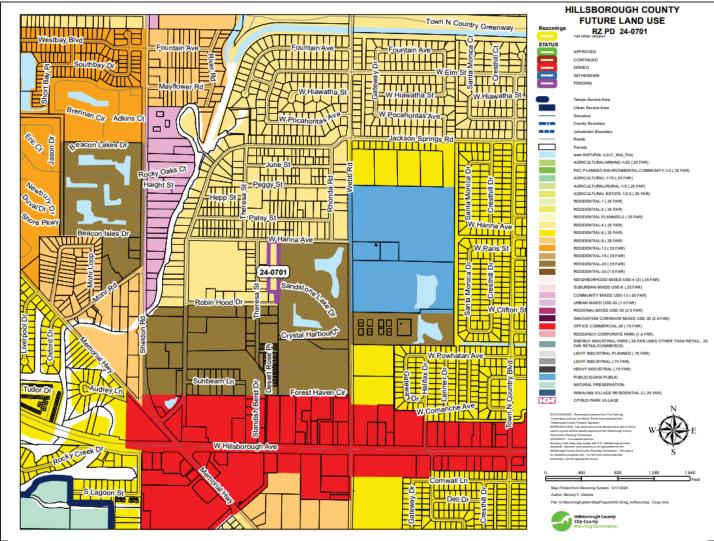
The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RSC-6.

ZHM HEARING DATE: November 12, 2025 **BOCC HEARING DATE:** January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

Case Reviewer: Chris Grandlienard, AICP



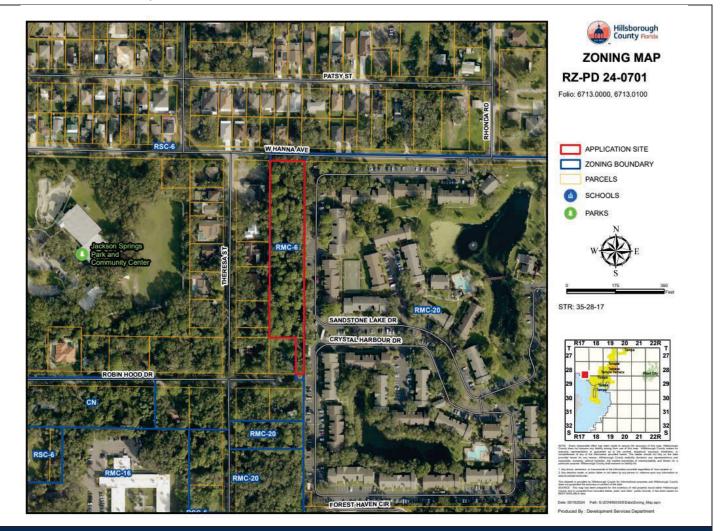


Subject Site Future Land Use Category:	Residential-4 (RES-4)
Maximum Density/F.A.R.:	4 du/ga; 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

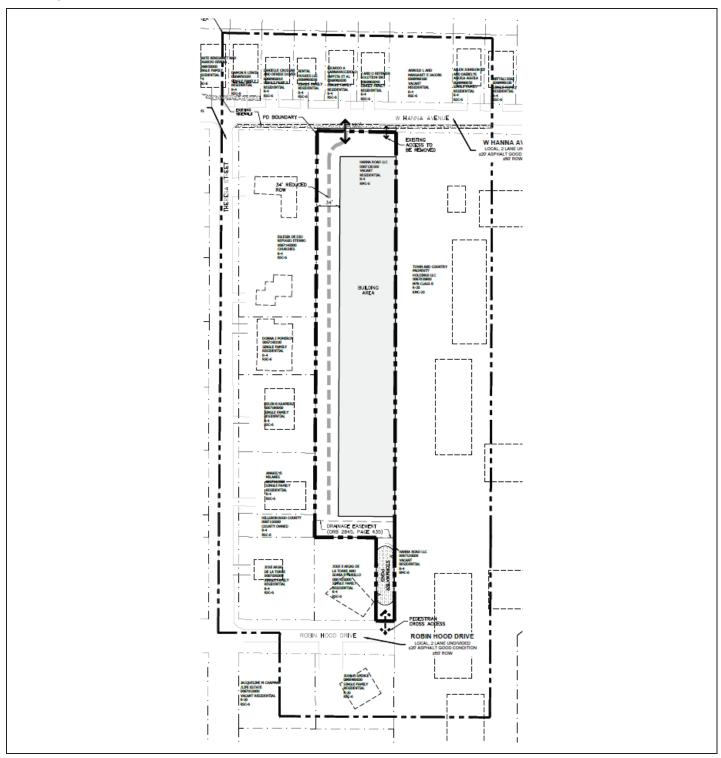
2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential	
South	RSC-6	4 du/ga, 6 du/ga	Single-Family Residential Conventional	Single-Family Residential	
East	RMC-20	20 du/ga	Multi-Family Residential	Multi-Family Residential	
West	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential	

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

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

Adjoining Roadways (cl	neck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Hanna Ave	County Local - Urban	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other
Robin Hood Dr	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	66	7	7
Difference (+/-)	+0	+0	+0

^{*}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	X	Choose an item.	None	Meets LDC	
South		Pedestrian	None	Meets LDC	
East		Choose an item.	None	Meets LDC	
West		Choose an item.	None	Meets LDC	
Notes:					

Design Exception/Administrative Variance ⊠N	lot applicable for this request	
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE: November 12, 2025

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □ No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Environmental Services		☐ Yes ☑ No	☐ Yes ☒ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	□Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit	⊠ Coastal H	Vater Wellfield Pro igh Hazard Area irport Height Rest		MSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes	☐ Yes ☑ No	⊠ Yes	See Staff Report.
Hillsborough County School Board Adequate ⊠K-5 ⊠6-8 ⊠9-12 □N/A Inadequate □ K-5 □ 6-8 □9-12 □N/A	⊠ Yes □ No	☐ Yes ⊠ No	□Yes ⊠No	
Service Area/ Water & Wastewater ⊠ Urban ☑ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894 * 37 = \$588,0		·)		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☑ N/A	⊠ Yes □ No	□Inconsistent ⊠ Consistent	□ Yes ⊠ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RMC-20. Adjacent to the west is single-family residential zoned RSC-6.

The density will be a maximum of 3.7 dwelling units per acre. 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 surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Add a note on the site plan that states, "Sidewalks to be required per LDC"
- 2. Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"
- 3. Match duplex standards from the conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 22, 2024.

1. Development of the project shall be limited to a maximum of 7 dwelling units onsite, either single-family detached, duplex, or townhome. Duplex will be limited to one dwelling unit per lot.

2. **Development Standards**

Minimum Lot Area: 4,000 sf for Single-Family; 3,500 sf for Duplex; 1,260 sf for Townhomes

Minimum Front Yard: 20 feet for Single-Family, Townhomes and Duplex

Minimum Rear Yard: 10 feet for Single-Family, Townhomes and Duplex

Minimum Side Yard: 10 feet for Townhomes; 5 feet for Single-Family; Duplex: One side to have a minimum setback of 5' and one side to have a minimum setback of 0'

Minimum Lot Width: 18 feet for Townhomes; 50 feet for Single-Family & Duplex

Maximum building height: 35 feet

Building Coverage: 35% Maximum

Impervious Surface: 75% Maximum

Land Development Code Section Sec. 6.01.01 Endnote 8 is not applicable.

- 4. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.
- 6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC)

APPLICATION NUMBER: PD 24-0	Ж	U
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ZHM HEARING DATE: November 12, 2025
BOCC HEARING DATE: January 7, 2025

approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

Case Reviewer: Chris Grandlienard, AICP

- 7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 9. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	
BOCC HEARING DATE:	January 7, 2025	Case Reviewer: Chris Grandlienard, AICP

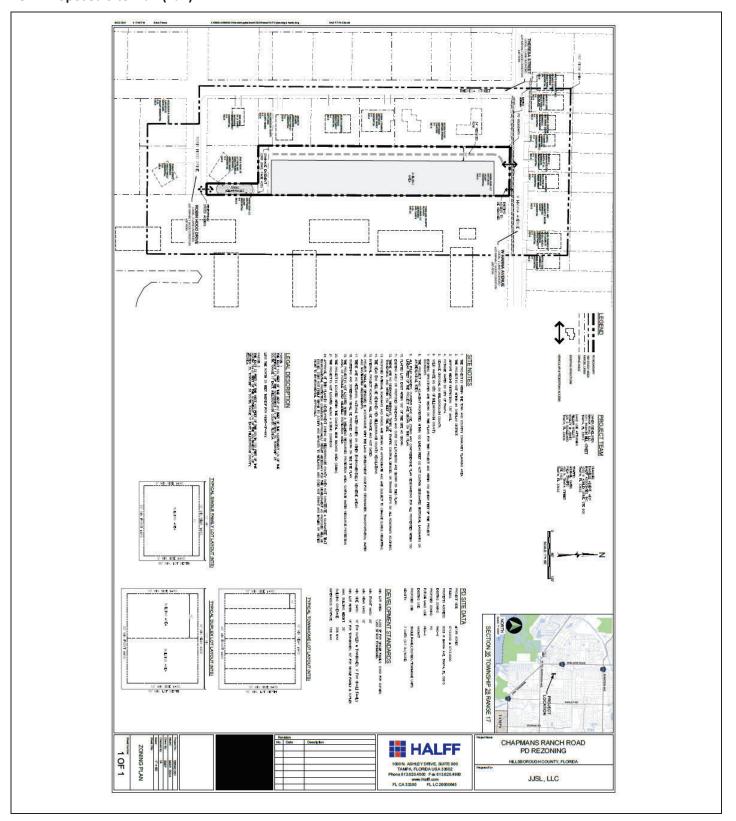
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

BOCC HEARING DATE: January 7, 2025 Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)

8.1. Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 9/26/2024
REVIEWER: Alex Steady, AICP		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Town and Country /Northwest		PETITION NO: PD RZ 24-0701
	This agency has no comments.	
This agency has no objection.		
X	This agency has no objection, subject to the listed or attached c	onditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian
 access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/-1.89 acre site from Residential Multi-Family Conventional - 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave +/- 135 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential - 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>, 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were not included in the 2020 Level of Service Report.

Application No. 24-070 |
Name POSA TIMOTEO
Entered at Public Hearing: 2HM
Exhibit # 3 Date: 1110-04

Rezoning Application:

PD 24-0701

Zoning Hearing Master Date:

November 12, 2025

BOCC Hearing Meeting Date:

January 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant:

Hanna Road LLC

FLU Category:

Residential-4 (R-4)

Service Area:

Urban

Site Acreage:

1.89 MOL

Community Plan Area:

Town N' Country

Overlay:

None



Introduction Summary:

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

	Existing	Proposed	
District(s)	RMC-6	PD 24-0701	
Typical General Use(s)	Multi-Family Residential	Single-Family, Duplex, or Townhome	
Acreage	1.89 MOL	1.89 MOL	
Density/Intensity	4 du/ga	3.7 du/ga	
Mathematical Maximum*	11 7 units	7 units	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RMC-6	PD 24-0701
Lot Size / 21,780 sf / 70'		4,000 sf for Single-Family, 3,500 for Duplex, 1,260 sf for Townhomes/18' for Townhomes, 50' for Single-Family and Duplex
Setbacks/ Buffering and Screening	25' Front 20' Rear 10' Sides	20' Front 10' Rear 10' Sides for Townhomes, 5' Sides for Single-Family Duplex: One side to have a min. setback of 5' and one side to have a min. setback of 0'
Height	35′	35′

Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

ZHM HEARING DATE: BOCC HEARING DATE: November 12, 2025 January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

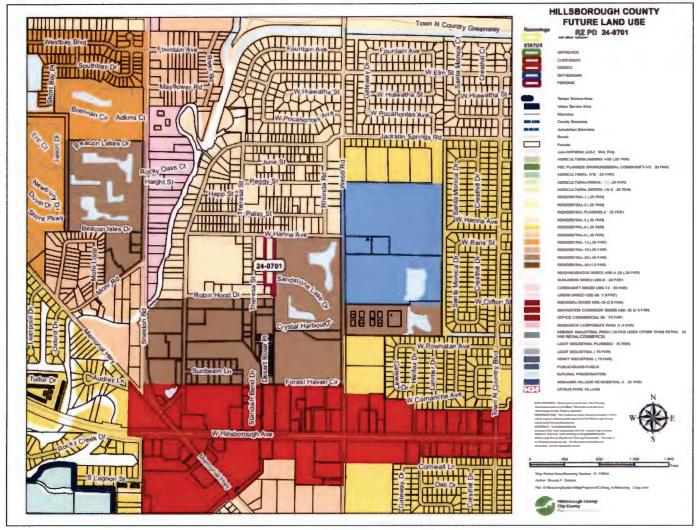
The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RSC-6.

ZHM HEARING DATE: BOCC HEARING DATE: November 12, 2025 January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

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/F.A.R.:	4 du/ga; 0.25 F.A.R
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

ZHM HEARING DATE: BOCC HEARING DATE: November 12, 2025 January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

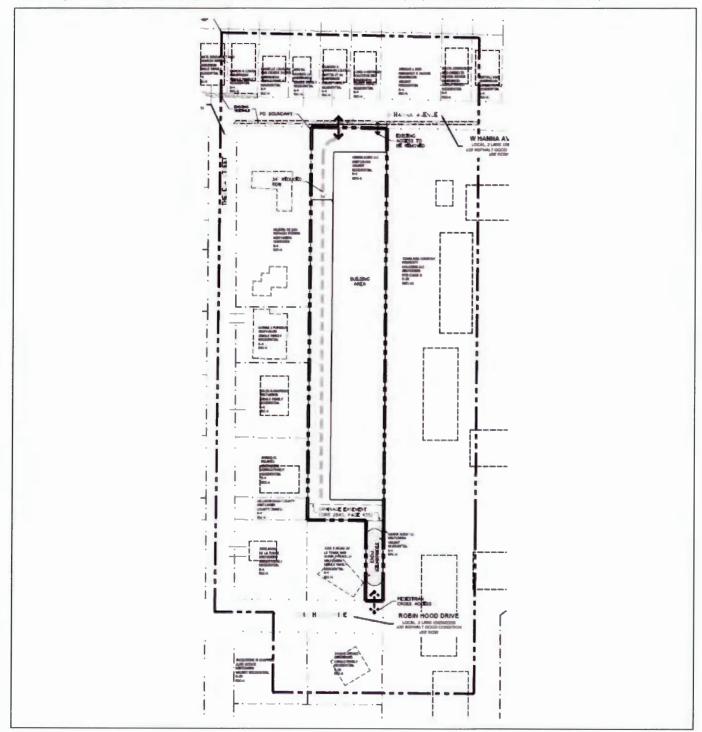


		Adjacent Zo	nings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential
South	RSC-6	4 du/ga, 6 du/ga	Single-Family Residential Conventional	Single-Family Residential
East	RMC-20	20 du/ga	Multi-Family Residential	Multi-Family Residential
West	RSC-6	4 du/ga	Single-Family Residential Conventional	Single-Family Residential

APPLICATION NUMBER:	PD 24-0701	
ZHM HEARING DATE:	November 12, 2025	No. of the second secon
POCC HEADING DATE.	January 7, 2025	Case Paviawer: Chris Grandlianard AICD

2.0 LAND USE MAP SET AND SUMMARY DATA

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



ZHM HEARING DATE:

November 12, 2025

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

Road Name	Classification	Current Conditions	Select Future Improvements
Hanna Ave	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Robin Hood Dr	County Local - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	7	7
Proposed	66	7	7
Difference (+/-)	+0	+0	+0

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

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North	X	Choose an item.	None	Meets LDC
South		Pedestrian	None	Meets LDC
East		Choose an item.	None	Meets LDC
West		Choose an item.	None	Meets LDC

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

APPLICATION NUMBER:

PD 24-0701

ZHM HEARING DATE:

November 12, 2025 January 7, 2025

BOCC HEARING DATE:

Case Reviewer: Chris Grandlienard, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	⊠Yes □ No	Wetlands Present.
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Environmental Services	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☑ No	
Natural Resources	☐ Yes ☑ No	☐ Yes ☑ No	□Yes ☑ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	otection Area	
	□ Coastal H	igh Hazard Area		
☐ Use of Environmentally Sensitive Land Credit		sirport Height Rest	triction:_130' A	AMSL
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	N		SZ V-a	
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Staff Report.
☐ Off-site Improvements Provided	□No	⊠ No	□No	
Hillsborough County School Board Adequate K-5 6-8 9-12 N/A Inadequate K-5 6-8 9-12 N/A	⊠ Yes	☐ Yes ☑ No	□Yes ⊠No	
Service Area/ Water & Wastewater	71.75			
⊠Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes	
☐Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 Parks: \$1,957 School: \$7,027 Fire: \$249 Total Per Townhouse: \$15,894 * 37 = \$588,0		<i>'</i>)		
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	□Inconsistent	☐ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant requests to rezone two parcels from RMC-6 (Residential - Multi-Family Conventional) to PD 24-0701 to allow 7 dwelling units onsite, either as a single-family, duplex, or townhome development. The proposal is for 50-footwide lots for the single-family and duplex development and 18-foot-wide lots for townhomes.

The approximate 1.89-acre property contains two parcels, both zoned RMC-6 (Residential - Multi-Family Conventional). The property is generally located 160 feet east of the intersection of Theresa Street and West Hanna Avenue. The area consists of single-family and multi-family residential. To the north across West Hanna Avenue is single-family residential zoned RSC-6. To the south is single-family-residential zoned RSC-6. Adjacent to the east is multi-family residential zoned RSC-6.

The density will be a maximum of 3.7 dwelling units per acre. 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 surrounding uses are similar to the request, residential. Single-Family Residential surrounds the property from the north, south and west, while a large multi-family development is to the east. Additionally, a public park is within walking distance to the west of the proposed development. Therefore, the rezoning of the subject parcel from RMC-6 to PD with a single-family, duplex, or townhome entitlement would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

Approval, subject to proposed conditions.

6.0 PROPOSED CONDITIONS

Requirements for Certification:

Prior to PD site plan certification, the developer shall revise the PD site plan to:

- 1. Add a note on the site plan that states, "Sidewalks to be required per LDC"
- 2. Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"
- 3. Match duplex standards from the conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the revised general site plan submitted October 22, 2024.

 Development of the project shall be limited to a maximum of 7 dwelling units onsite, either single-family detached, duplex, or townhome. Duplex will be limited to one dwelling unit per lot.

2. Development Standards

Minimum Lot Area: 4,000 sf for Single-Family; 3,500 sf for Duplex; 1,260 sf for Townhomes

Minimum Front Yard: 20 feet for Single-Family, Townhomes and Duplex

Minimum Rear Yard: 10 feet for Single-Family, Townhomes and Duplex

Minimum Side Yard: 10 feet for Townhomes; 5 feet for Single-Family; Duplex: One side to have a minimum setback of 5' and one side to have a minimum setback of 0'

Minimum Lot Width: 18 feet for Townhomes; 50 feet for Single-Family & Duplex

Maximum building height: 35 feet

Building Coverage: 35% Maximum

Impervious Surface: 75% Maximum

Land Development Code Section Sec. 6.01.01 Endnote 8 is not applicable.

- 4. Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
- 5. The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian access to Robin Hood Drive.
- 6. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC)

approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.

- 7. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 8. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 9. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 9. If the notes and/or graphics on the site plan conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply unless specifically conditioned otherwise. References to development standards of the LDC in the above-stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

J. Brian Grady

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

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

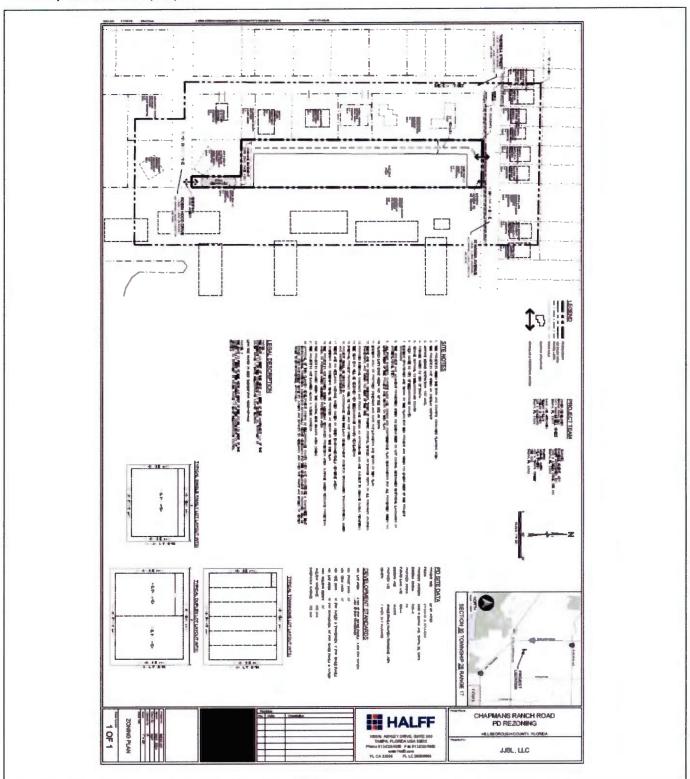
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

Case Reviewer: Chris Grandlienard, AICP

8.0 PROPOSED SITE PLAN (FULL)

8.1. Proposed Site Plan (Full)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO:	Zoning Technician, Development Services Department	DATE: 9/26/2024
REV	TEWER: Alex Steady, AICP	AGENCY/DEPT: Transportation
	NNING AREA/SECTOR: Town and Country thwest	PETITION NO: PD RZ 24-0701
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attack	hed conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- Notwithstanding anything shown on the Site Development Plan to the contrary, bicycle and
 pedestrian access may be permitted anywhere along the PD boundaries.
- The project shall be served by one (1) full-access connection to Hanna Ave and one pedestrian
 access to Robin Hood Drive.

Other Conditions

Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:

- · Add a note on the site plan that states, "Sidewalks to be required per LDC"
- Revised label for pedestrian access to Robin Hood Drive to "Pedestrian Access"

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a \pm /-1.89 acre site from Residential Multi-Family Conventional – 6 (RMC-6) to Planned Development (PD). The applicant seeks entitlement for seven dwelling units. The site is located on the south side of Hanna Ave \pm /- 135 feet east of the intersection of Theresa Street and Hanna Ave. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis:

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's <u>Trip Generation Manual</u>. 11th Edition.

Existing Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

APPLICATION NUMBER: PD 24-0701

ZHM HEARING DATE:

November 12, 2025

BOCC HEARING DATE:

January 7, 2025

Case Reviewer: Chris Grandlienard, AICP

Proposed Zoning:

Zoning, Land Use/Size	24-Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, 7 Single Family Dwelling Units (ITE LUC 210)	66	7	7

Trip Generation Difference:

Zoning, Land Use/Size	24-Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Hanna Ave and Robin Hood Dr. Hanna Ave is a 2-lane, undivided, substandard Hillsborough County maintained local roadway characterized by +/- 10-foot wide travel lanes lying within +/- 50 feet of right of way. There are intermittent sidewalks along the south side of the roadway within the vicinity of the project. Robin Hood Drive is a 2-lane, undivided, substandard, Hillsborough County maintained local roadway characterized by +/- 10-foot lanes lying within +/- 50 feet of right of way. There are no sidewalks on either side of the roadway within the vicinity of the project.

SITE ACCESS

The project proposes one full vehicular and pedestrian access on Hanna Ave and one pedestrian access to Robin Hood Dr.

SUBSTANDARD ROADWAY

The proposed entitlements do not generate more than 10 peak-hour trips, as such the project qualifies for the County Engineer's de minimus criteria for substandard roadway. No substandard roadway-related improvements are required as a part of this rezoning.

ROADWAY LEVEL OF SERVICE

Both Hannah Ave and Robin Hood Drive are not regulated roadways and, as such, were not included in the 2020 Level of Service Report.

PARTY OF RECORD

NONE