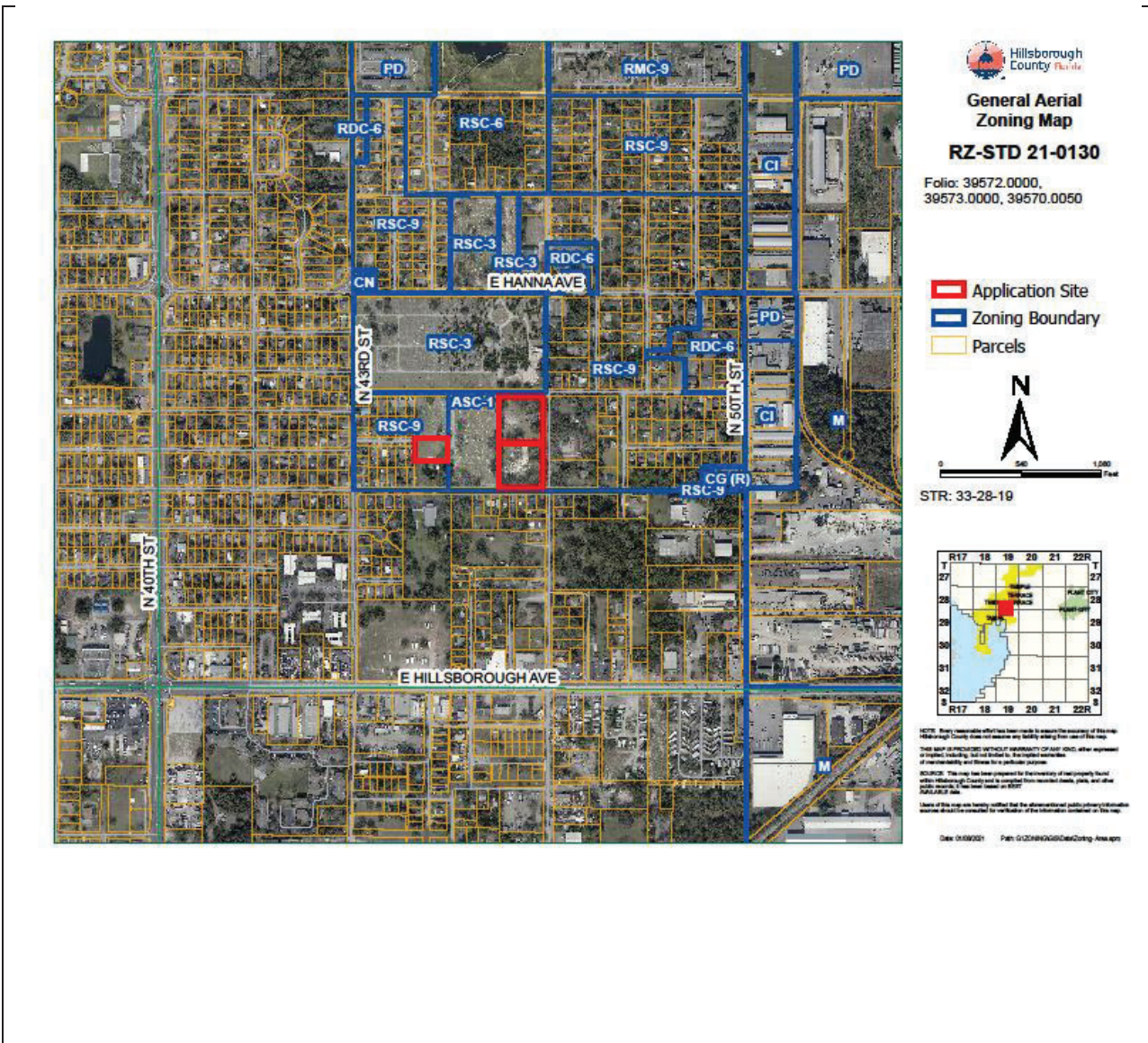




Hillsborough County Florida

STAFF REPORT

SUBJECT:	RZ 21-0130	PLANNING AREA:	East Lake Orient Park
REQUEST:	Rezoning to RSC-3	SECTOR:	Central
APPLICANT:	Rest Haven Memorial Park Inc.		
Existing Zoning:	RSC-9	Comp Plan Category:	RES-6



Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone three non-contiguous parcels totaling 5-acres more or less from RSC-9 (Residential, Single-Family Conventional) to RSC-3 (Residential, Single-Family Conventional). The parcels are located approximately 60 feet southwest of the intersection of East Idlewild Avenue and North 47th Street. The applicant has indicated the purpose of the rezoning is to allow for cemetery expansion. The parcels mostly surround and connect the existing cemetery.

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the land development code are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

1.3 Evaluation of Existing and Planned Public Facilities

There will be no utilities located on the property or connections made with existing utilities.

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 151 average daily trips, 12 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour. East Idlewild Avenue and North 47th Street are not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along these frontages. East Idlewild Avenue is considered a substandard road. The developer will be required to improve East Idlewild Avenue to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. East Idlewild Avenue and North 47th Street are not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report Transportation Review Section staff has no objection to this request.

1.4 Comprehensive Plan Consistency

The Comprehensive Plan Designation for the parcel is RES - 6. The Planning Commission finds the application **Consistent** with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

1.7 Compatibility

The adjacent properties contain a mix of ASC-1 (Agricultural, Single Family Conventional), RSC-9 (Residential, Single Family Conventional) and RSC-3 (Residential, Single Family Conventional) zoning districts. To the north across East Idlewild Avenue folio number 39572.0000 is adjacent to the existing cemetery zoned RSC-3. To the south it is adjacent to folio number 39573.0000 which is part of this application. To the east it is adjacent to single-family homes zoned RSC-9. To the west it is adjacent to the existing cemetery zoned ASC-1.

To the north folio number 39573.0000 is adjacent to folio number 39572.0000 which is part of this application. To the south it is adjacent to single-family residential homes located in the City of Tampa. To the east it is adjacent to single-family homes zoned RSC-9. To the west it is adjacent to the existing cemetery zoned ASC-1.

To the north folio number 39570.0050 is adjacent to the existing cemetery zoned RSC-9. To the east it is adjacent to the existing cemetery zoned ASC-1. To the south it is adjacent to a single-family home zoned RSC-9. To the west it is adjacent to East Clifton street and single-family homes zoned RSC-9.

The surrounding uses in the area consist of single-family lots and the existing cemetery; therefore, the rezoning of the subject parcel from RSC-9 to RSC-3 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-3 zoning district compatible with the existing zoning and development pattern in the area.

1.6 Agency Comments

The following reviewing agencies provided comments and had no objections to this request:

- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Water Resource Services
- Transportation Review

1.7 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

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



Staff's Recommendation: Approvable	
Zoning Administrator Sign-off:	 J. Brian Grady Fri Feb 5 2021 10:47:50



General Aerial Zoning Map

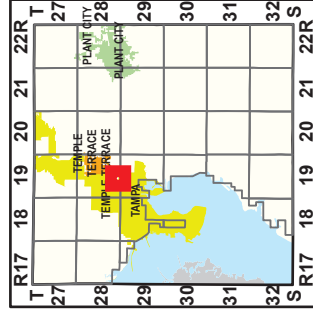
RZ-STD 21-0130

Folio: 39572.0000,
39573.0000, 39570.0050

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 33-28-19

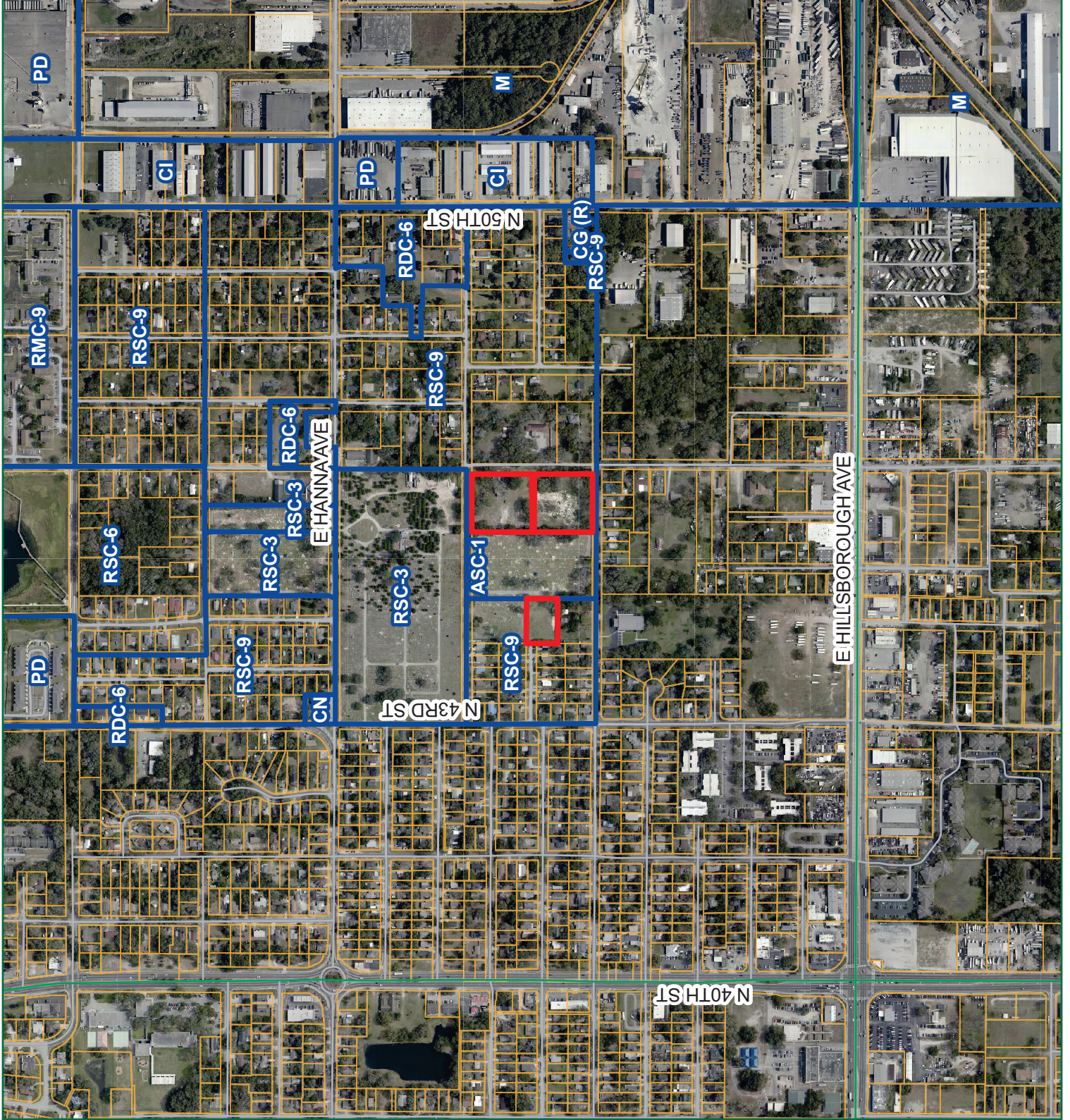


NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.






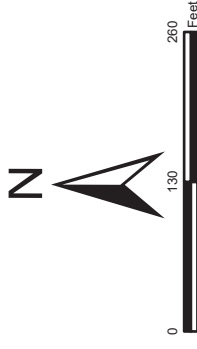


Immediate Aerial Zoning Map

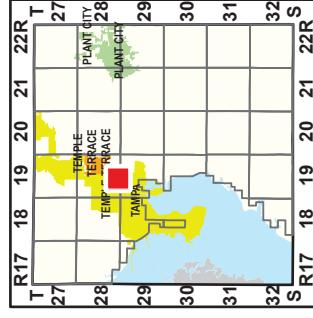
RZ-STD 21-0130

Folio: 39572.0000,
39573.0000, 39570.0050

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 33-28-19

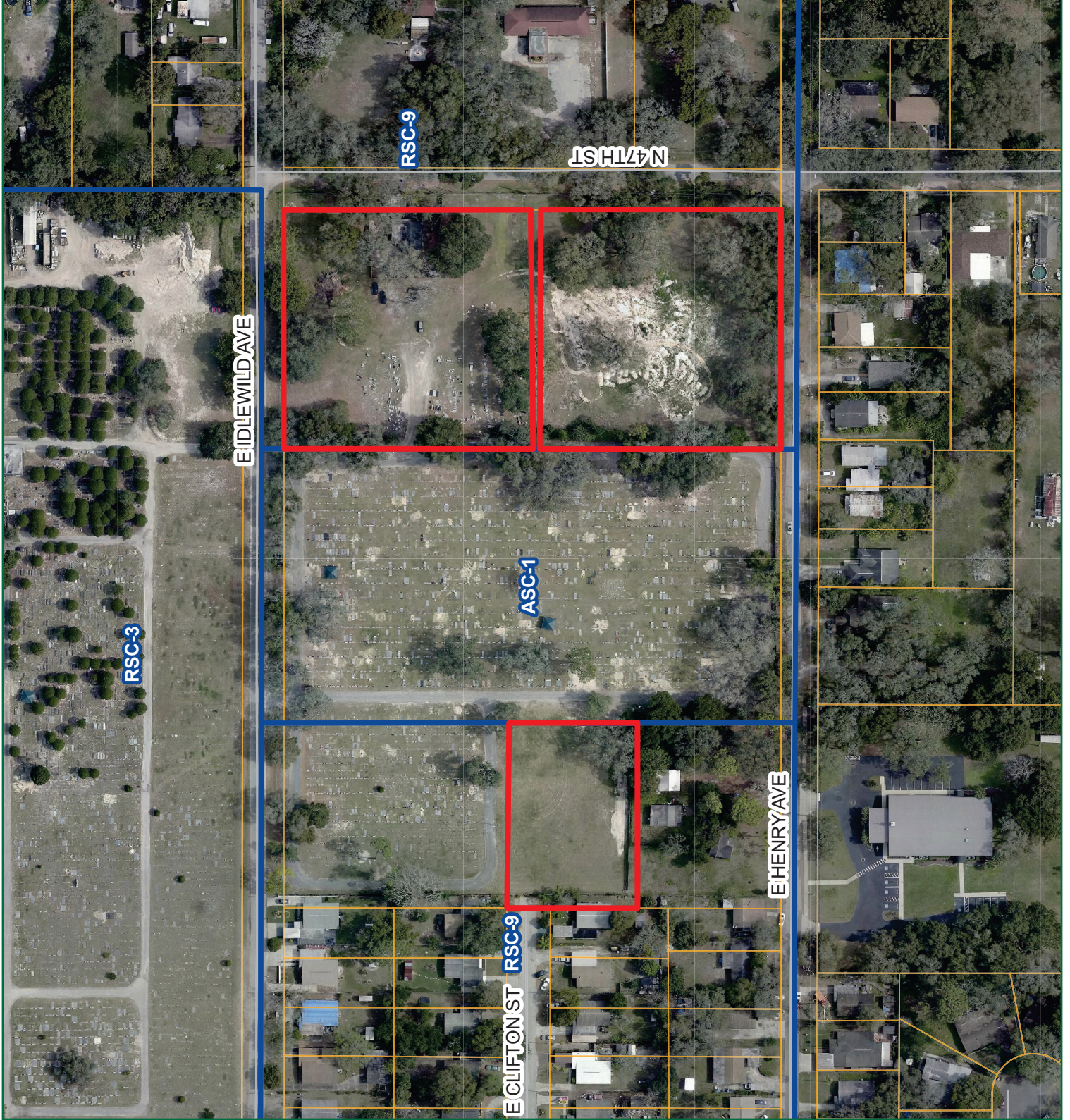


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**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ 21-0130
Hearing date:	February 15, 2021
Applicant:	Rest Haven Memorial Park Inc.
Request:	Rezone three non-contiguous parcels totaling 5-acres MOL from RSC-9 to RSC-3
Location:	4317 E. Clifton Street, 5806 N. 47th Street, and 5908 N. 47th Street. Approximately 60 feet southwest of East Idlewild Avenue and North 47th Street intersection.
Parcel size:	Approximately 5 acres (non-contiguous)
Existing zoning:	Residential Single Family Conventional-9
Future land use designation:	Residential-6 (6 du/ga; 0.25 FAR)
Service area:	Urban
Community planning area:	East Lake-Orient Park

A. APPLICATION REVIEW
DEVELOPMENT SERVICES STAFF REPORT

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone three non-contiguous parcels totaling 5-acres more or less from RSC-9 (Residential, Single-Family Conventional) to RSC-3 (Residential, Single-Family Conventional). The parcels are located approximately 60 feet southwest of the intersection of East Idlewild Avenue and North 47th Street. The applicant has indicated the purpose of the rezoning is to allow for cemetery expansion. The parcels mostly surround and connect the existing cemetery.

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the land development code are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development and Technical Manuals.

1.3 Evaluation of Existing and Planned Public Facilities

There will be no utilities located on the property or connections made with existing utilities.

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 151 average daily trips, 12 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour. East Idlewild Avenue and North 47th Street are not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along these frontages. East Idlewild Avenue is considered a substandard road. The developer will be required to improve East Idlewild Avenue to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review. East Idlewild Avenue and North 47th Street are not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report Transportation Review Section staff has no objection to this request.

1.4 Comprehensive Plan Consistency

The Comprehensive Plan Designation for the parcel is RES - 6. The Planning Commission finds the application **Consistent** with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

1.7 Compatibility

The adjacent properties contain a mix of ASC-1 (Agricultural, Single Family Conventional), RSC-9 (Residential, Single Family Conventional) and RSC-3 (Residential, Single Family Conventional) zoning districts. To the north across East Idlewild Avenue folio number 39572.0000 is adjacent to the existing cemetery zoned RSC-3. To the south it is adjacent to folio number 39573.0000 which is part of this application. To the east it is adjacent to single-family homes zoned RSC-9. To the west it is adjacent to the existing cemetery zoned ASC-1.

To the north folio number 39573.0000 is adjacent to folio number 39572.0000 which is part of this application. To the south it is adjacent to single-family residential homes located in the City of Tampa. To the east it is adjacent to single-family homes zoned RSC-9. To the west it is adjacent to the existing cemetery zoned ASC-1.

To the north folio number 39570.0050 is adjacent to the existing cemetery zoned RSC-9. To the east it is adjacent to the existing cemetery zoned ASC-1. To the south it is adjacent to a single-family home zoned RSC-9. To the west it is adjacent to East Clifton street and single-family homes zoned RSC-9.

The surrounding uses in the area consist of single-family lots and the existing cemetery; therefore, the rezoning of the subject parcel from RSC-9 to RSC-3 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-3 zoning district compatible with the existing zoning and development pattern in the area.

1.6 Agency Comments

The following reviewing agencies provided comments and had no objections to this request:

- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Water Resource Services
- Transportation Review

1.7 Exhibits

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

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

Staff's Recommendation: Approvable	
Zoning Administrator Sign-off:	 J. Brian Grady Fri Feb 5 2021 10:47:50

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on February 15, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. Jay McKeehan spoke on behalf of the applicant, Res Haven Memorial Park, Inc. Mr. McKeehan stated the applicant submitted a request to have a standard rezoning of the three parcels, which are located just southwest of the intersection of North 47th Street and East Idlewild Avenue. Mr. McKeehan stated that the three parcels are currently zoned RSC-9, and the applicant is requesting rezoning to RSC-3 to permit cemetery use. He stated that the three parcels are directly adjacent to existing cemetery property, and the applicant is requesting rezoning so it can expand the cemetery operation.

Development Services Department

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. He stated Development Services staff finds the requested rezoning to RSC-3 is compatible with the existing zoning and development pattern in the area and finds the request approvable.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. Ms. Lienhard stated the rezoning is consistent with the policy direction in the East Lake-Orient Park Community Plan and will allow development that is consistent with the goals, objectives, and policies of the *Future of Hillsborough Comprehensive Plan*, and is compatible with the existing pattern found in the area.

Proponents

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

Opponents

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

Development Services Department

Mr. Grady stated there were no further comments for Hillsborough County Development Services.

Applicant Rebuttal

The applicant had nothing further to add.

The hearing officer closed the hearing on application 21-0130.

C. EVIDENCE SUBMITTED

There was no documentary evidence submitted into the record at the hearing.

D. FINDINGS OF FACT

1. The subject property consists of three non-contiguous parcels totaling 5 acres and is located at approximately 60 feet southwest of the East Idlewild Avenue and North 47th Street intersection.
2. The subject property is designated Residential-6 on the Future Land Use Map and is within the boundaries of the East Lake-Orient Park Community Plan.
3. The subject property is currently zoned Residential, Single-Family Conventional-9.
4. Adjacent properties are zoned ASC-1, RSC-9, and RSC-3. Surrounding uses include the existing cemetery and single-family homes.
5. The applicant is requesting to rezone the subject property to RSC-3 to allow for cemetery expansion.
6. The proposed rezoning would allow development that is compatible and integrated with the existing zoning and development pattern of the surrounding area.
7. Rezoning to RSC-3 is consistent with the Res-6 Future Land Use Map designation and furthers the objectives, policies, land uses, and densities or intensities in the comprehensive plan.

E. FINDING OF COMPLIANCE OF NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

F. CONCLUSIONS OF LAW

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

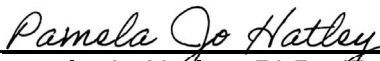
substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

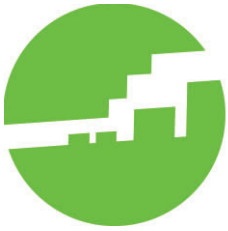
G. SUMMARY

The applicant is seeking to rezone three non-contiguous parcels totaling 5 acres from RSC-9 to RSC-3 for expansion of its existing cemetery.

H. RECOMMENDATION

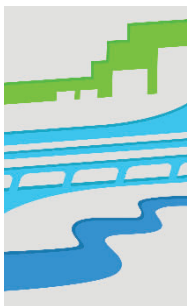
Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **approval** of the rezoning request.

	March 3, 2021
_____ Pamela Jo Hatley, PhD, JD Land Use Hearing Officer	Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 15, 2021 Report Prepared: February 2, 2021	Petition: 21-0130 4317 E. Clifton Street, 5806 N. 47th Street, and 5908 N. 47th Street <i>South of North 43rd Street and East Henry Avenue intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan:	East Lake-Orient Park
Requested Zoning:	Residential Single Family Conventional-9 (RSC-9) to Residential Single Family Conventional-3 (RSC-3)
Parcel Sizes (Approx.):	5 +/- acres
Street Functional Classification:	East Clifton Street – Local North 47 th Street - Local
Locational Criteria	N/A
Evacuation Zone	The subject property is not in an Evacuation Zone



Context

- The site consists of 3 parcels totaling 5 +/- acres located directly south of the East 43rd Street and East Hanna Avenue intersection. It is in the Urban Service Area and it falls within the limits of the East Lake-Orient Park Community Plan.
- The applicant would like rezone the parcel from Residential Single Family Conventional-9 (RSC-9) to Residential Single Family Conventional-3 (RSC-3).
- The subject site is designated as Residential-6 (RES-6) on the Future Land Use Map. Typical allowable uses within the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed use projects at appropriate locations.
- RES-6 surrounds the subject site on all sides. The Public/Quasi-Public (P/QP) is located north of the subject parcels. The Light Industrial (LI) Future Land Use category is located to the east of the subject parcels. The Residential-20 (RES-20) and Residential-9 (RES-9) Future Land Use categories are located to the northeast.
- The subject site is currently zoned RSC-9. RSC-9 and Agricultural Single Family Conventional-1 (ASC-1) zoning districts surround the parcels. RSC-3 zoning is located to the north of the site which is the existing Rest Haven Memorial Park Cemetery. To the south and west, properties are zoned Residential Single Family-50 (RS-50) with Commercial Intensive (CI) zoning to the southeast.
- The subject properties currently include two vacant parcels and a single family residential dwelling located on the other site. Directly adjacent, and north of the sites is the Rest Haven Memorial Park Cemetery. Residential single-family homes surround the subject parcels.
- The applicant is requesting to rezone the subject sites RSC-9 to RSC-3 for the expansion of the Rest Haven Memorial Park Cemetery.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

Future Land Use Element

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.*

Neighborhood/Community Development

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

EAST LAKE-ORIENT PARK COMMUNITY PLAN

Goals

Community Improvement – Enhance the appearance of the East Lake-Orient Park community.

Economic Development – Provide opportunities for business growth and jobs in the East Lake-Orient Park community.

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject parcels, totaling approximately 5 acres, from Residential Single Family Conventional-9 (RSC-9) to Residential Single Family Conventional-3 (RSC-3) in order to expand the currently existing Rest Haven Memorial Park Cemetery that has been in operation since 1927.

This proposed rezoning would allow for a non-residential development expansion which is compatible and integrated with the surrounding area based on adopted Future Land Use Policies 1.4 and 16.3. This compatibility also includes the site's designation within the Residential-6 (RES-6) Future Land Use classification.

With regards to Policy 1.4 and Policy 16.3, this rezoning application seeks to down zone a portion of the property from RSC-9 zoning to RSC-3 which is compatible with the surrounding properties. This rezoning is expected to provide for business growth and enhance the community and is therefore consistent with the East Lake-Orient Park Community Plan.

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

Recommendation

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

HILLSBOROUGH COUNTY 2020 FUTURE LAND USE RZ 21-0130

Rezoning

<all other values>

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area

Urban Service Area

Jurisdiction Lines

Roads

Parcels

AGRICULTURAL/MINING-1/20 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL/RURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASI-PUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

CITRUS PARK VILLAGE

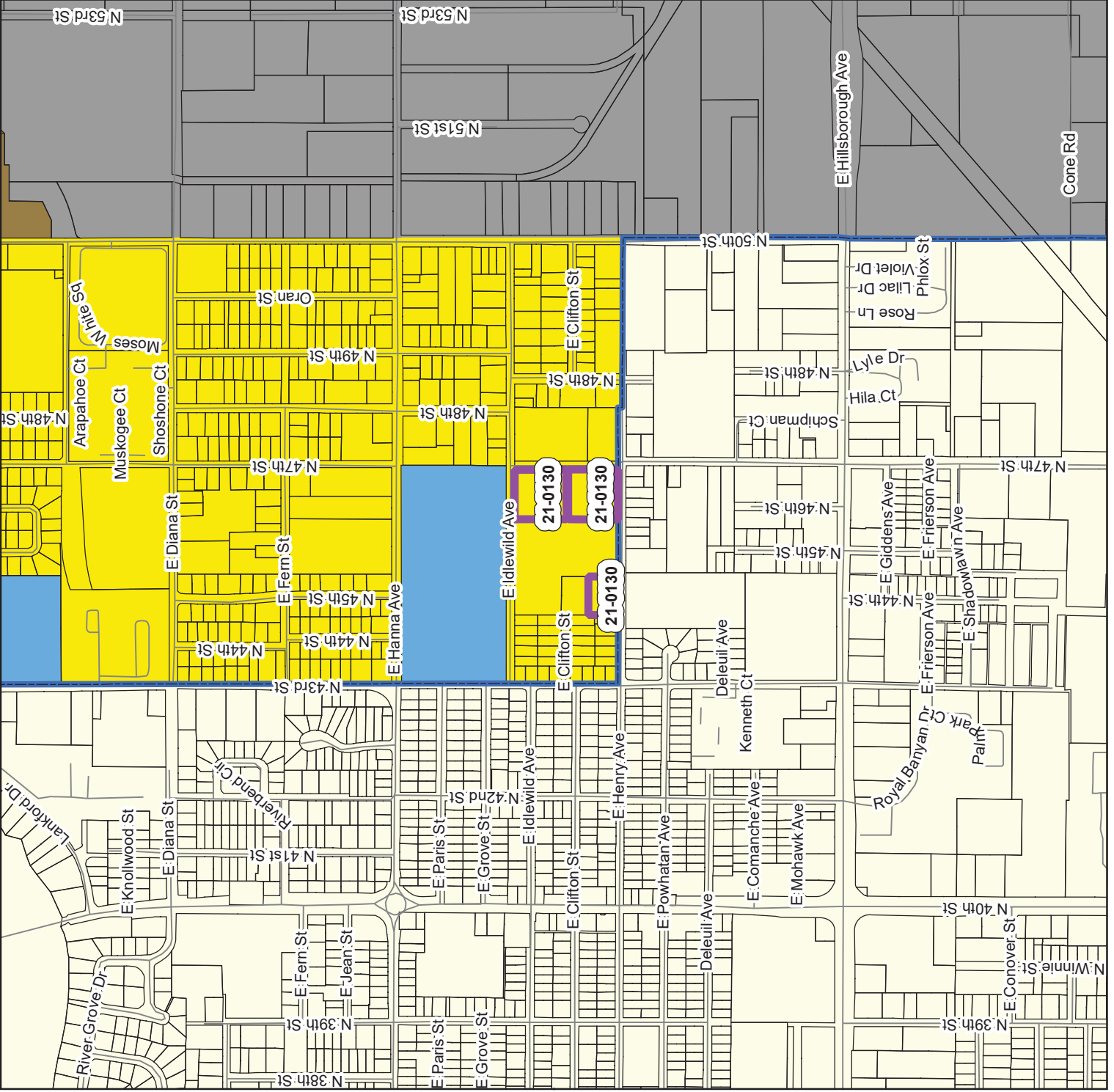
WATER

WATER



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning map is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 12/14/2020
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/04/2021

REVIEWER: Sofia Garantiva, AICP, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: ELOP

PETITION NO: RZ-STD 21-0130

	This agency has no comments.
X	This agency has no objection.
	This agency has no objection, subject to the listed or attached conditions.
	This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 151 average daily trips, 12 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour.
- E Idlewild Avenue and N 47th Street are not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along these frontages
- E Idlewild Avenue is considered a substandard road. The developer will be required to improve E Idlewild Avenue to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review.
- E Idlewild Avenue and N 47th Street are not considered major county or state roadways and are not included in the [*2019 Hillsborough County Level of Service \(LOS\) Report*](#)
- Transportation Review Section staff has no objection to this request, subject to the conditions provided herein below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone from Residential Single-Family Conventional – 9 (RSC-9) to Residential, Single-Family Conventional – 3 (RSC-3) for cemetery uses. The site is located 60ft west of the intersection of E Idlewild Avenue and N 47th Street and consists of 5 acres. The Future Land Use designation is R-6.

Trip Generation Analysis

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. However, staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition, under the existing

and proposed zoning designations utilizing a generalized *worst-case* scenario. Staff’s analysis is summarized below.

Existing Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9: 31 Single Family DU’s (ITE Code 210)	293	23	31

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-3: 15 Single Family DU’s (ITE LUC 210)	142	11	15

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 151	(-) 12	(-) 16

The proposed rezoning would result in a decrease of trips potentially generated by development of the subject site by 151 average daily trips, 12 trips in the a.m. peak hour, and 16 trips in the p.m. peak hour

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E Idlewild Avenue and N 47th Street. E Idlewild Avenue is a 2-lane, undivided urban local roadway with +/- 10-foot lanes, +/- 20 feet of pavement width within a +/-50-foot right-of-way. There are no sidewalks or bike lanes on either side of the roadway. There are no paved shoulders or curb and gutter. As such, S 16th Avenue is considered a substandard road.

The developer will be required to improve S E Idlewild Avenue (between the project entrance and the nearest standard roadway) to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process. Deviations from Hillsborough County Transportation Technical Manual (TTM) standards may be considered consistent with Section 1.7.2 and other applicable sections of the TTM. As this is a Euclidean zoning request, the administrative variance and/or design exception from the TTM will be considered at the time of plat/site/construction plan review.

E Idlewild Avenue and N 47th Street are not shown on the Hillsborough County Corridor Preservation Plan, as such, no preservation is needed along these frontages.

SITE ACCESS ANALYSIS & CONNECTIVITY

There is no existing access point serving the site. Although there is an existing access point to E Idlewood Avenue from the adjacent property, which is currently utilized as a cemetery. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it is anticipated pedestrian and vehicular access will be from E Idlewood Avenue via the adjacent property internal driveway.

LEVEL OF SERVICE (LOS)

E Idlewild Avenue and N 47th Street are not considered major county or state roadways and are not included in the [*2019 Hillsborough County Level of Service \(LOS\) Report*](#)

COMMISSION

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 Pat Kemp VICE-CHAIR
 Harry Cohen
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 Gwendolyn “Gwen” W. Myers
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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: January 19, 2021</p> <p>PETITION NO.: 21-0130</p> <p>EPC REVIEWER: Jackie Perry Cahanin</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1241</p> <p>EMAIL: cahaninj@epchc.org</p>	<p>COMMENT DATE: December 30, 2020</p> <p>PROPERTY ADDRESS: 4318 E Henry Ave, 5806, 5908 N 47th St, Tampa, FL 33610</p> <p>FOLIO #: 0395700050; 0395720000; 0395730000</p> <p>STR: 33-28S-19E</p>
<p>REQUESTED ZONING: From RSC-9 to RSC-3</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	12/30/2020
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Jpc/dc

ec: rhmp@mindspring.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 14 Dec 2020

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

APPLICANT: James McKeehan

PETITION NO: RZ-STD 21-0130

LOCATION: 4318 E. Henry Ave., Tampa, FL 33610

FOLIO NO: 39570.0000, 39572.0000, 39573.0000

SEC: 33 TWN: 28 RNG: 19

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: STD21-0130 REVIEWED BY: Randy Rochelle DATE: 12/3/2020

FOLIO NO.: 39570.0000, 39572.0000 & 39573.0000

This agency would (support), (conditionally support) the proposal.

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (___ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A ___ inch wastewater main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (___ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.



VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
February 15, 2021
ZONING HEARING MASTER: PAMELA JO HATLEY

C5:
Application Number: RZ-STD 21-0130
Applicant: Rest Haven Memorial Park, Inc.
Location: 60' of Intersection: E.
Idlewild Ave., N. 47th St.
Folio Number: 039572.0000, 039573.0000 &
039570.0050
Acreage: 5.001308 acres, more or less
Comprehensive Plan: R-6
Service Area: Urban
Existing Zoning: RSC-9
Request: Rezone to RSC-3

1 MR. GRADY: So, again, the next application
2 will be agenda item C-5, Rezoning-Standard
3 21-0130 -- 130, sorry.

4 The applicant's Rest Haven Memorial Park,
5 Incorporated. The request is to rezone from RSC-9
6 to RSC-3. Chris Grandlienard will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER HATLEY: Thank you,
9 Mr. Grady.

10 Applicant, please.

11 MR. MCKEEHAN: Good evening. My name is Jay
12 McKeehan. It's 4615 East Hanna Avenue, Tampa,
13 33610.

14 I'm here on behalf of Rest Haven Memorial
15 Park Cemetery. We have submitted a request to have
16 a standard rezoning of three parcels. All three
17 parcels are located just to the southwest of the
18 intersection of North 47th Street and East Idlewild
19 Avenue.

20 All three are currently zoned as RSC-9 and
21 we're requesting a rezoning to RSC-3 to permit
22 cemetery use. All three parcels are directly
23 adjacent to existing cemetery property, and we're
24 just respectfully requesting this approval so we
25 can expand our cemetery operation. Short and

1 sweet. How about that?

2 HEARING MASTER HATLEY: Thank you. Please
3 see the clerk here.

4 All right. Development Services.

5 MR. GRANDLIENARD: Good evening. Chris
6 Grandlienard, Development Services.

7 The request is to rezone three noncontiguous
8 parcels totalling 5 acres, more or less, from RSC-9
9 Residential Single-Family Conventional to RSC-3
10 Residential Single-Family Conventional.

11 The parcels are located approximately 60 feet
12 southwest of the intersection of East Idlewild
13 Avenue and North 47th Street.

14 The applicant has indicated the purpose of
15 the rezoning is to allow for a cemetery expansion.
16 The parcels mostly surround and connect the
17 existing cemetery. The adjacent properties contain
18 a mix of ASC-1, Agricultural Single-Family
19 Conventional; RSC-9, Residential Single-Family
20 Conventional; and RSC-3, Residential Single-Family
21 Conventional zoning districts.

22 The surrounding uses in the area consist of
23 mostly single-family lots and the existing
24 cemetery. Therefore, the rezoning of the subject
25 parcel from RSC-9 to RSC-3 would be consistent with

1 the existing zoning pattern of the area.

2 Based on the above considerations, staff
3 finds the requested RSC-3 zoning district
4 compatible with the existing zoning and development
5 pattern in the area. There are no agency
6 objections. Staff finds the request approvable.
7 I'll be glad to answer any questions you may have.

8 HEARING MASTER HATLEY: Thank you.

9 All right. Planning Commission.

10 MS. LIENHARD: Melissa Lienhard, Planning
11 Commission staff.

12 The subject property is located in the
13 Residential-6 Future Land Use category. It is in
14 the Urban Service Area, and the subject property is
15 located within the limits of the East Lake Orient
16 Park Community Plan.

17 The applicant is requesting to rezone the
18 subject parcels totalling approximately 5 acres
19 from Residential Single-Family Conventional-9 to
20 Residential Single-Family Conventional-3 in order
21 to expand the currently existing Rest Haven
22 Memorial Park Cemetery that has been in operation
23 since 1927.

24 This proposed rezoning would allow for a
25 nonresidential development expansion which is

1 compatible and integrated with the surrounding area
2 based on the adopted Future Land Use Policies 1.4
3 and 16.3 with regard to compatibility.

4 This compatibility also includes the site's
5 designation within the Residential-6 Future Land
6 Use classification. With regards to Policy 1.4 and
7 Policy 16.3, this rezoning application seeks to
8 down zone a portion of the property from RSC-9 to
9 RSC-3, which is compatible with the surrounding
10 properties.

11 This rezoning is expected to provide for
12 business growth and enhance the community and is,
13 therefore, consistent with the policy direction in
14 the East Lake community -- I'm sorry, the East Lake
15 Orient Park Community Plan.

16 Overall, the proposed rezoning would allow
17 for development that is consistent with the goals,
18 objectives, and policies of the Future of
19 Hillsborough Comprehensive Plan and is compatible
20 with the existing development pattern found in the
21 surrounding area.

22 Based upon those considerations, Planning
23 Commission staff finds the proposed rezoning
24 consistent with the Future of Hillsborough
25 Comprehensive Plan for unincorporated Hillsborough

1 County.

2 Thank you.

3 HEARING MASTER HATLEY: Thank you.

4 Is there anyone here in the room or online
5 who wishes to speak in support of this item? Okay.

6 Is there anyone here or online who wishes to
7 speak in opposition to this item? Don't see any.

8 All right. County Staff, any further?

9 MR. GRADY: Nothing further.

10 HEARING MASTER HATLEY: Thank you.

11 Applicant. Do you have anything further to add?

12 Thank you.

13 All right. This will close the hearing then
14 on Rezoning 21-0130.

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1 being continued to the April 12th, 2021, Zoning
2 Hearing Master Hearing beginning at 6:00 p.m.

3 And the last item is A-28, Rezoning-Standard
4 21-0130. This application is out of order to be
5 heard and is being continued to the February 15th,
6 2021, Zoning Hearing Master Hearing. And that's
7 all the continuances included in tonight's hearing.

8 HEARING MASTER WELLS: And I announce at
9 this time this Zoning Hearing Master Hearing is
10 adjourned.

11 (Hearing was concluded at 6:08 p.m.)

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE