Rezoning Application: 24-1297

Zoning Hearing Master Date: 12/16/2024

BOCC Land Use Meeting Date: 02/11/2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: David Higuera

FLU Category: R-6

Service Area: Urban

Site Acreage: .48 acres

Community Plan Area: None

Overlay: None

Special District: None

Request: Rezone to RDC-6



# Introduction Summary:

Request to rezone one parcel from RSC-6 to RDC-6 to allow for the construction of a duplex on the parcel. Utilities are proposed in the form of City of Tampa water.

Zoning:	Existing	Proposed	
District(s)	RSC-6	RDC-6	
Typical General Use(s)	Single-Family Residential Single-Family and Two-Family Re (Conventional Only) (Conventional)		
Acreage	.48 (20,900 sf)	.48 (20,900 sf)	
Density/Intensity	6 units per acre	6 units per acre	
Mathematical Maximum*	2 units	2 units	

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	RSC-6	RDC-6	
		7260 sf / 60 ft	
Lot Size / Lot Width	7,000 sf / 70 ft	For two units on one lot, minimum lot size	
		14,520 sf and minimum lot width 75 ft.	
Sotbacks/Bufforing and	25 ft Front	25 ft Front	
Setbacks/Buffering and Screening	25 ft Rear	20 ft Rear	
	7.5 ft Sides	7.5 ft Sides	
Height	35 ft	35′	

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

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

**Planning Commission Recommendation:** 

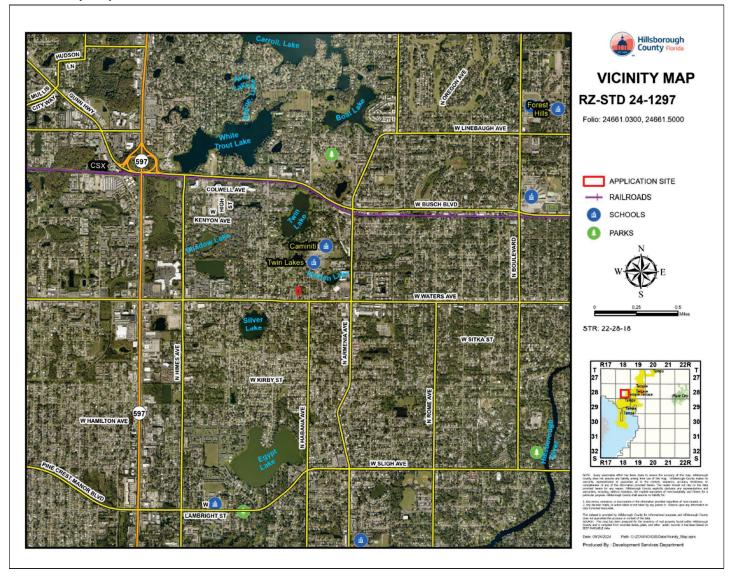
Approvable

**Development Services Recommendation:** 

Consistent

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.1 Vicinity Map



ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

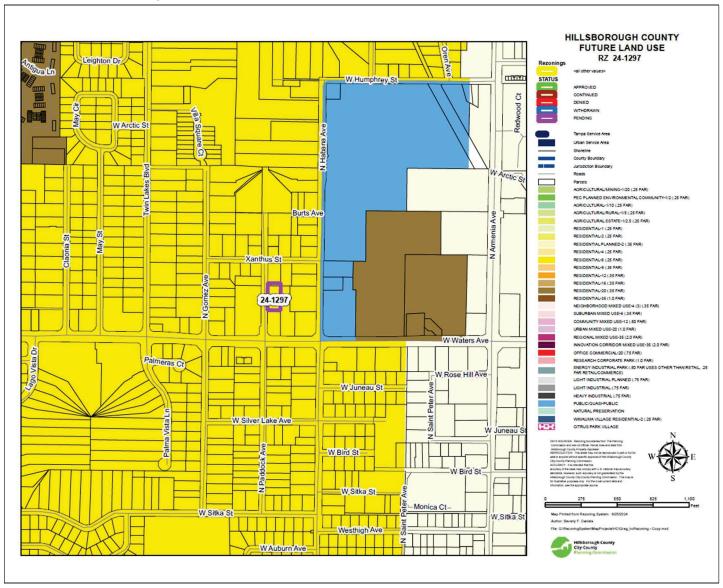
# **Context of Surrounding Area:**

The property is located along N Paddock Ave approximately 200 ft north of W waters Ave. The property is abutting Commercial Neighborhood zoning to the south and residential single-family zoning on all other sides. The areas are predominantly single family with two pockets of duplex zoned properties within 1000 ft of the property and several multifamily zoned properties withing a mile of the property. Across N Paddock to the west is an approved NCU MHP containing a maximum of 33 spaces.

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



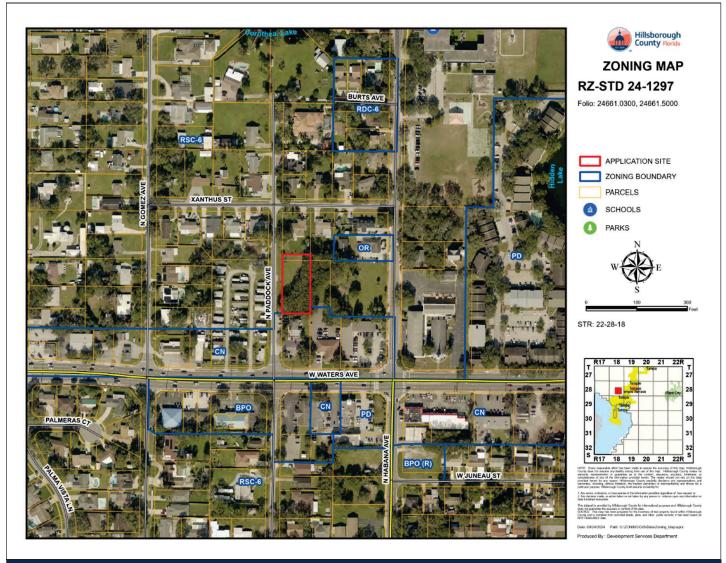
Case Reviewer: Logan McKaig

Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	6 DU/GA or .25 FAR
Typical Uses:	Residential

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



Case Reviewer: Logan McKaig

Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-6	6 du/ga	Single Family Residential	Single Family Conventional	
South	CN	.2 FAR	Commercial/Office	Commercial Office	
East	RSC-6	6 du/ga	Single Family Residential	Vacant Residential	
West	RSC-6	6 du/ga	Single Family Residential	NCU Mobile Home park	

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig
2.0 LAND USE MAP SET	AND SUMMARY DATA	
	(partial provided below for size and orientation pur	noses See Section 8.0 for full site plan)
	Apartial provided below for size and orientation par	posessi dee deditori did for fulli site piari,

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF 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	
N Paddock Ave.	County Local - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	1	
Proposed	14	1	1	
Difference (+/-)	-4	+0	+0	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	□ Yes □N/A ⊠ No	☐ Yes ☐ No ☑ N/A			

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

# 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	n/a
Natural Resources	☐ Yes 図 No	☐ Yes ☑ No	☐ Yes 図 No	n/a
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	ı
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit		ourban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	-	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other	p. op o,		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes □ No	│ □ Yes │ ⊠ No	☐ Yes ☐ No	n/a
☐ Off-site Improvements Provided		I INO		
Service Area/ Water & Wastewater				
□Urban ☑ City of Tampa	☐ Yes	□ Yes	□ Yes	n/a
☐Rural ☐ City of Temple Terrace	⊠ No	□No	│ □ No	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 □N/A	☐ Yes	☐ Yes	☐ Yes	n/a
Inadequate	⊠ No	□ No	□No	1,75
Impact/Mobility Fees				
impact/ wobility rees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		□No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

# 5.1 Compatibility

The subject property totaling .48 acres is located on N Paddock ave. approximately 200 ft north of W Waters is currently zoned RSC-6. The purposed rezoning will bring additional duplex zoning to the area which contains a mixture of commercial, grandfathered Mobile Home Parks, and largely single-family homes.

The surrounding area, directly abutting the subject property, primarily consists of single-family housing to the northeast and west with commercial neighborhood to the south. Not abutting the subject property, the area does consist of several pockets of both differing uses such as Office Residential (OR) Zoning and existing Residential Duplex Conventional 6 (RDC-6) zoning to the north, the same zoning as this request.

Due to these considerations the duplex zoning is compatible with the density and use of the area.

#### 5.2 Recommendation

Staff find the request approvable.

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

Case Reviewer: Logan McKaig

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

The subject property was two separate parcels at the inanition of the rezoning application. The merging and certification of the two parcels was recommended by staff and completed by the applicant as one of the two original parcels was too small to meet the minimum requirements for the requested zoning.

#### 8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig
BOCC LOW MILETING DATE.	rebluary 11, 2023	Case Neviewer. Logari Michaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 10/29/2024			
REVIEWER: Sarah Rose, Senior Planner AGENCY/DEPT: Transp			
PLAN	INING AREA/SECTOR: NW/Egypt Lake	PETITION NO: RZ 24-1297	
	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.		

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional (RSC-6) to Residential Duplex Conventional (RDC-6) The site is located +/- 250 feet north of the intersection of W Waters Ave and N Paddock Ave. The Future Land Use designation of the site is Residential-6 (R-6).

# Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

110010.000			
Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RDC-6, Single Family Attached (ITE Code 215) 2 Units	14	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	-4	+0	+0

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Paddock Ave. N Paddock Ave is a substandard 2-lane, undivided, County maintained, Rural Local roadway. The roadway is characterized by +/- 16 to +/- 17 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes or sidewalks on either side of the roadway in the vicinity of the proposed project.

### SITE ACCESS

It is anticipated that the site will have access to N Paddock Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules

and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

# ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N Paddock Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 24-1297
Hearing date:	December 16, 2024
Applicant:	David Higuera
Request:	Rezone to RDC-6
Location:	East side of North Paddock Avenue, north of West Waters Avenue and south of Xanthus Street, Tampa
Parcel size:	0.48 acres +/-
Existing zoning:	RSC-6
Future land use designation:	Res-6 (6 du/ga; .25 FAR)
Service area:	Urban Services Area
Community planning area:	None

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** 24-1297 **Zoning Hearing Master Date:** 12/16/2024 **BOCC Land Use Meeting Date:** 02/11/2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

David Higuera Applicant:

FLU Category: R-6

Service Area: Urban

.48 acres Site Acreage:

Community Plan Area: None

Overlay: None

Special District: None

Request: Rezone to RDC-6





# Introduction Summary:

Request to rezone one parcel from RSC-6 to RDC-6 to allow for the construction of a duplex on the parcel. Utilities are proposed in the form of City of Tampa water.

Zoning:	Existing	Proposed
District(s)	RSC-6	RDC-6
Typical General Use(s)	Single-Family Residential Single-Family and Two-Family Residential (Conventional Only) (Conventional)	
Acreage	.48 (20,900 sf)	.48 (20,900 sf)
Density/Intensity 6 units per acre		6 units per acre
Mathematical Maximum*	2 units	2 units

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RDC-6
		7260 sf / 60 ft
Lot Size / Lot Width	7,000 sf / 70 ft	For two units on one lot, minimum lot size
		14,520 sf and minimum lot width 75 ft.
Sathacks/Bufforing and	25 ft Front	25 ft Front
Setbacks/Buffering and	25 ft Rear	20 ft Rear
Screening	7.5 ft Sides	7.5 ft Sides
Height	35 ft	35'

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

APPLICATION NUMBER:	RZ 24-1297
---------------------	------------

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

Planning	Commission	Recommendation:
I Idillilli	COIIIIIIIIIII	ixccommicmaation.

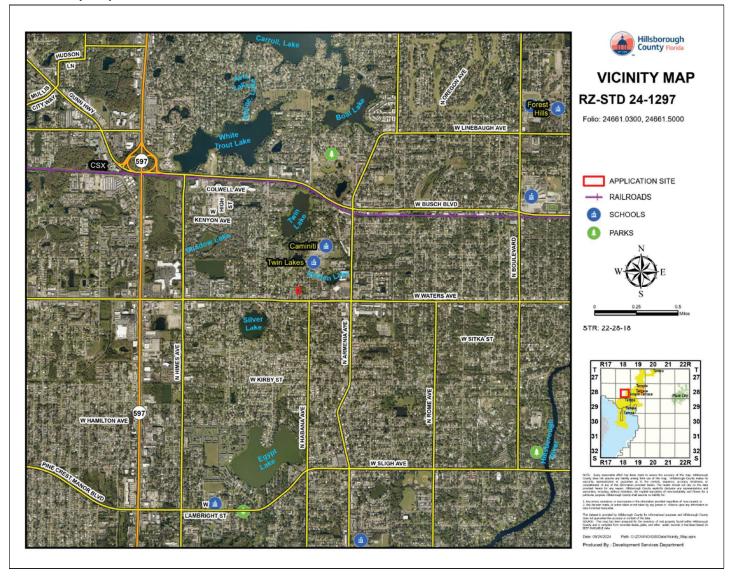
**Development Services Recommendation:** 

Consistent

Approvable

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.1 Vicinity Map



ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

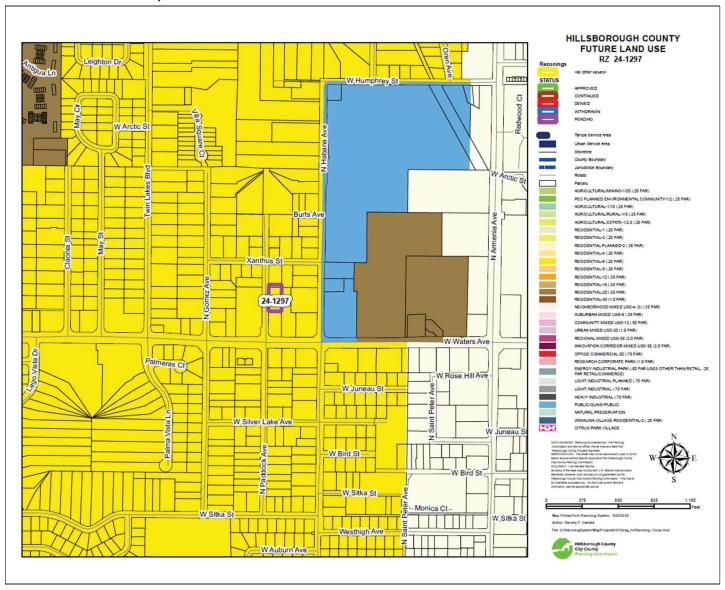
# **Context of Surrounding Area:**

The property is located along N Paddock Ave approximately 200 ft north of W waters Ave. The property is abutting Commercial Neighborhood zoning to the south and residential single-family zoning on all other sides. The areas are predominantly single family with two pockets of duplex zoned properties within 1000 ft of the property and several multifamily zoned properties withing a mile of the property. Across N Paddock to the west is an approved NCU MHP containing a maximum of 33 spaces.

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



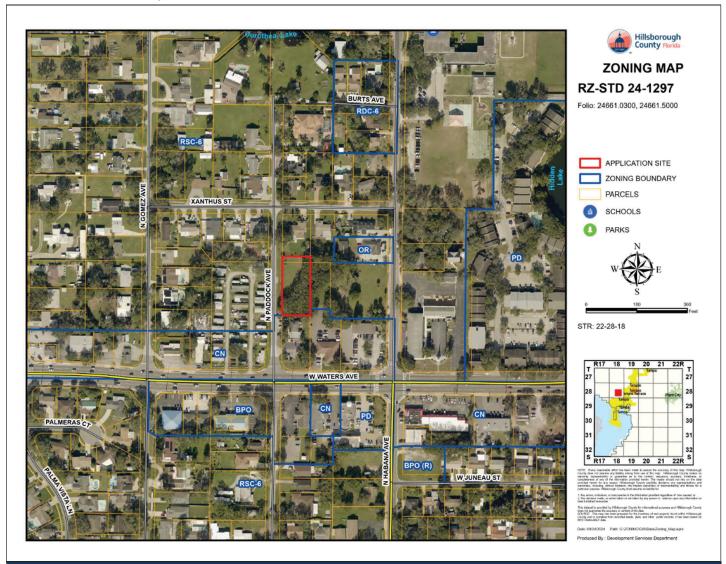
Case Reviewer: Logan McKaig

Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	6 DU/GA or .25 FAR
Typical Uses:	Residential

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

# 2.0 LAND USE MAP SET AND SUMMARY DATA

# 2.3 Immediate Area Map



Case Reviewer: Logan McKaig

	Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:		
North	RSC-6	6 du/ga	Single Family Residential	Single Family Conventional		
South	CN	.2 FAR	Commercial/Office	Commercial Office		
East	RSC-6	6 du/ga	Single Family Residential	Vacant Residential		
West	RSC-6	6 du/ga	Single Family Residential	NCU Mobile Home park		

APPLICATION NUMBER:	RZ 24-1297	
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BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig
BOCC LOW MILETING DATE.	1 Ebi dai y 11, 2025	Case Neviewer, Logan Wickarg
2.0 LAND USE MAP SET	AND CHMMADV DATA	
		r size and orientation purposes. See Section 8.0 for full site plan)
2.4 Proposed Site Plan	(partial provided below to	r size and orientation purposes. See Section 6.0 for full site plan)

APPLICATION NUMBER:	RZ 2	4-129	97

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF 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
N Paddock Ave.	County Local - Rural	2 Lanes  ⊠ Substandard Road  □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	1	
Proposed	14	1	1	
Difference (+/-)	-4	+0	+0	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

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

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>☑ N/A</li> </ul>	☐ Yes ☐N/A ☑ No	☐ Yes ☐ No ☑ N/A	

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received  X Yes	☐ Yes	Requested  □ Yes	Information/Comments
Environmental Protection Commission	□ No	⊠ No	⊠ No	n/a
Natural Resources	☐ Yes 図 No	☐ Yes ⊠ No	☐ Yes 図 No	n/a
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes   □ No	☐ Yes ☑ No	☐ Yes ☐ No	n/a
☐ Off-site Improvements Provided		INO		
Service Area/ Water & Wastewater				
□Urban ☑ City of Tampa	☐ Yes ☑ No	☐ Yes ☐ No	☐ Yes ☐ No	n/a
☐Rural ☐ City of Temple Terrace	△ NU	LI NO	□ NO	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 □N/A	☐ Yes	☐ Yes	☐ Yes	n/a
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	⊠ No	□ No	│ □ No	
Impact/Mobility Fees				
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
	Comments		Conditions	Additional
Comprehensive Plan:	Received	Findings	Requested	Information/Comments
Planning Commission				
	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		□No	
☐ Minimum Density Met ☐ N/A				

# **5.0 IMPLEMENTATION RECOMMENDATIONS**

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCCILIM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

#### 5.1 Compatibility

The subject property totaling .48 acres is located on N Paddock ave. approximately 200 ft north of W Waters is currently zoned RSC-6. The purposed rezoning will bring additional duplex zoning to the area which contains a mixture of commercial, grandfathered Mobile Home Parks, and largely single-family homes.

The surrounding area, directly abutting the subject property, primarily consists of single-family housing to the northeast and west with commercial neighborhood to the south. Not abutting the subject property, the area does consist of several pockets of both differing uses such as Office Residential (OR) Zoning and existing Residential Duplex Conventional 6 (RDC-6) zoning to the north, the same zoning as this request.

Due to these considerations the duplex zoning is compatible with the density and use of the area.

#### 5.2 Recommendation

Staff find the request approvable.

APPLICATION NUMBER: RZ 24-1297
ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

#### 6.0 PROPOSED CONDITIONS

N/A

**Zoning Administrator Sign Off:** 

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

J. Brian Grady

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

The subject property was two separate parcels at the inanition of the rezoning application. The merging and certification of the two parcels was recommended by staff and completed by the applicant as one of the two original parcels was too small to meet the minimum requirements for the requested zoning.

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 10/29/2024
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA/SECTOR: NW/Egypt Lake	PETITION NO: RZ 24-1297
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

# PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional (RSC-6) to Residential Duplex Conventional (RDC-6) The site is located +/- 250 feet north of the intersection of W Waters Ave and N Paddock Ave. The Future Land Use designation of the site is Residential-6 (R-6).

# Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RDC-6, Single Family Attached (ITE Code 215) 2 Units	14	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-4	+0	+0

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Paddock Ave. N Paddock Ave is a substandard 2-lane, undivided, County maintained, Rural Local roadway. The roadway is characterized by +/- 16 to +/- 17 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes or sidewalks on either side of the roadway in the vicinity of the proposed project.

### **SITE ACCESS**

It is anticipated that the site will have access to N Paddock Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules

and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

# **ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

N Paddock Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on December 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

# **Applicant**

Ms. Hannia Gonzalez spoke on behalf of the applicant. Development Services Department staff determined the applicant had not submitted an agent authorization to allow Ms. Gonzalez to represent him at the hearing. Ms. Dorman of the County Attorney's Office asked whether the applicant could appear at the hearing online. The hearing officer continued the hearing briefly to allow the HTV audio-technical staff time to connect the applicant for online hearing appearance through Webex.

After a brief continuance, Mr. David Higuera appeared at the hearing through Webex. Mr. Higuera stated he was authorizing Ms. Hannia Gonzalez as his agent to speak on his behalf at the hearing.

Ms. Gonzalez presented the rezoning request, responded to the zoning master's questions, and provided testimony as reflected in the hearing transcript.

# **Development Services Department**

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

# **Planning Commission**

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

# **Proponents**

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

### **Opponents**

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

Mr. Walter Rottkamp spoke in opposition to the rezoning. Mr. Rottkamp raised concerns related to flooding and stormwater management. He stated there is a wet area on the parcel south of his property and east of the Subject Property. He stated the area floods and is concerned that the flooding will be worse if the Subject Property is developed.

# **Development Services Department**

Ms. Heinrich responded to the zoning master's question and provided testimony as reflected in the hearing transcript. Ms. Heinrich stated the Development Services Department had nothing further.

# **Applicant Rebuttal**

Ms. Gonzalez stated the applicant had nothing further

The zoning master closed the hearing on RZ-STD 24-1297.

#### C. EVIDENCE SUMBITTED

Ms. Ashley Rome submitted to the record at the hearing a copy of the revised Development Services staff report.

Ms. Gonzalez submitted to the record at the hearing a copy of the applicant's presentation packet.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of approximately 0.48 acres on the east side of Paddock Street, north of West Waters Avenue, south of Xanthus Street, Tampa.
- 2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned RSC-6.
- 3. The Subject Property is in the Urban Services Area and is not located within the boundaries of a community plan.
- 4. The general area surrounding the Subject Property consists of residential single-family and manufactured home uses, medical and professional office, and a place of worship. Adjacent properties include single-family conventional uses to the north; a mobile home park across North Paddock Avenue to the west; and professional offices to the south and east.
- 5. The applicant is requesting to rezone the Subject Property to RDC-6.
- 6. Development Services Department staff found the proposed rezoning is compatible with the density and uses in the general area. Staff concluded the rezoning is approvable.
- 7. Hillsborough County Transportation Review staff stated no objections. Staff found the proposed rezoning would result in a potential traffic volume of 14 daily trips, including one a.m. peak hour trip and one p.m. peak hour trip.
- 8. Planning Commission staff found the proposed rezoning is compatible with the existing development pattern found in the surrounding area. Staff concluded the

rezoning is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

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

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

#### 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. (2022). 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 *Unincorporated Hillsborough County Comprehensive Plan* and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The applicant is requesting to rezone the Subject Property to RDC-6.

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to RDC-6.

Pamela Jo Hatley PhD, DD

January 9, 2025

Land Use Hearing Officer

Date:



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

Unincorporated Hillsborough County Rezoning Consistency Review		
Hearing Date: December 16, 2024	Case Number: RZ 24-1297	
Report Prepared: December 5, 2024	Folio(s): 24661.5000, 24661.0300	
	<b>General Location</b> : North of Waters Avenue, west of Armenia Avenue and east of Paddock Avenue	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-6 (6 du/ga; .25 FAR)	
Service Area	Urban	
Community Plan(s)	None	
Rezoning Request	Rezone from RSC-6 to RDSC-6 to allow for the development of a duplex	
Parcel Size	+/- 0.43 acres	
Street Functional Classification	Waters Avenue – <b>County Arterial</b> Armenia Avenue – <b>County Collector</b> Paddock Avenue – <b>Local</b>	
Commercial Locational Criteria	N/A	
Evacuation Area	None	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-6	RSC-6	Vacant	
North	Residential-6	RSC-6	Single Family / Mobile Home	
South	Residential-6	CN	Light Commercial	
East	Residential-6	RSC-6	Light Commercial	
West	Residential-6	RSC-6	Mobile Home Park	

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

The 0.43 ± acre subject site is located north of Waters Avenue, west of Armenia Avenue and east of Paddock Avenue. The site is located within the Urban Service Area and is not located within a Community Plan. The applicant is requesting to rezone the subject property from Residential Single Family Conventional (RSC-6) to Residential Duplex Conventional (RDSC-6) to allow for the development of a duplex.

The site has a Future Land Use designation of Residential-6 (RES-6), which allows for consideration of up to 6.0 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The RES-6 Future Land Use is intended to designate areas that are suitable for residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the USA where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4 as the character of the area contains a wide variety of uses. The subject currently has vacant land use. Additional residential uses exist further north and west of the subject site.

Per FLUE Objective 8, the Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. RES-6 allows a maximum consideration of up to 0.25 FAR, or up to 6.0 dwelling units/gross acre. Currently, on the subject site of  $\pm$  0.43 acres (0.43 x 6)

RZ 24-1297

up to two dwelling units can be considered. Therefore, the density of the proposal is consistent with Objective 8.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.1, 16.2, 16.3, 16.8, and 16.10 The development pattern of the surrounding area shows several residential units. The proposed rezoning would reflect a development pattern that is consistent with the character pattern of the surrounding area.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to allow the development of a duplex would be consistent with policy direction.

The Comprehensive Plan requires that all developments meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). At the time of uploading this report, Transportation comments located in Optix indicated that there were no objections, therefore the proposed rezoning is consistent with this policy direction.

Overall, staff find that the proposed use is an allowable use in the RES-6 and is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan*.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan subject to the conditions set by the Developmental 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 (USA)

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

**Policy 1.4:** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

RZ 24-1297 3

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 use 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.

#### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

RZ 24-1297 4

**Policy 16.2:** Gradual transitions of intensities between different land uses shall be provided for as new development is proposed and approved, through the use of professional site planning, buffering and screening techniques and control of specific land uses.

**Policy 16.3:** Development and redevelopment shall be integrated with the adjacent land uses through:

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

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

**Policy 16.10:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as". Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

#### **Community Design Component (CDC)**

#### 4.2 SUBURBAN RESIDENTIAL CHARACTER

**GOAL 8**: Preserve existing suburban uses as viable residential alternatives to urban and rural areas.

#### 4.3 COMMERCIAL CHARACTER

**GOAL 9:** Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

**Policy 9-1.2**: Avoid "strip development patterns for commercial uses"

#### 5.0 NEIGHBORHOOD LEVEL DESIGN 5.1 COMPATIBILITY

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

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

**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

RZ 24-1297 5

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.

#### 7.0 SITE DESIGN

#### 7.1 DEVELOPMENT PATTERN

**GOAL 17:** Develop commercial areas in a manner which enhances the County's character and ambiance.

**OBJECTIVE 17-1:** Facilitate patterns of site development that appear purposeful and organized.

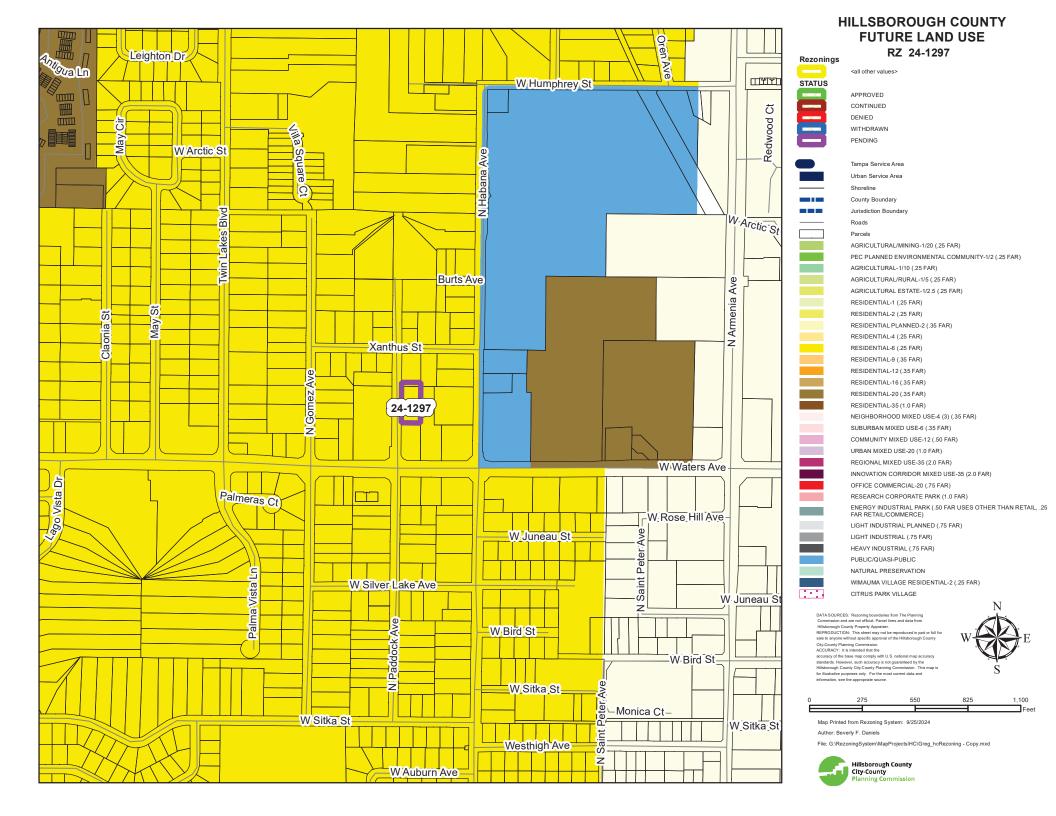
**Policy 17-1.4:** Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

**ENVIRONMENTAL & SUSTAINABILITY SECTION** 

**COMMERCIAL-LOCATIONAL CRITERIA** 

**LIVABLE COMMUNITIES ELEMENT:** *No Community Plan* 

RZ 24-1297 6



#### AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 10/29/2024
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: NW/Egypt Lake		PETITION NO: RZ 24-1297
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional (RSC-6) to Residential Duplex Conventional (RDC-6) The site is located +/- 250 feet north of the intersection of W Waters Ave and N Paddock Ave. The Future Land Use designation of the site is Residential-6 (R-6).

#### Trip Generation Analysis

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#### Proposed Uses:

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Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
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Difference	-4	+0	+0

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Paddock Ave. N Paddock Ave is a substandard 2-lane, undivided, County maintained, Rural Local roadway. The roadway is characterized by +/- 16 to +/- 17 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes or sidewalks on either side of the roadway in the vicinity of the proposed project.

#### SITE ACCESS

It is anticipated that the site will have access to N Paddock Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules

and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

#### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N Paddock Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

#### **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			
N Paddock Ave.	County Local - Rural	2 Lanes ⊠ Substandard Road □Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>☑ Other (TBD)</li> </ul>			

Project Trip Generation ☐ Not applicable for this request						
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips						
Existing	18	1	1			
Proposed	14	1	1			
Difference (+/-)	-4	+0	+0			

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

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

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	□ Yes □N/A ⊠ No	☐ Yes ☐ No ☑ N/A			

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

#### AGENCY COMMENT SHEET

REZONING				
HEARING DATE: 11/12/2024	COMMENT DATE: 10/23/2024			
PETITION NO.: 24-1297	PROPERTY ADDRESS: W Waters Ave, Tampa, FL 33614			
EPC REVIEWER: Melissa Yanez	<b>FOLIO #:</b> 0246615000, and 0246610300 (P)			
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 22-28-18			
EMAIL: Yanezm@epchc.org				

FINDINGS				
WETLANDS PRESENT	No apparent wetlands			
SITE INSPECTION DATE	NA			
WETLAND LINE VALIDITY	NA			
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop review – aerial review, soil survey and			
SOILS SURVEY, EPC FILES)	EPC file search			

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.

#### INFORMATIONAL COMMENTS:

**REQUESTED ZONING: RDSC-6** 

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.

EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

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.

My/

ec: rxhiguera@gmail.com

#### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning Growth Man</b>	agement	<b>DATE:</b> 3 Oct. 2024
REV	TEWER: Bernard W. Kaiser, Conservation and	Environmental Lai	nds Management
APP	PLICANT: David Higuera	<b>PETITION NO:</b>	RZ-STD 24-1297
LOC	CATION: Tampa, FL 33614		
FOL	LIO NO: 24661.5000, 24661.0300	SEC: <u>22</u> TWN:	<u>28</u> <b>RNG</b> : <u>18</u>
$\boxtimes$	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached condit	ions.
	This agency objects, based on the listed or atta	ached conditions.	
COMI	MENTS:		

#### **ENVIRONMENTAL SERVICES DIVISION**



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: 9/23/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/26/2024

**PROPERTY OWNER:** Prescription Realty PID: 24-1297

**APPLICANT:** David Higuera

**LOCATION:** The two folios immediately north of 2815 W. Waters Ave. Tampa, FL 33614

**FOLIO NO.:** 24661.5000, 24661.0300

#### **AGENCY REVIEW COMMENTS:**

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

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

# VERBATIM TRANSCRIPT

	Cember 10, 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:	Pamela Jo Hatley Land Use Hearing Master		
DATE:	Monday, December 16, 2024		
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601		
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660		

1 MS. HEINRICH: Our next application is Item C.4, Standard Rezoning 24-1297. The applicant is rezoning property from RSC-6 to RDC-6. Logan McKaig with Development Services 3 will present staff findings after the applicant's presentation. MS. IRLANDA-GONZALEZ: Hi. Good evening. My name is Hannia Irlanda-Gonzalez. My address is 10005 North Hyacinth his Avenue, Tampa, Florida. I'm here on behalf of David Higuera, the owner of the 8 property. He's unable to attend. The purpose of the request is 9 for rezoning. He would like to rezone it from RSC-6 to RSD-6, 10 11 to build a duplex in the half-acre lot. I have some PowerPoints. I have a PowerPoint and I 12 13 have some documentation here to present. 14 HEARING MASTER: Okay. And just to be clear, do we 15 have an agent authorization in this case? 16 MS. HEINRICH: We're checking on that. 17 HEARING MASTER: All right. Do you know whether 18 Mr. Higuera signed any authorization for you to represent him at 19 the hearing? 20 MS. IRLANDA-GONZALEZ: I don't. He's on a flight 21 right now. So he just asked me to come in and bring this information. I think I can have him on the line. He -- he 22 23 might have been delayed. Can I have him on the phone if I could get him? 24 25 HEARING MASTER: Let -- staff is checking the record

right now, so we'll stand by just for a minute --1 MS. IRLANDA-GONZALEZ: Okay. 2 HEARING MASTER: -- while I they do that. Thank you. 3 UNIDENTIFIED SPEAKER: Madam Hearing Officer, I'd like to ask whether or not the applicant could virtually join the meeting, would that be possible? MS. IRLANDA-GONZALEZ: I have him on WhatsApp. I can put him in right now, if you -- if you would like. 8 He was not able to join in through the Zoom. For some 9 reason, his link was not working. But he's on the plane right 10 11 They're just waiting to depart it. It's going to be about ten or 15 minutes before they depart. 12 13 MS. HEINRICH: We can see if HTV would be able to 14 assist you. I know we have a representative here, if they're 15 able to talk with our folks on the 20th floor. MS. IRLANDA-GONZALEZ: I'm not sure. Do you want to 16 17 speak -- does somebody want to speak to him or? 18 MS. HEINRICH: Yeah, I don't know if you're able to 19 speak with him on the phone. 20 HEARING MASTER: All right. We'll standby just a 21 minute and see if we can address this technical issue. (OFF THE RECORD.) 22 23 (ON THE RECORD.) HEARING MASTER: All right. I think what we'll do is 24 we'll just postpone the hearing on this one for a few minutes 25

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and see if we can resolve the technical issue. And we'll go to
 1
    the next case. Then if this pops up and he's able to give
    authorization, we'll just work that in. And then, if that
 3
    works, we can hear from the -- the -- the authorized agent. All
    right. But we won't delay the hearing for that. I'm not sure
   how long it'll take.
             All right. So -- so the item -- so Standard Rezoning
    24-1297 and we're not continuing it, we're just putting it in
 8
    abeyance for a few minutes and we'll come back to it.
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              So next case, please.
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HEARING MASTER: And where are we on 24-1297? 1 2 MS. HEINRICH: I believe the applicant has now joined 3 on WebEx. 4 HEARING MASTER: Okay. 5 MS. HEINRICH: So, HTV is going to see if his video and audio will come up. 6 HEARING MASTER: All right. MS. HEINRICH: If you want to go ahead and ask him to 8 join the meeting. 9 HEARING MASTER: Yes. 10 11 UNIDENTIFIED SPEAKER: David -- David has joined and we do see his video. 12 13 David, can I get a mic test, please? 14 MR. HIGUERA: Hello. David speaking. 15 HEARING MASTER: All right. I can see you. hear you. 16 17 Are you David Higuera? Hello. 18 MR. HIGUERA: Yes, ma'am. 19 HEARING MASTER: Okay. MR. HIGUERA: Hi. Can you hear me? Yes, I'm 20 21 David Higuera. 22 HEARING MASTER: Okav. 23 MR. HIGUERA: I do authorize my proxy, Hannia to speak on my behalf. 24 25 HEARING MASTER: Okay. The name of the person who's

speaking on your half? 1 MR. HIGUERA: Hannia. Hannia Irlanda. 2 HEARING MASTER: Okay. 3 MR. HIGUERA: Gonzalez: 5 HEARING MASTER: Okay. So the person here to speak 6 for you is authorized to speak for you. MR. HIGUERA: Yes, ma'am. HEARING MASTER: All right. Thank you, sir. 8 That's what we needed to hear. 9 All right. That's all we need from Mr. Higuera and --10 MR. HIGUERA: (Indiscernible) because we're about --11 we were on the road, so. Okay. Thank you. 12 13 HEARING MASTER: Okay. We can hear from your agent 14 I just need her to come forward, please. 15 All right. So we're back to Rezoning Standard 24-1297. And I'm sorry, your name again, please? 16 MS. IRLANDA-GONZALEZ: Hannia Irlanda-Gonzalez. 17 18 HEARING MASTER: Ms. Gonzalez, pick up where you left off. 19 20 MS. IRLANDA-GONZALEZ: Okay. 21 HEARING MASTER: Thank you. 22 MS. IRLANDA-GONZALEZ: My apologies. My address 23 again, 10005 North Hyacinth Avenue, Tampa, Florida. So we are here to propose -- to request the rezoning 24 of the empty lot that is in the back of the original property 25

from RSC-6 to RSD-6 to build a duplex on a half-acre lot. 1 2 HEARING MASTER: All right. And you said you had a presentation that you wanted to -- are you going to present that 3 tonight and talk about it or? MS. IRLANDA-GONZALEZ: Yes. HEARING MASTER: Okay. You can place it on the 6 overhead there or unless you had -- you have a flush drive, 8 That's fine. We can put that up. okay. MS. IRLANDA-GONZALEZ: Okay. So as to the proposal is 9 for the rezoning of the RS-6 to the RSC. 10 11 HEARING MASTER: Make sure that you bring the microphone over to you, please. 12 13 MS. IRLANDA-GONZALEZ: I apologize. 14 HEARING MASTER: Thank you. No problem. 15 MS. IRLANDA-GONZALEZ: This is my first time here. So that's the proposal. If the lot is -- there are 16 17 two lots on the property. One is a 0.44 acre lot. The other 18 one is a 0.05 acres. It kind of looks like an easement, but 19 it's not. The current lots are vacant with enough space to build structures. The size of the two lots combined is 0.49 20 21 acres and it is zoned RSC-6 for single-family home. He's only 22 proposing the -- he's in the process combining the lots into one 23 to make the process easier. The merge was approved by the property appraisal and some of the departments in the parcel 24 certification process. That is the two lots combined. 25 The red

part is 0.05 lot. 1 Okay. So the community impact. It will be beautiful 2 to the neighborhood with no homes increased, property values and 3 improved housing challenges. I work in the property in front of I see that area every day when I go to work. And right now, it's just an empty lot with a fence. And there's a lot of animals that go back there, especially like a family of cats. So he's trying to rezone it to build houses in there. 8 Okay. Each side of the duplex will have its own 9 driveway, so we should not see any vehicles on the road. 10 11 should be no traffic concerns for the parking. The home -- the home will have a driveway for each vehicle. There should be no 12 13 environmental impact. The neighborhood compatibility, the few 14 multi-resident homes in the neighborhood and some with 15 efficiencies. Okay. This is a multifamily home that it's on 2898 16 17 Burts Avenue. I believe that's to the north of the property. 18 And the -- these are multifamily homes that are in the neighborhood. Three of those houses are on Xanthus, which is 19 20 directly behind Waters Avenue. The property is located between 21 Waters and Xanthus on Paddock Avenue. 22 HEARING MASTER: Okay. And you're saying multifamily, 23 but they're -- look like duplexes or triplexes. MS. IRLANDA-GONZALEZ: They -- so the -- the -- the 24 previous slide, this is a duplex. So those are two -- it --25

it's two homes, but they are technically, I quess, called 1 duplexes. 2 These are actually single-family homes, but they have rental units in the back, like efficiencies. And the circle area is where the property would be at the -- the -- the homes that he wants to build. The -- further up in the area, the one by Waters Avenue, that's the commercial property. The picture on the top has two buildings use for residential purpose on a single lot. The picture on the bottom are two family homes on a quarter lot 10 11 each with multiple driveways and efficiencies added. And that was the previous slide. 12 13 The residents of the trailer park, which is -- this is 14 the north area of the property. This is the east area, which is 15 the fence that's connected to the bank center, is a commercial property. And this is the west area. That's where the trailer 16 17 park is at. The resident of the trailer park said that he would 18 like to see a nice building in the vacant lot. The lot is -- is

And this is the north side. That's where the commercial building is at. There would be plenty of space between the homes. Basically, what he wanted to point out is that there's going to be a lot of space between the home that is on Xanthus Avenue and Paddock from the one that he wants to

basically vacant right now. And there's an RV space, mobile

homes, trailer parks on the west side off of Waters Avenue.

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build. And the pictures of the whole area. 1 2 Do you have any questions? I apologize. 3 HEARING MASTER: I don't think I have any questions for you. 5 MS. IRLANDA-GONZALEZ: Okay. HEARING MASTER: It's fine. 6 MS. IRLANDA-GONZALEZ: All right. HEARING MASTER: Are you going to submit that into the 8 record? Do you have a printout of it or something? 9 MS. IRLANDA-GONZALEZ: Yes. 10 11 HEARING MASTER: Okay. MS. IRLANDA-GONZALEZ: Several. 12 13 HEARING MASTER: Okay. 14 MS. TRIANDA-GONZALEZ: Yes. 15 HEARING MASTER: That's fine. Just sign in right here and you can submit everything to the clerk. 16 17 MS. IRLANDA-GONZALEZ: Okay. Thank you so much. 18 HEARING MASTER: All right. Development Services. 19 MR. McKAIG: Good evening. Logan McKaig, Development Services. Application 24-1297. The applicant is requesting to 20 21 rezone a parcel from RSC-6 to RDC-6 to allow for the 22 construction of a duplex on the parcel. 23 The property is located along North Paddock, approximately 200 feet north of West Waters. Is abutting 24 commercially -- commercial neighborhood zoning to the south. 25

Residential and residential single-family on all other sides. 1 There are pockets of duplexes and multifamily in the And across the North Paddock to the west, there's an 3 approved nonconforming use of a mobile home park containing a maximum of 33 spaces. The subject property totaling 0.48 acres located along North Paddock. It's approximately 20 feet north of Waters. The surrounding area primarily consists of single-family houses to the northeast -- northeast and west with 8 commercial zoning to the south. 9 There are areas in -- there are several pockets of 10 areas consisting of both of different uses such as office 11 12 residential and residential duplex in the same RDC-6 as the 13 requested rezoning. The staff finds the request approvable with 14 the zoning standards. 15 Additionally, the subject parcel was two separate parcels at the initiation of the rezoning application, merging 16 17 and certification of the two parcels was recommended by staff 18 and completed by the applicant as one of the two original 19 parcels was too small to meet the mon -- minimum requirements 20 for the requested zoning. 21 That's all. I'm available for any questions if you 22 have any. 23 HEARING MASTER: All right. No questions for you. Thank you. 24 Planing commission. 25

MR. ROYAL: Good evening. Tyrek, Planning Commission 1 Staff. 2 The subject site has Future Land Use designation of 3 residential-6. It's in the urban service area and not located within a committee plan. Per FLUE Policy Objective 8, the Future Land Use Categories outline a maximum level of intensity or density in the range of permitted land uses, allotting each category. Residential six allows for a maximum consideration of 8 up to 0.25 25 FAR for up to six dwelling units per gross acre. Currently, on the subject site, plus or minus 10 0.43 acres. Up to two dwelling units can be considered. 11 Therefore, the density of proposal is consistent with Objective 12 Based on the above considerations and the following goals, 13 14 objectives and policies, the Planning Commission Staff finds and 15 proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan, subject to the 16 17 conditions set by Development Services. Thank you. 18 HEARING MASTER: Thank you. All right. Is there anyone here or online who wishes to speak in support of this 19 20 application? All right, I do not hear anyone. Is there anyone here or online who wishes to speak in 21 22 opposition to this application? 23 MR. ROTTKAMP: Hi. Good evening. My name's Walter Rottkamp. My address is 2806 West Xanthus Street. 24 25 I'm opposed to this because of the plat or the -- the

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property that is located behind my property, okay, is adjacent
 1
    to the property they want to rezone. It is a wooded area and it
    is constantly flooded. So with them building on this and not --
    and not having a drainage, there was a drain there at one time
    that was behind 2808 West Xanthas Street. But over the years,
    because of the growth and everything, it no longer drains.
              So if they build on this property, I would like to
   know how do they plan on doing something with the drainage
 8
    there?
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              HEARING MASTER: Okay. All right. And that's not a
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    question I can ask --
              MR. ROTTKAMP: Well, I know that.
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              HEARING MASTER: -- answer.
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14
              MR. ROTTKAMP: Yeah, but that -- but that's pretty
    much where -- where I stand.
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             HEARING MASTER: Okay.
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              MR. ROTTKAMP: Okay. Is that you know, if they -- if
18
    they build on that lot, then what's going to happen is, I don't
    see where they're going to -- where it's going to drain off of
19
20
    at.
21
              HEARING MASTER: All right.
              MR. ROTTKAMP: Okay.
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23
              HEARING MASTER:
                               Thank you very much.
2.4
                           All right. Thank you.
              MR. ROTTKAMP:
                               I appreciate you -- your testimony.
25
              HEARING MASTER:
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1	All right. Is there anybody else here or online who		
2	wishes to speak in opposition to this application? All right,		
3	I'm not hearing anyone.		
4	Development Services, anything further?		
5	MS. HEINRICH: No, ma'am.		
6	HEARING MASTER: All right. I guess Development		
7	Services, if this is a standard rezoning and I guess, in		
8	response to the concern raised by the neighbor, if this were to		
9	be approved, if this rezoning were to be approved and the		
10	applicant would have to then go through site planning. And that		
11	would require any water retention issues to be addressed at that		
12	time, wouldn't it?		
13	MS. HEINRICH: Yes, ma'am.		
14	HEARING MASTER: Okay. Thank you for that.		
15	All right. Applicant, anything further? That was		
16	Ms. Gonzalez.		
17	MS. IRLANDA-GONZALEZ: No, ma'am.		
18	HEARING MASTER: You don't have anything further.		
19	MS. IRLANDA-GONZALEZ: No.		
20	HEARING MASTER: All right. Thank you.		
21	All right. That will close the hearing on Rezoning		
22	Standard 24-1297.		
23			
24			
25			

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

NOVEILDEL 12, 2024			
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
IN RE:  ZONE HEARING MASTER HEARINGS	) ) ) ) ) ) )		
	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			

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

1	Page 12 being continued by the applicant to the December 16th, 2024 ZHM	
2	hearing.	
3	Item A.18. Standard Rezoning 24-1203. This	
4	application is out of order to be heard and is being continued	
5	to the December 16th, 2024 ZHM hearing.	
6	Item A.19. Standard Rezoning 24-1210. This	
7	application is being continued by the applicant to the December	
8	16th, 2024 ZHM hearing.	
9	Item A.20. PD 24-1212. This application is out of	
10	order to be heard and is being continued to the December 16th,	
11	2024 ZHM hearing.	
12	Standard Rezoning 24-1289, which is Item A.21. This	
13	application is out of order to be heard and is being continued	
14	to the December 16th, 2024 ZHM hearing.	
15	And, lastly, Item A.22. Standard Rezoning 24-1297.	
16	This application is being continued by the applicant to the	
17	December 16th, 2024 hearing.	
18	And that concludes our with withdrawals and	
19	continuances.	
20	HEARING MASTER: Thank you so much. I appreciate it.	
21	Let me start by going over our procedures for	
22	tonight's hearing. Our hearing today consists of agenda items	
23	that require a public hearing by a zoning hearing master. I'll	
24	conduct a hearing on each agenda item, and we'll file a	
25	recommendation within 15 business days following tonight's	

#### Transcript of Proceedings CORRECTED 2 November 12, 2024

	Page 118		
1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
2	X		
3	) IN RE:		
4	)		
5	ZONE HEARING MASTER ) HEARINGS )		
6	)  X		
7	TRANSCRIBER'S CERTIFICATE ON CORRECTIONS		
8	TO THE ZONING HEARING MASTER HEARING WHICH TOOK PLACE ON November 12, 2024		
9	Under penalties of perjury, I declare that I, Austin Goodrich, have reviewed the transcript audio and found the following		
10	errors:		
11	Page 7, Line 12, "26" and "24-2924" should be "D.6." and "24-0924".		
12	Page 32, Line 22, "24-0360" should be "24-0368".		
13	Page 104, Line 7, "24-0983" should be "24-0933".		
14	Per additional correction:		
15	Page 12, Line 15, "26" and "24-1257 " should be "24-1297 ".		
16	DATED this 21st day of November 2024.		
17			
18	austin Dood ack		
19	Austin Goodrich, TRANSCRIPTIONIST		
20			
21			
22			
23			
24			
25			

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: HEARING MASTER:

ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No
RZ 24-1231	S. Elise Batsel, Esq	6. Applicant Presentation Packet	No

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

PAGE / OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 24-0775 COSTATE A ZIP PLEASE PRINT TAY Muffly **APPLICATION #** RZ 24-0775 MAILING ADDRESS 102 SAVESE CITY LUTZ STATE FL ZIP 33549 HONE 949-2224 NAME Elizabeth "Beth" Nevel Rader APPLICATION # MAILING ADDRESS 18811 4th St. SE RZ 24-0775 CITY 112 STATE Ha ZIP 33549PHONE 513-553 6167 NAME Johna Phillips APPLICATION # MAILING ADDRESS 21388 Meadow craft Ave. RZ24-0775 CITY WESLY CHIEL STATEFL ZIPSBY4PHONE 813-949-1457 PLEASE PRINT APPLICATION # NAME WESTEY 13012 WID MAILING ADDRESS 513 Procla mation Dr. Tampa FL RZ 24-0775 CITY Jampa STATE FL ZIP 33613PHONE 55-600-199 NAME Erica Hamblen APPLICATION # MAILING ADDRESS 18320 Litation 5 RZ 24-0775 CITY LUTZ STATE FU ZIP 335PHONE (513)

PAGE 2 OF 5

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

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING	
APPLICATION #	NAME TRENT CONNOR ANDERSON	
RZ24-0775	MAILING ADDRESS   8230 CYPRESS COVE ROAD	
,	CITY LUTZ STATE FL ZIP 33549 PHONE 813 576 8748	
APPLICATION #	PLEASE PRINT Wendy Sugns	
RZ 24-1060	MAILING ADDRESS 104 Steven Street	
	CITY RUSKM STATE FL ZIP 335 PHONE (813) 841564	
APPLICATION #	PLEASE PRINT NAME VADE PHAN	
RZ 24-1060	MAILING ADDRESS 10721 ROCKEDIGE VIEW DR	
	CITY RIVER VIEWSTATE FL ZIP355 PHONE 813-486.20	
APPLICATION #	NAME Bran Sheppard	
VS RZ 24-1060	MAILING ADDRESS 1519 Yale Castle Ct.	
KZ 2431060	CITY Ruskin STATE FL ZIP39570 PHONE NA	
APPLICATION #	NAME Devas KRUSE	
RZ 24-1203	MAILING ADDRESS 1361/ Tall Revivor Lone	
	CITY Power STATE FL ZIP 335 PHONE \$13.3401325	
APPLICATION #	PLEASE PRINT OUT TUESSMAY	
RZ 24-1203	MAILING ADDRESS 200 7 445 #456	
	CITY T PEP STATE FE ZIP PHONE SCO	

DATE/TIME: 2 16 2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # 1. CARL Reacks NAME MAILING ADDRESS 400 H. Tamps St 1910 RZ 25-0059 STATE FL ZIPSSASPHONE 545.5900 PLEASE PRINT APPLICATION # NAME David Highera VS MAILING ADDRESS 2815 W. Waters Ave RZ 24-1297 CITY Tampa STATE FL ZIP 33614 PHONE 239-565-7408 NAME Hannig IManda Gonzale APPLICATION # MAILING ADDRESS 1000 S N. Hyacinth Aue RZ 24-1297 MASTATE FLZIP3366 HONE SB 5076367 NAME Wetter Littkamp Walter Rottkamp APPLICATION # MAILING ADDRESS 2806 W. Xavtho 357. RZ 24-1297 CITY 6 ME STATE L ZIP 3347/PHONE \$ 13-24 3-8568 NAME GOOD Schiff APPLICATION # MAILING ADDRESS 4155 W Cypress St mm 24-0384 CITY Tange STATE FC ZIP 360 PHONE \$135757978 PLEASE PRINT APPLICATION # NAME Tristan Lamontagne MAILING ADDRESS 180 Fountain PhwyN., Sute 100, MM 24 0384 CITY & Peterspurg STATE FL ZIP 33716 PHONE 561-568-9189

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

PAGE 4 OF 5

DATE/TIME: 12/10/2024 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT DWYS APPLICATION # Creso NAME MAILING ADDRESS 2810 Bonita Grande DE.
Bonita Syrrys STATE ZIP PHONE PHONE MM 24-0384 PLEASE PRINTED APPLICATION # MAILING ADDRESS SUZ3 W. LAVIEL ST mm 24-0384 PLEASE PRINT APPLICATION # NAME Jeren & Coul MAILING ADDRESS 17931 Henting Bow CI-cl mm 24-0384 CITY Litz STATE FC ZIP 33558 PHONE NAME Anne Pollack **APPLICATION #** MAILING ADDRESS 200 Central Ave Ste 1600 BZ 24-1040 CITY St Peta STATE FL ZIP 3370 PHONE 723-83 PLEASE PRINT **APPLICATION #** MAILING ADDRESS SUZ3 W. LAMEL 5 RZ 24-1231 NAME David M. Smith APPLICATION # MAILING ADDRESS 401 E. Jackson of 33601 Site 2 BZ 24-1231 CITY JAMPA STATE FI ZIPSHO PHONE 83 221 5010

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

PAGE 5 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Elise Butsel APPLICATION # MAILING ADDRESS 401 E. Jackson St. \$ 2100 RZ 24-1231 CITY Tampa STATE FL ZIP 33607 PHONE 813.222 NAME AT KILKER APPLICATION # RZ 24-1231 NAME Jovenny Coul **APPLICATION #** MAILING ADDRESS 17937 Huntin Bow Circl BZ 24-1231 CITY Lv+2 STATE FL ZIP 33558 PHONE 813 920 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_\_ZIP\_\_\_PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_ZIP\_\_PHONE

HEARING TYPE: HEARING MASTER: ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

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RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No

### DECEMBER 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

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

Pamela Jo Hatley, ZHM, Oath.

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

### C.1. RZ 24-0775

Michelle Heinrich, DS, called RZ 24-0775.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-0775.

### C.2. RZ 24-1060

Michelle Heinrich, DS, called RZ 24-1060.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1060.

### C.3. RZ 24-1203

Michelle Heinrich, DS, called RZ 24-1203.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1203.

### MONDAY, DECEMBER 16, 2024

### C.4. RZ 24-1297

- Michelle Heinrich, DS, called RZ 24-1297.
- Testimony provided.
- Postponed for verification of authorized agent.
- Proxy confirmed.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1297.

### C.5. RZ 25-0059

- Michelle Heinrich, DS, called RZ 25-0059.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0059.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM):

### D.1. MM 24-0384

- Michelle Heinrich, DS, called MM 24-0384.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0384.

### D.2. RZ 24-1040

- Michelle Heinrich, DS, called RZ 24-1040.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1040.

### D.3. RZ 24-1231

- Pamela Jo Hatley, ZHM, advised applicant representative of possible conflict of interest.
- lacksquareMichelle Heinrich, DS, called RZ 24-1231.

### MONDAY, DECEMBER 16, 2024

- Attorney Elise Batsel had no objections to the ZHM hearing the application and approved moving forward.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1231.
- E. ZHM SPECIAL USE None.

### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:05 p.m.

**Rezoning Application:** 24-1297

**Zoning Hearing Master Date:** 

12/16/2024

**BOCC Land Use Meeting Date:** 02/11/2025



**Development Services Department** 

### 1.0 APPLICATION SUMMARY

Applicant:

**David Higuera** 

**FLU Category:** 

R-6

Application No. 24-1297 Name: Ashley Rome

Service Area:

Urban

Entered at PH: ZHM

Exhibit #1

Site Acreage:

.48 acres

Date: 12-16-2024

Community Plan Area:

None

Overlay:

None

**Special District:** 

None

Request:

Rezone to RDC-6



### Introduction Summary:

Request to rezone one parcel from RSC-6 to RDC-6 to allow for the construction of a duplex on the parcel. Utilities are proposed in the form of City of Tampa water.

Zoning:	Existing	Proposed
District(s)	RSC-6	RDC-6
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family and Two-Family Residential (Conventional)
Acreage	.48 (20,900 sf)	.48 (20,900 sf)
Density/Intensity	6 units per acre	6 units per acre
Mathematical Maximum*	2 units	2 units

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RDC-6
		7260 sf / 60 ft
Lot Size / Lot Width	7,000 sf / 70 ft	For two units on one lot, minimum lot size 14,520 sf and minimum lot width 75 ft.
Setbacks/Buffering and	25 ft Front	25 ft Front
Screening and	25 ft Rear	20 ft Rear
Scieening	7.5 ft Sides	7.5 ft Sides
Height	35 ft	35′

Additional Information:	NOT THE OWNER OF THE PARTY OF THE PARTY.
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None

APPLICATION NUMBER:	RZ 24-1297

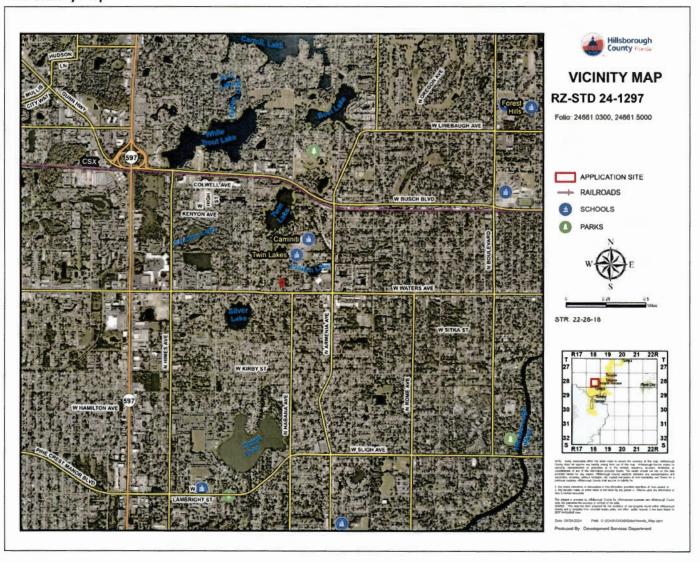
ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map



ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

### **Context of Surrounding Area:**

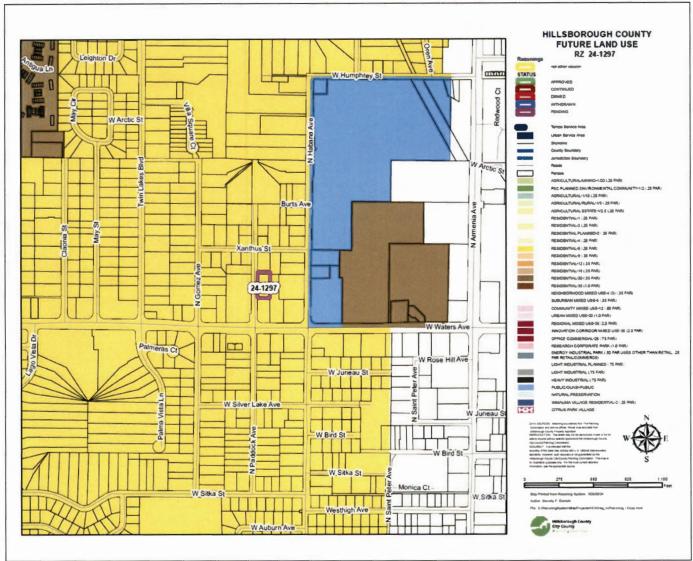
The property is located along N Paddock Ave approximately 200 ft north of W waters Ave. The property is abutting Commercial Neighborhood zoning to the south and residential single-family zoning on all other sides. The areas are predominantly single family with two pockets of duplex zoned properties within 1000 ft of the property and several multifamily zoned properties withing a mile of the property. Across N Paddock to the west is an approved NCU MHP containing a maximum of 33 spaces.

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map

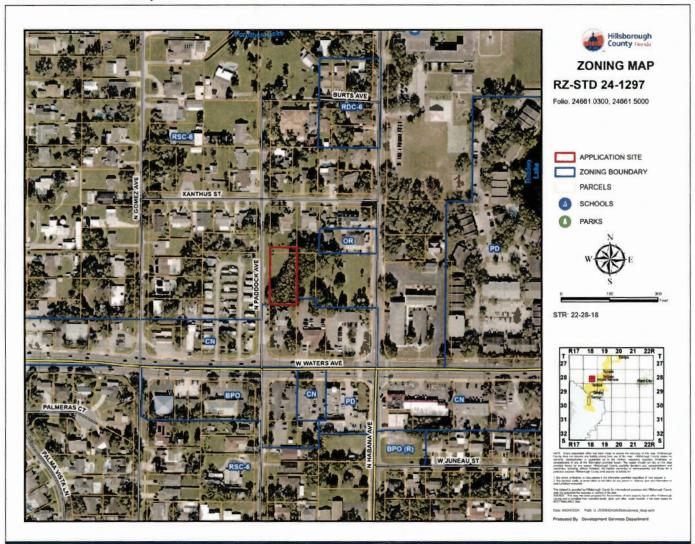


Subject Site Future Land Use Category:	Residential-6
Maximum Density/F.A.R.:	6 DU/GA or .25 FAR
Typical Uses:	Residential

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

### 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



Case Reviewer: Logan McKaig

		Adjacent Zo	nings and Uses	的是是2015年3月14年2月
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single Family Residential	Single Family Conventional
South	CN	.2 FAR	Commercial/Office	Commercial Office
East	RSC-6	6 du/ga	Single Family Residential	Vacant Residential
West	RSC-6	6 du/ga	Single Family Residential	NCU Mobile Home park

APPLICATION NUMBER:					
ZHM HEARING DATE:	December 16, 2024				
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig			
2.0 LAND USE MAP SET	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:	RZ 24-1297	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF 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
N Paddock Ave.	County Local - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	1
Proposed	14	1	1
Difference (+/-)	-4	+0	+0

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item	Choose an item
South		Choose an item.	Choose an item.	Choose an item
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item

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

4.0 Additional Site Information & Agency Comme	ents Summary		
Transportation	Objections	Conditions Requested	Additional Information/Comments
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	☐ Yes ☐N/A ☒ No	☐ Yes ☐ No ☑ N/A	

ZHM HEARING DATE:

December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY						
Environmental:	Comments	Objections	Conditions	Additional		
	Received  X Yes	□ Yes	Requested	Information/Comments		
Environmental Protection Commission	□ No	□ Yes  ⊠ No	☐ Yes ☑ No	n/a		
	☐ Yes	☐ Yes	☐ Yes			
Natural Resources	⊠ No	⊠ No	⊠ No	n/a		
Consequence 9. Environ Lands Mamt	⊠ Yes	☐ Yes	☐ Yes	n/a		
Conservation & Environ. Lands Mgmt.	□No	□ No	□ No	11/ a		
Check if Applicable:	☐ Potable W	ater Wellfield Pro	tection Area			
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat				
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area				
Credit	☐ Urban/Sul	burban/Rural Scen	ic Corridor			
☐ Wellhead Protection Area	☐ Adjacent	☐ Adjacent to ELAPP property				
☐ Surface Water Resource Protection Area ☐ Other						
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments		
Transportation	⊠ Yes	☐ Yes	☐ Yes			
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	n/a		
☐ Off-site Improvements Provided		2.110				
Service Area/ Water & Wastewater	☐ Yes	□ Yes	☐ Yes			
□Urban ☑ City of Tampa	⊠ No	□ No	□ No	n/a		
□Rural □ City of Temple Terrace	2 110					
Hillsborough County School Board						
Adequate □ K-5 □6-8 □9-12 □N/A	☐ Yes	☐ Yes	☐ Yes	n/a		
Inadequate □ K-5 □6-8 □9-12 □N/A	⊠ No	□ No	□No			
Impact/Mobility Fees						
Impact Mobility rees						
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	□ Consistent	□No			
☐ Minimum Density Met ☐ N/A						

5.0 IMPLEMENTATION RECOMMENDATIONS

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: Logan McKaig

### 5.1 Compatibility

The subject property totaling .48 acres is located on N Paddock ave. approximately 200 ft north of W Waters is currently zoned RSC-6. The purposed rezoning will bring additional duplex zoning to the area which contains a mixture of commercial, grandfathered Mobile Home Parks, and largely single-family homes.

The surrounding area, directly abutting the subject property, primarily consists of single-family housing to the northeast and west with commercial neighborhood to the south. Not abutting the subject property, the area does consist of several pockets of both differing uses such as Office Residential (OR) Zoning and existing Residential Duplex Conventional 6 (RDC-6) zoning to the north, the same zoning as this request.

Due to these considerations the duplex zoning is compatible with the density and use of the area.

### 5.2 Recommendation

Staff find the request approvable.

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: Logan McKaig

### 6.0 PROPOSED CONDITIONS

N/A

**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

The subject property was two separate parcels at the inanition of the rezoning application. The merging and certification of the two parcels was recommended by staff and completed by the applicant as one of the two original parcels was too small to meet the minimum requirements for the requested zoning.

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER:	RZ 24-1297	The same of the sa
ZHM HEARING DATE:	December 16, 2024	Cons Business Loren Markets
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

### AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 10/29/2024
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: NW/Egypt Lake	PETITION NO: RZ 24-1297
	This agency has no comments	
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached	ed conditions.
	This agency objects for the reasons set forth below.	

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .49 acres from Residential Single Family Conventional (RSC-6) to Residential Duplex Conventional (RDC-6) The site is located +/- 250 feet north of the intersection of W Waters Ave and N Paddock Ave. The Future Land Use designation of the site is Residential-6 (R-6).

### Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RSC-6, Single Family Detached Housing (ITE Code 210) 2 Units	18	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
RDC-6, Single Family Attached (ITE Code 215) 2 Units	14	1	1

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	-4	+0	+0

### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Paddock Ave. N Paddock Ave is a substandard 2-lane, undivided, County maintained, Rural Local roadway. The roadway is characterized by +/- 16 to +/- 17 feet of pavement in average condition and lying within a 50-foot-wide right-of-way. There are no bike lanes or sidewalks on either side of the roadway in the vicinity of the proposed project.

### SITE ACCESS

It is anticipated that the site will have access to N Paddock Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules

and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

### ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

N Paddock Ave is not a regulated roadway and was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Application No. R2\_24-1297
Name: Hannia Islandoclanzalez
Entered at Public Hearing: 24m
Exhibit # 2 Date: 12 | 16|2624

## Rezoning Proposal

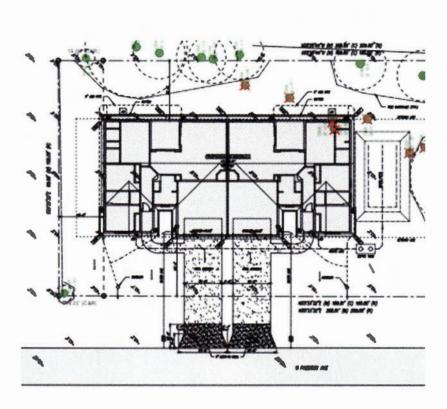
RZ-STD 24-1297 12/16/2024 @ 6 pm David Higuera Owner Laura Gallo Proxy



### Introduction Purpose

+ Rezoning from RSC-6 to RDC-6

Build a single duplex Maximize land 0.49 acres



# Current Zoning and Use

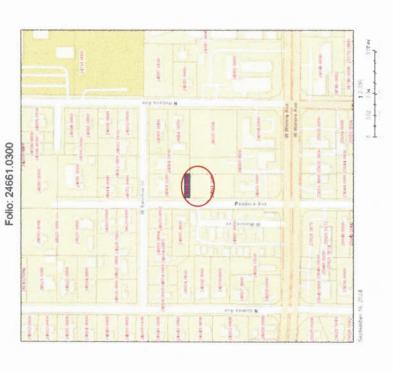
+ Current Zoning Classification:

+ Current Land Use:

Residential RSC-6

Vacant land

+ Zoning Map:



# **Benefits of the Rezoning**

+ Community Impact:

It will beautify the neighborhood with new home Increase property values Improve housing challenges

## Concerns

# + Traffic and Parking:

The home will have a driveway for vehicles

# Environmental Impact:

None

# Neighborhood Compatibility:

A few multi resident home in the neighborhood and some with efficiencies

# 2898 Burts Ave- Multifamily



# Multifamily homes in the neighborhood

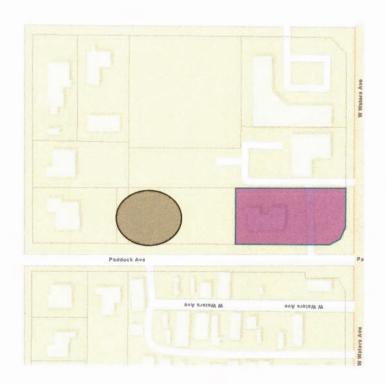


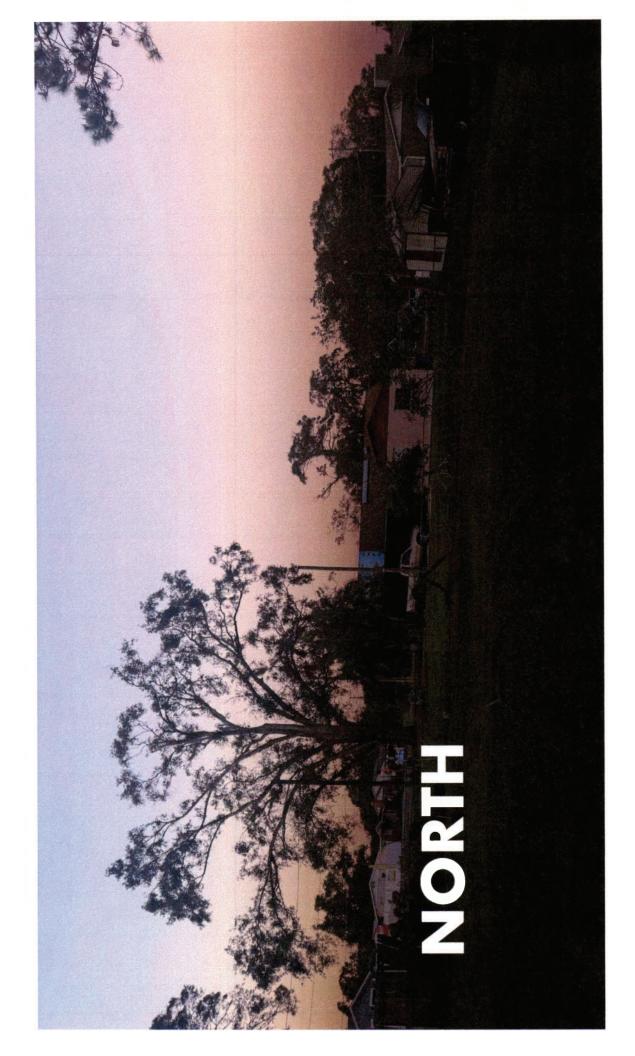
### Stakeholder Input

+ Community Feedback

Positive feedback from a resident across the street

Neighbors





## **EAST**



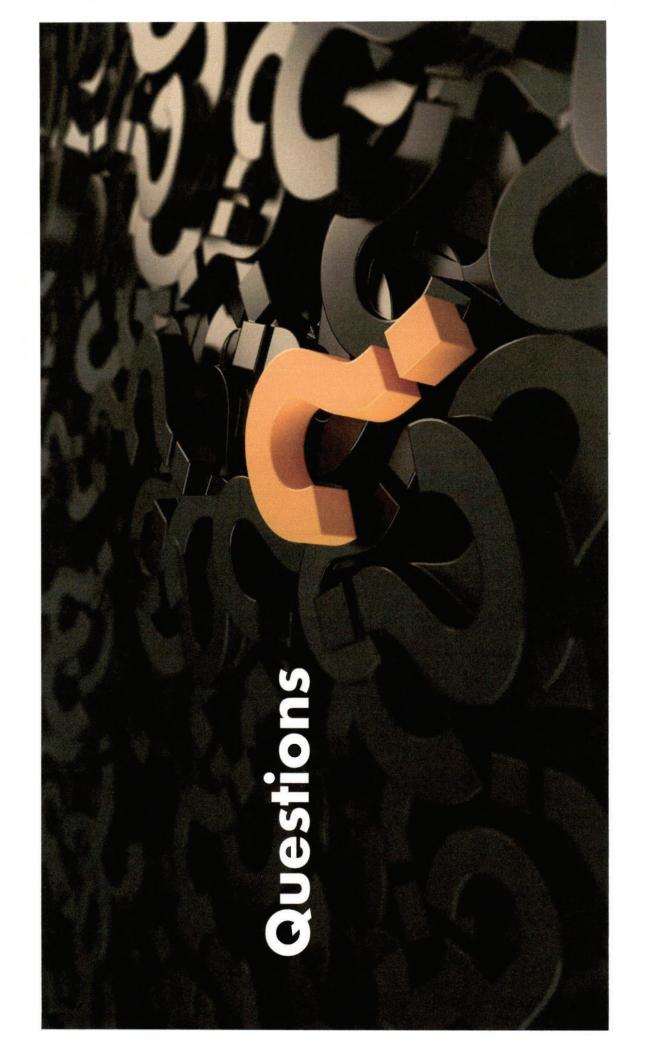
### WEST



## SOUTH

# Summary of Proposed Changes

- + Requesting approval of the rezoning to RDC-6
- + Improve housing challenges and beautify the community
- + Positive impact for the community



## PARTY OF RECORD

### **NONE**