

**Rezoning Application:** RZ STD 24-0918  
**Zoning Hearing Master Date:** 08/19/2024  
**BOCC Land Use Meeting Date:** 10/08/2024

**1.0 APPLICATION SUMMARY**

**Applicant:** REIT4LEISURE LLC  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 2.75 acres +/-  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone from RSC-4 to RSC-6-R



**Introduction Summary:**

The applicant is requesting to rezone property from RSC-4 (Residential Single Family Conventional, 4) to RSC-6 with Restrictions. The RSC-6-R request is to permit smaller lot sizes: RSC-6 allows a minimum lot size of 7,000 square feet, whereas the RSC-4 district requires a minimum lot size of 10,000 square feet. The proposed restriction limits development to 4 units per acre to be consistent with the R-4 Future Land Use.

Zoning:	Existing	Proposed
District(s)	RSC-4	RSC-6-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	2.75 +/-	2.75 +/-
Density/Intensity	4 dwelling units per acre	4 dwelling units per acre
Mathematical Maximum*	11 units	11 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	RSC-6-R
Lot Size / Lot Width	10,000 sf / 75'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 7.5' Sides 25' Rear	25' Front 7.5' Sides 25' Rear
Height	35'	35'

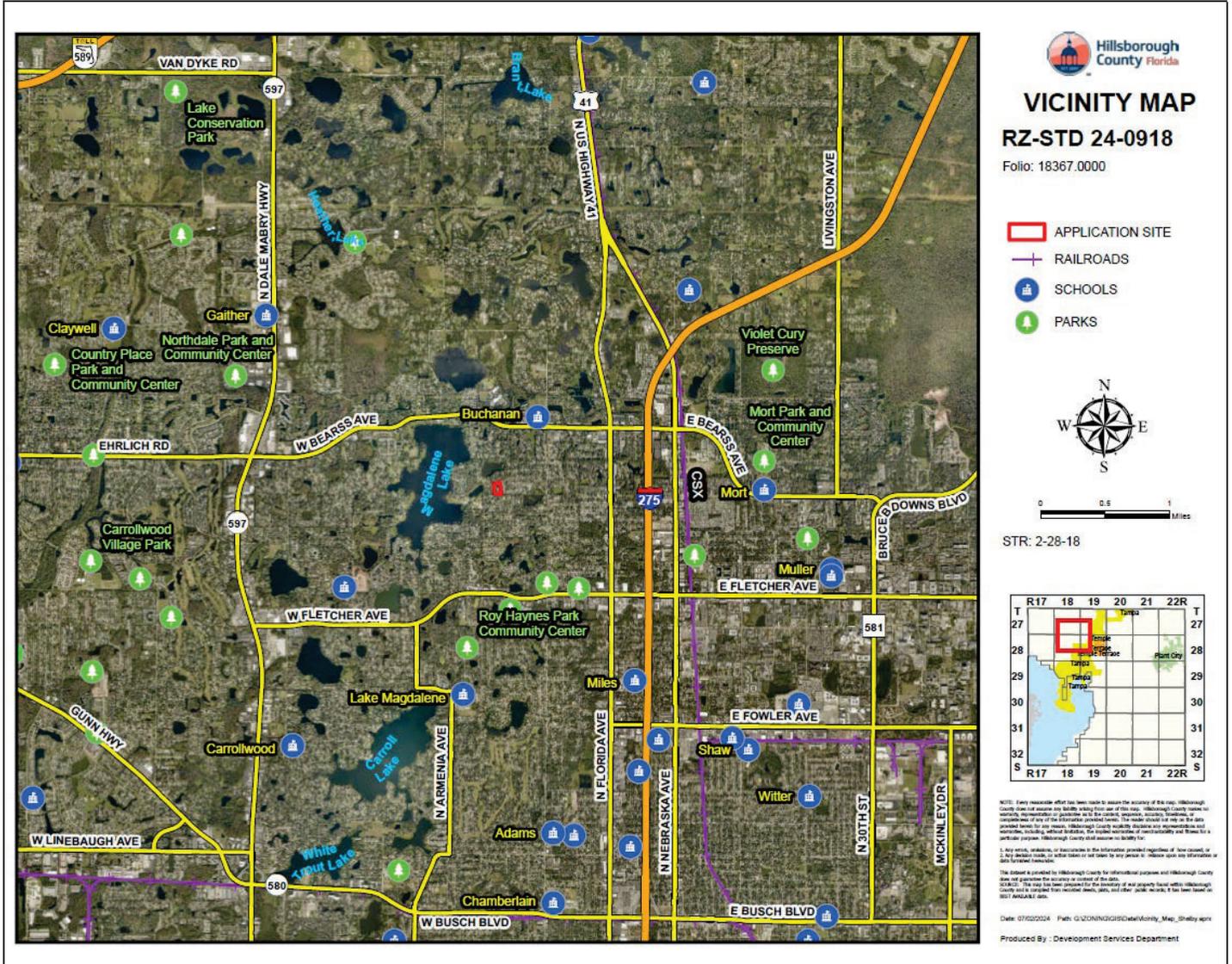
**Additional Information:**

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

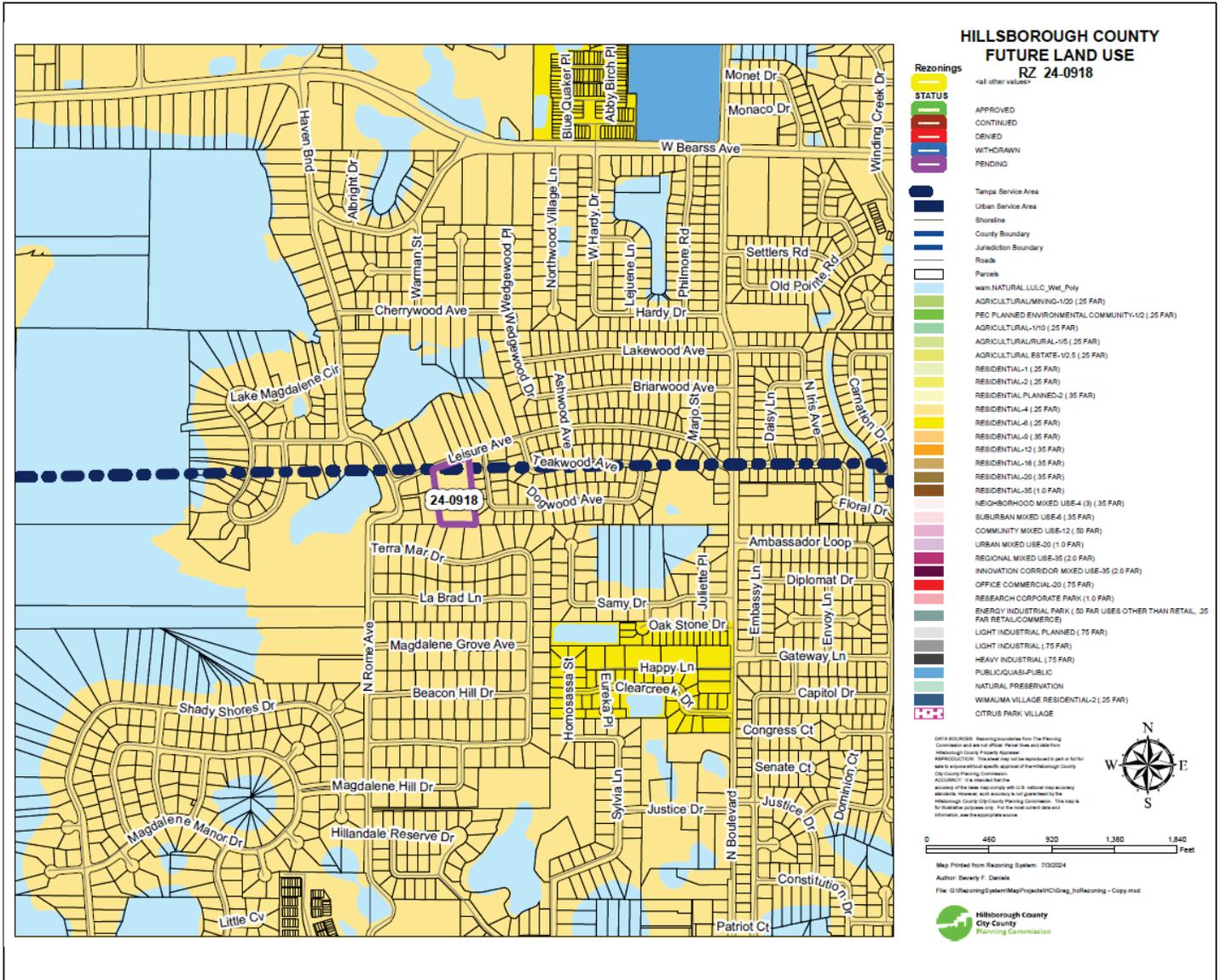


#### Context of Surrounding Area:

The subject property is located in the Greater Carrollwood Northdale Community Area, just west of Interstate 275 and north of W Fletcher Avenue. The surrounding area has a suburban character and consists of single-family homes zoned RSC-4 or RSC-6. Commercial activity begins around a mile away from the subject property to the north, south, and east.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:	R-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	Residential, suburban commercial, office, multi-purpose



## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 24-0918

ZHM HEARING DATE: August 19<sup>th</sup>, 2024

BOCC LUM MEETING DATE: October 8<sup>th</sup>, 2024

Case Reviewer: Michelle Montalbano

**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
Leisure Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> 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	132	9	13
Proposed	132	9	13
Difference (+/-)	+0	+0	+0

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

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

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See full report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to County wastewater required.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency report.

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is requesting to rezone property located at 1208 Leisure Ave in the Lake Magdalene area from RSC-4 to RSC-6 with Restrictions. The RSC-6 request is to allow for residential development at smaller lot sizes: RSC-6 allows a minimum lot area of 7,000 square feet, whereas the RSC-4 district is limited to 10,000 square feet. The applicant is proposing a restriction to limit development to 4 dwelling units per acre to align with the property’s R-4 Future Land Use designation, which limits density to 4 dwelling units per acre. Therefore, the rezoning request will not increase the overall density permitted to what is already entitled by the current RSC-4 district.

The approximate 2.75-acre property is currently occupied by a single-family residence. The vast surrounding area is occupied by single-family residential dwellings zoned RSC-4 or RSC-6. To the north, east, and south of the site are hundreds of single-family homes zoned RSC-4. To the east are hundreds of homes zoned RSC-6. Therefore, the RSC-6-R rezoning request will permit single-family development compatible with the surrounding area.

Due to the above considerations, the RSC-6-R zoning district is consistent with the development pattern, zoning districts, and uses in the surrounding area.

**5.2 Recommendation**

Staff finds the rezoning request **approvable**.

**6.0 PROPOSED CONDITIONS**

The applicant is proposing the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

<p><b>Zoning Administrator Sign Off:</b></p>	
--	--

**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**

Not applicable.

**8.0 PROPOSED SITE PLAN (FULL)**

Not applicable.

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

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 08/07/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: RZ 24-0918

- This agency has no comments.
- 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 a single parcel, totaling +/- 2.76 acres, from Residential Single Family Conventional (RSC-4) to Residential Single Family Conventional Restricted (RSC-6-R). The site is located +/- 325 feet east of the intersection of N Rome Ave and Leisure Ave. The Future Land Use designation of the site is Residential 4 (R-4).

The applicant is proposing to restrict the number of units permitted under the proposed zoning, Residential Single Family Conventional Restricted (RSC-6), from 6 units per acre for a total of 16 units to 4 units per acre for a total of 11 units.

**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	
		AM	PM
RSC-4, Single Family Detached (ITE Code 210) 11 Units	132	9	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6-R, Single Family Detached (ITE Code 210) 11 Units	132	9	13

Trip Generation Difference:

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

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Leisure Ave is a 2-lane, substandard, county maintained, local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or curb and gutter on either side within the vicinity of the proposed project, and a +/- 5-foot sidewalk on the north side. The right of way appears to vary between +/- 48 and 50 feet along the project frontage.

**SITE ACCESS**

It is anticipated that the site will have access to Leisure 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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

Leisure 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**

<b>Application number:</b>	RZ-STD 24-0918
<b>Hearing date:</b>	August 19, 2024
<b>Applicant:</b>	REIT4 Leisure LLC
<b>Request:</b>	Rezone to RSC-6 (R)
<b>Location:</b>	1208 Leisure Avenue, Tampa
<b>Parcel size:</b>	2.75 acres +/-
<b>Existing zoning:</b>	RSC-4
<b>Future land use designation:</b>	Res-4 (6 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Carrollwood-Northdale Community Plan

**A. APPLICATION REVIEW**

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

**Rezoning Application:** RZ STD 24-0918  
**Zoning Hearing Master Date:** 08/19/2024  
**BOCC Land Use Meeting Date:** 10/08/2024

**1.0 APPLICATION SUMMARY**

**Applicant:** REIT4LEISURE LLC  
**FLU Category:** R-4  
**Service Area:** Urban  
**Site Acreage:** 2.75 acres +/-  
**Community Plan Area:** Greater Carrollwood Northdale  
**Overlay:** None  
**Special District:** None  
**Request:** Rezone from RSC-4 to RSC-6-R



**Introduction Summary:**

The applicant is requesting to rezone property from RSC-4 (Residential Single Family Conventional, 4) to RSC-6 with Restrictions. The RSC-6-R request is to permit smaller lot sizes: RSC-6 allows a minimum lot size of 7,000 square feet, whereas the RSC-4 district requires a minimum lot size of 10,000 square feet. The proposed restriction limits development to 4 units per acre to be consistent with the R-4 Future Land Use.

Zoning:	Existing	Proposed
District(s)	RSC-4	RSC-6-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	2.75 +/-	2.75 +/-
Density/Intensity	4 dwelling units per acre	4 dwelling units per acre
Mathematical Maximum*	11 units	11 units

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	RSC-6-R
Lot Size / Lot Width	10,000 sf / 75'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 7.5' Sides 25' Rear	25' Front 7.5' Sides 25' Rear
Height	35'	35'

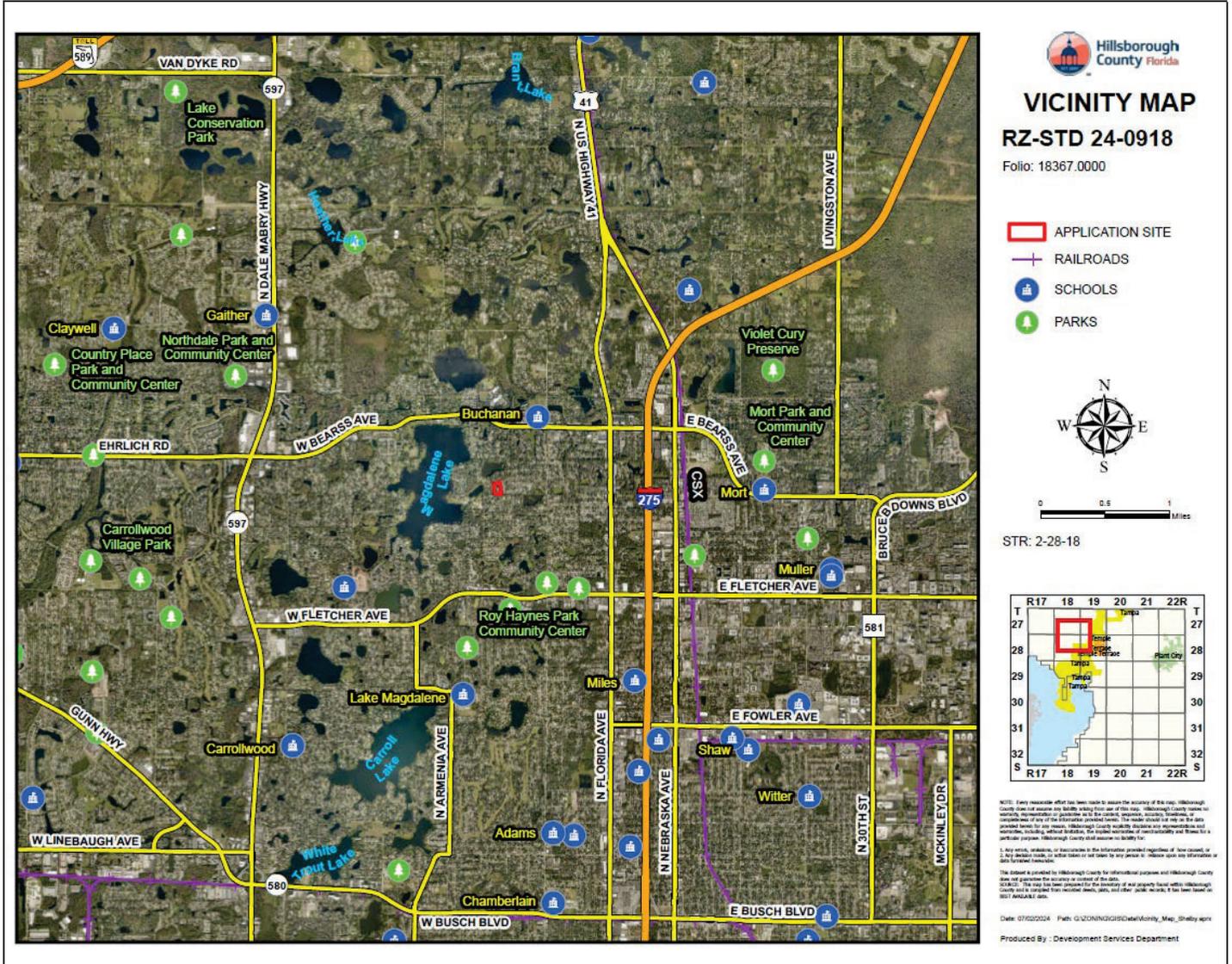
**Additional Information:**

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

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

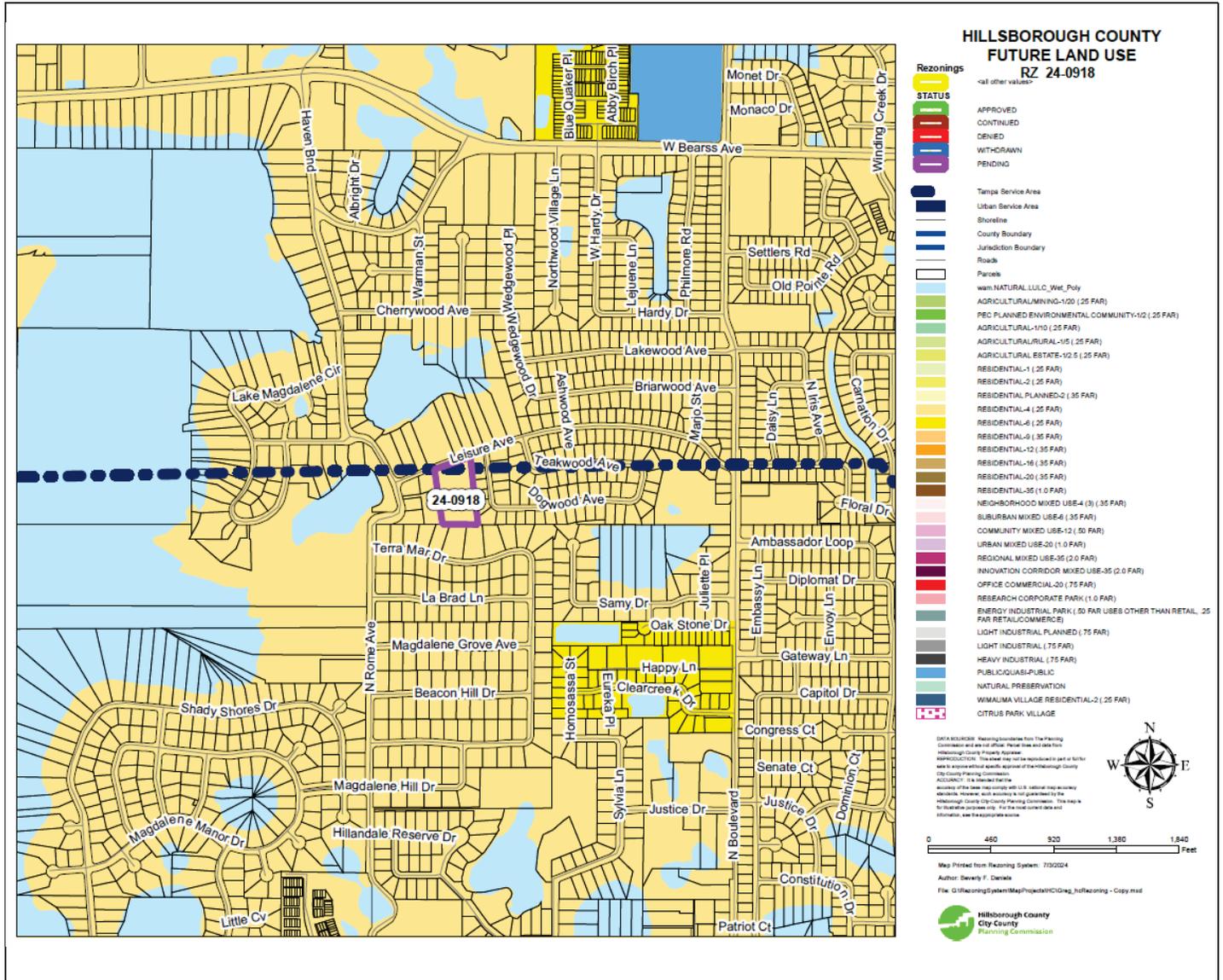


### Context of Surrounding Area:

The subject property is located in the Greater Carrollwood Northdale Community Area, just west of Interstate 275 and north of W Fletcher Avenue. The surrounding area has a suburban character and consists of single-family homes zoned RSC-4 or RSC-6. Commercial activity begins around a mile away from the subject property to the north, south, and east.

2.0 LAND USE MAP SET AND SUMMARY DATA

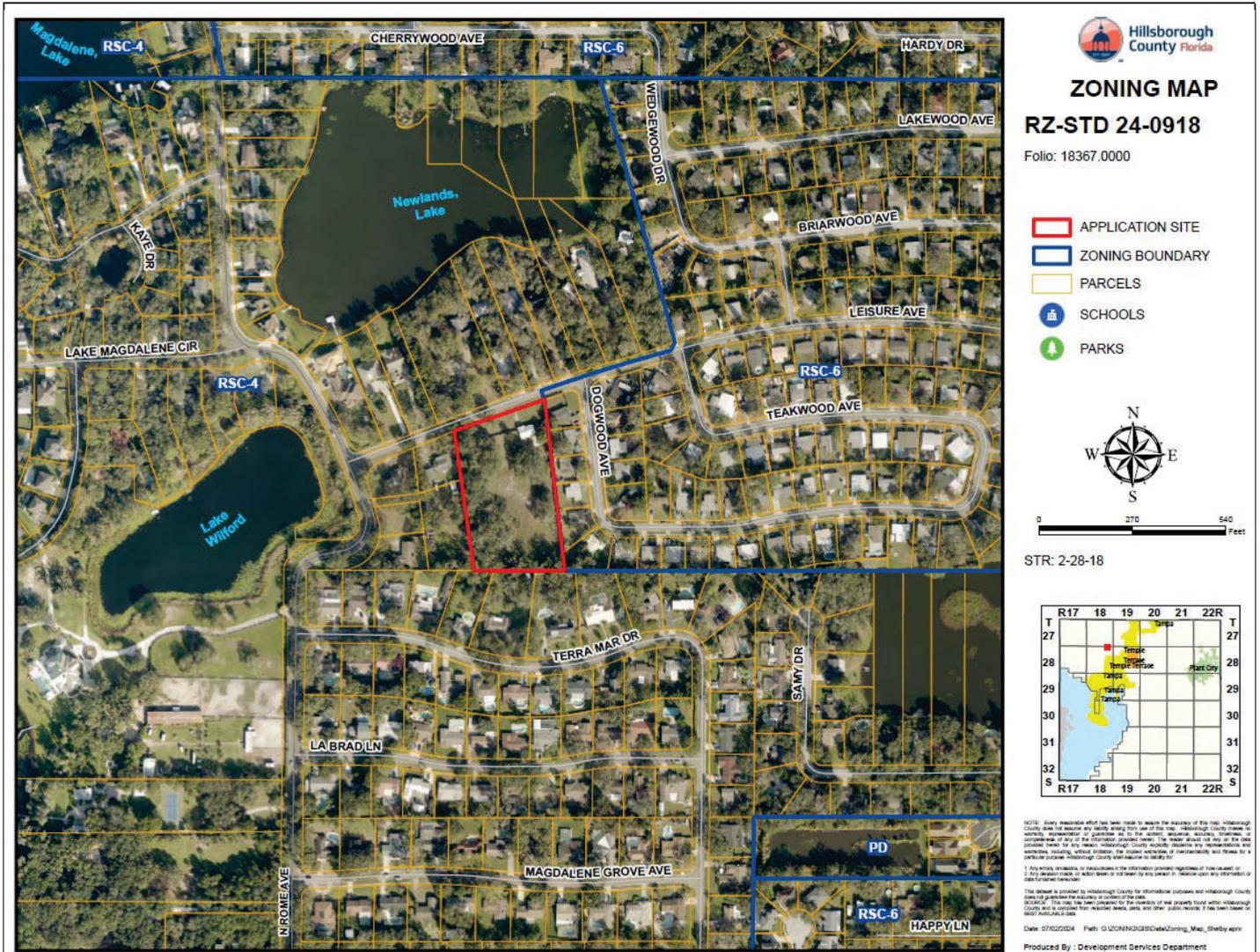
2.2 Future Land Use Map



Future Land Use Category:	R-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU/GA or 0.25 FAR
Typical Uses:	Residential, suburban commercial, office, multi-purpose

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4	4 DU / GA	Single-Family Residential (Conventional Only)	Single Family Residential
South	RSC-4	4 DU / GA	Single-Family Residential (Conventional Only)	Single Family Residential
East	RSC-6	6 DU / GA	Single-Family Residential (Conventional Only)	Single Family Residential
West	RSC-4	4 DU / GA	Single-Family Residential (Conventional Only)	Single Family Residential

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

### 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
Leisure Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	9	13
Proposed	132	9	13
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See full report.
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Connection to County wastewater required.
<b>Hillsborough County School Board</b> Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input checked="" type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency report.

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The applicant is requesting to rezone property located at 1208 Leisure Ave in the Lake Magdalene area from RSC-4 to RSC-6 with Restrictions. The RSC-6 request is to allow for residential development at smaller lot sizes: RSC-6 allows a minimum lot area of 7,000 square feet, whereas the RSC-4 district is limited to 10,000 square feet. The applicant is proposing a restriction to limit development to 4 dwelling units per acre to align with the property’s R-4 Future Land Use designation, which limits density to 4 dwelling units per acre. Therefore, the rezoning request will not increase the overall density permitted to what is already entitled by the current RSC-4 district.

The approximate 2.75-acre property is currently occupied by a single-family residence. The vast surrounding area is occupied by single-family residential dwellings zoned RSC-4 or RSC-6. To the north, east, and south of the site are hundreds of single-family homes zoned RSC-4. To the east are hundreds of homes zoned RSC-6. Therefore, the RSC-6-R rezoning request will permit single-family development compatible with the surrounding area.

Due to the above considerations, the RSC-6-R zoning district is consistent with the development pattern, zoning districts, and uses in the surrounding area.

**5.2 Recommendation**

Staff finds the rezoning request **approvable**.

**6.0 PROPOSED CONDITIONS**

The applicant is proposing the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

<b>Zoning Administrator Sign Off:</b>	
---------------------------------------	--

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

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

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on August 19, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Brian Aungst spoke on behalf of the applicant. Mr. Aungst presented the rezoning request and provided testimony as reflected in the hearing transcript.

### **Development Services Department**

Ms. Michelle Montalbano, 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. David Hey, 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.

Ms. Susan Harris spoke in opposition to the rezoning request. Ms. Harris stated no specific issues in opposition, but raised several questions related to buffering, the number of proposed units, whether the units would be townhomes, lot size and number of lots, and whether the units would be single-story or two-story. Ms. Harris stated her neighbor was concerned about traffic on Leisure Avenue and surrounding roadways.

### **Development Services Department**

Ms. Montalbano addressed several questions raised by the opposition speaker, Ms. Harris. Ms. Montalbano responded to the Zoning Master's questions, and provided testimony as reflected in the hearing transcript.

### **Applicant Rebuttal**

Mr. Aungst addressed the questions raised by Ms. Harris. Mr. Aungst responded to the Zoning Master's questions and provided rebuttal testimony as reflected in the hearing transcript.

The hearing officer closed the hearing on RZ-STD 24-0918.

### **C. EVIDENCE SUBMITTED**

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

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

1. The Subject Property consists of approximately 2.75 acres situated at 1208 Leisure Avenue, Tampa.
2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned RSC-4.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Carrollwood-Northdale Community Plan.
4. The general area surrounding the Subject Property consists of suburban residential uses with RSC-4 and RSC-6 zoning. Adjacent properties include single-family residential parcels with RSC-4 zoning across Leisure Avenue on the north, west, and south; and single-family residential parcels with RSC-6 zoning on the east.
5. The applicant is requesting to rezone the Subject Property to RSC-6 with restrictions limiting density to four units per acre to allow a single-family residential development of up to 11 lots with a minimum lot area of 7,000 square feet.
6. Development Services Department staff found the rezoning consistent with the development pattern, zoning districts, and uses in the surrounding area. Staff found the rezoning request approvable.
7. Hillsborough County Transportation staff stated no objections.
8. The Planning Commission staff found the proposed rezoning compatible with the existing development pattern in the surrounding area, and supportive of the Greater Carrollwood-Northdale Community Plan vision. Staff found the rezoning consistent with 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 furthers 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, and citizen testimony, 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**

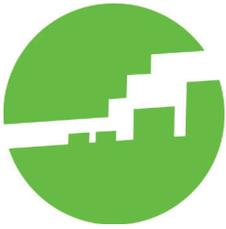
The applicant is requesting to rezone the Subject Property to RSC-6 with restrictions limiting density to four units per acre to allow a single-family residential development of up to 11 lots with a minimum lot area of 7,000 square feet.

#### **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 RSC-6 (R), with the following restriction: Development shall be limited to 4 dwelling units per acre.

  
Pamela Jo Hatley PhD, AD  
Land Use Hearing Officer

September 10, 2024  
Date:



**Hillsborough County  
City-County  
Planning Commission**

Plan Hillsborough  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

<b>Unincorporated Hillsborough County Rezoning Consistency Review</b>	
<b>Hearing Date:</b> August 19, 2024 <b>Report Prepared:</b> August 8, 2024	<b>Case Number:</b> RZ 24-0918 <b>Folio(s):</b> 18367.0000 <b>General Location:</b> West of Dodwood Avenue, south of Leisure Avenue, east of North Rome Avenue, north of Terra Mar Drive
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	Residential-4 (4 du/ga; 0.25 FAR)
<b>Service Area</b>	Urban
<b>Community Plan(s)</b>	Greater Carrollwood-Northdale
<b>Rezoning Request</b>	Rezone from RSC-4 to RSC-6-R to develop 11 dwelling units
<b>Parcel Size</b>	+/- 2.76 acres
<b>Street Functional Classification</b>	North Rome Avenue – County Collector Leisure Avenue – Local Dogwood Avenue – Local Terra Mar Drive – Local
<b>Commercial Locational Criteria</b>	Not applicable
<b>Evacuation Area</b>	None

--	--

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-4	Single-Family Residential
North	Residential-4	RSC-4	Single-Family Residential + Vacant
South	Residential-4	RSC-4	Single-Family Residential
East	Residential-4	RSC-6	Single- Family Residential
West	Residential-4	RSC-4	Single- Family Residential + Vacant

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

The 2.76-acre subject site is located west of Dodwood Avenue, south of Leisure Avenue, east of North Rome Avenue, north of Terra Mar Drive. The subject site is in the Urban Service Area and within the limits of the Greater Carrollwood-Northdale Community Plan. The subject site has a Future Land Use designation of Residential-4 (RES-4) which allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The applicant seeks to rezone from Residential Single Family Conventional-4 (RSC-4) which requires a minimum of 10,000 square foot lots to Residential Single Family Conventional-6-R (RSC-6-R) which requires a minimum of 7,000 square foot lots, in order to develop 11 dwelling units that are about 7,000 square feet each on the subject site. The proposed restriction to the zoning category RSC-6 is to limit the development to 4 dwelling units per acre with the RSC-6 development standards. The Residential-4 Future Land Use (FLU) category allows for the consideration of up to 4 dwelling units per gross acre. The proposed rezoning meets the standards of the RES-4 FLU category.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of

existing development.” The proposed rezoning to RSC-6 with the restriction of maintaining 4 dwelling units per acre is compatible with the existing single family residential character and density of the area. The proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Element (FLUE) under Objective 16 that require new development to be compatible to the surrounding neighborhood (FLUE Policies 16.1, 16.2, 16.3 and 16.10). Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is single-family. The proposed rezoning will complement the surrounding area.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The Greater Carrollwood-Northdale Community Plan states that it wishes to continue to protect and maintain its suburban lifestyle while also maintaining individual neighborhood characteristics. By utilizing the subject parcel for residential use in lieu of commercial uses, the proposed rezoning meets the intent of the Greater Carrollwood-Northdale Livable Communities Element. The Livable Communities Element also states that new development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc.). The restriction added to the proposed rezoning to maintain 4 dwelling units per gross acre further supports the vision of the Greater Carrollwood-Northdale Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-4, it is compatible with the existing development pattern found within the surrounding area and does support the vision of the Greater Carrollwood-Northdale Community Plan. 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 major modification **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the restrictions proposed by the County Development Services Department.

---

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

#### **FUTURE LAND USE ELEMENT**

##### ***Urban Service Area***

***Objective 1:*** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of

*this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

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

### **Land Use Categories**

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

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

### **Relationship to Land Development Regulations**

**Objective 9:** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

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

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

### **Neighborhood/Community Development**

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

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

screening techniques and control of specific land uses.

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

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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

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

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

### **7.0 SITE DESIGN**

#### **7.1 DEVELOPMENT PATTERN**

#### **LIVABLE COMMUNITIES ELEMENT: Greater Carrollwood-Northdale**

*Vision: We continue to protect and maintain our suburban lifestyle while also maintaining our individual neighborhood characteristics. We continue to recognize and preserve our assets such as pristine lakes, parks and our community golf courses. As we have grown, we built our community in a smart manner where land use and infrastructure grew together.*

*New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0918  
\*all other values\*

**Rezoning**  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

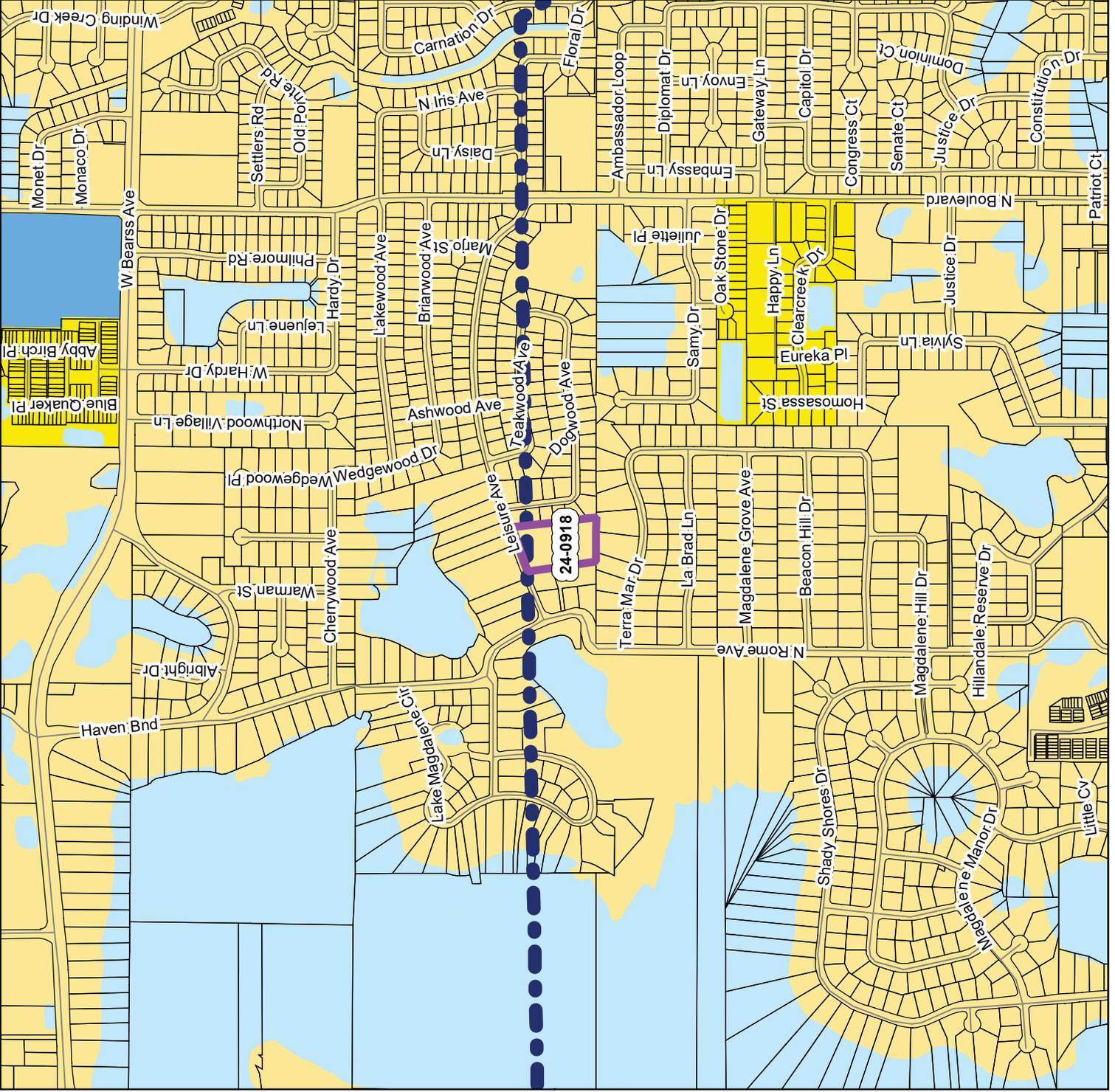
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

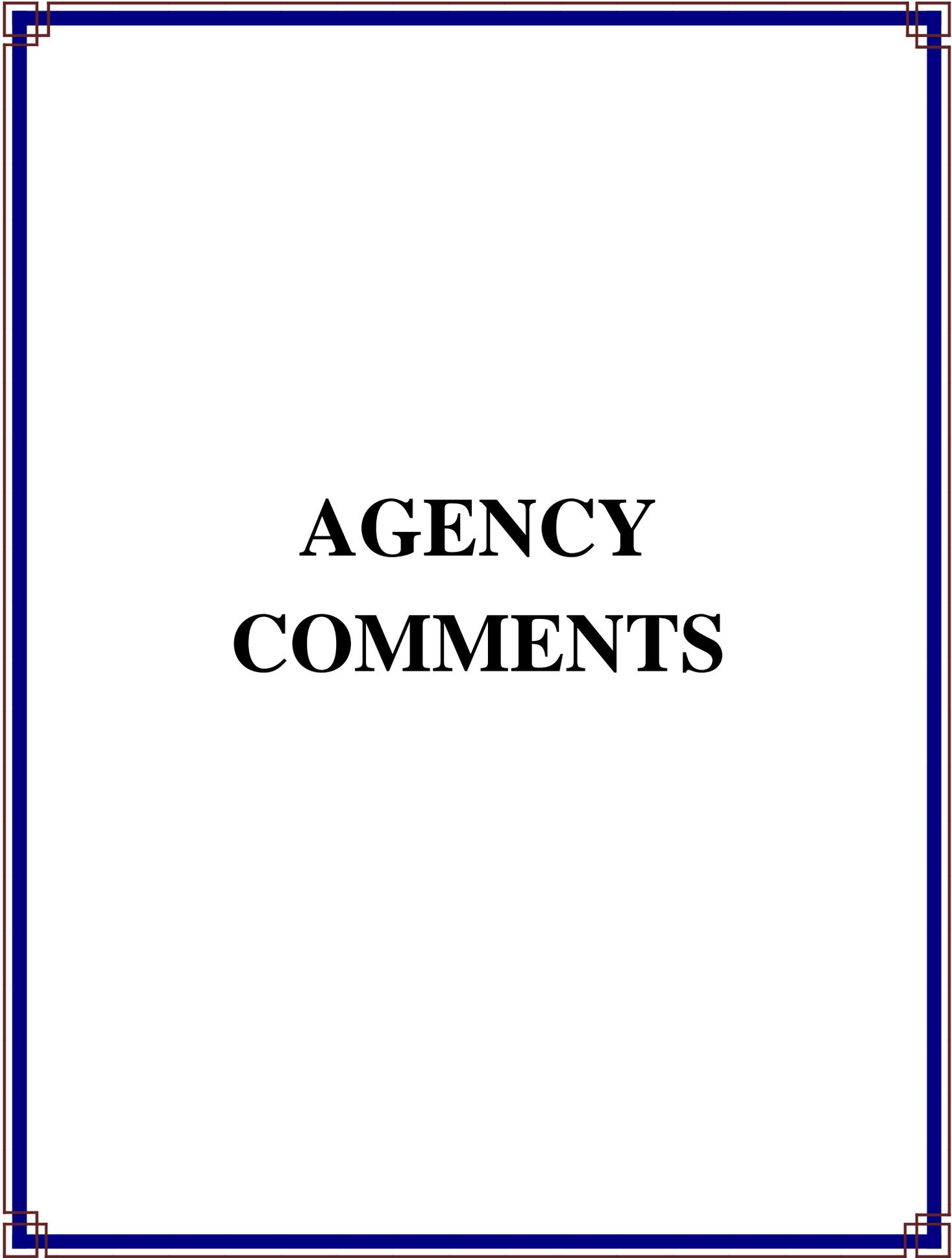
- WATER NATURAL LULC\_Wet\_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 7/5/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Reg\_Hillsborough - Copy.mxd





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

DATE: 08/07/2024

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GCN/Northwest

PETITION NO: RZ 24-0918

- This agency has no comments.
- 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 a single parcel, totaling +/- 2.76 acres, from Residential Single Family Conventional (RSC-4) to Residential Single Family Conventional Restricted (RSC-6-R). The site is located +/- 325 feet east of the intersection of N Rome Ave and Leisure Ave. The Future Land Use designation of the site is Residential 4 (R-4).

The applicant is proposing to restrict the number of units permitted under the proposed zoning, Residential Single Family Conventional Restricted (RSC-6), from 6 units per acre for a total of 16 units to 4 units per acre for a total of 11 units.

**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	
		AM	PM
RSC-4, Single Family Detached (ITE Code 210) 11 Units	132	9	13

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6-R, Single Family Detached (ITE Code 210) 11 Units	132	9	13

Trip Generation Difference:

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

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Leisure Ave is a 2-lane, substandard, county maintained, local roadway. The roadway is characterized by +/- 20 feet of pavement in average condition, no bike lanes or curb and gutter on either side within the vicinity of the proposed project, and a +/- 5-foot sidewalk on the north side. The right of way appears to vary between +/- 48 and 50 feet along the project frontage.

**SITE ACCESS**

It is anticipated that the site will have access to Leisure 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 is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

Leisure 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
Leisure Ave	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	132	9	13
Proposed	132	9	13
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	



**Adequate Facilities Analysis: Rezoning**

**Date:** August 6, 2024

**Acreage:** 2.75 (+/- acres)

**Jurisdiction:** Hillsborough County

**Proposed Zoning:** RSC-6

**Case Number:** 24-0918

**Future Land Use:** R-4

**HCPS #:** RZ 635

**Maximum Residential Units:** 11

**Address:** 1208 Leisure Avenue

**Residential Type:** Single Family Detached

**Parcel Folio Number(s):** 018367.0000

School Data	Lake Magdelene Elementary	Buchanan Middle	Gaither High
<b>FISH Capacity</b> Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1110	1025	2185
<b>2023-24 Enrollment</b> K-12 enrollment on 2023-24 40 <sup>th</sup> day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	630	626	2082
<b>Current Utilization</b> Percentage of school capacity utilized based on 40 <sup>th</sup> day enrollment and FISH capacity	57%	61%	95%
<b>Concurrency Reservations</b> Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/5/2024	8	47	33
<b>Students Generated</b> Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	3	1	2
<b>Proposed Utilization</b> School capacity utilization based on 40 <sup>th</sup> day enrollment, existing concurrency reservations, and estimated student generation for application	58%	66%	97%

**Notes:** At this time, adequate capacity exists at Lake Magdelene Elementary, Buchanan Middle, and Gaither High School for the proposed rezoning.

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

*Andrea A. Stingone*

Andrea A. Stingone, M.Ed.  
 Department Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: [andrea.stingone@hcps.net](mailto:andrea.stingone@hcps.net)  
 P: 813.272.4429 C: 813.345.6684

**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	
<p><b>HEARING DATE:</b> 08/19/2024</p> <p><b>PETITION NO.:</b> 24-0918</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 07/26/2024</p> <p><b>PROPERTY ADDRESS:</b> 1208 Leisure, Ave, Tampa, FL 33613</p> <p><b>FOLIO #:</b> 0183670000</p> <p><b>STR:</b> 02-28-18</p>
<p><b>REQUESTED ZONING:</b> From RSC-4 to RSC-6</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>NO APPARENT WET</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>NA</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>NA</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>Desktop Review – aerial review, soil survey and EPC file search</p>
<p><b>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.</b></p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	

My/cb

ec: [dan@njic.net](mailto:dan@njic.net) / [bj@macfar.com](mailto:bj@macfar.com)

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)



## 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:** 6/27/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor      **REVIEW DATE:** 7/10/2024  
**PROPERTY OWNER:** Reit4 Leisure LLC      **PID:** 24-0918  
**APPLICANT:** Reit4 Leisure LLC  
**LOCATION:** 1208 Leisure Ave. Tampa, FL 33613  
**FOLIO NO.:** 18367.0000

### 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).

Hillsborough County EVSD has no recommended conditions and no request for additional information.

**AGENCY REVIEW COMMENT SHEET**

---

---

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

**DATE: 8 Jul. 2025**

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

**APPLICANT: Brian Aungst**

**PETITION NO: RZ-STD 24-0918**

**LOCATION: 1208 Leisure Ave, Tampa, FL 33613**

**FOLIO NO: 18367.0000**

**SEC: 02 TWN: 28 RNG: 18**

---

---

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

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

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

---

---

PETITION NO.: RZ-STD 24-0918 REVIEWED BY: Clay Walker, E.I. DATE: 7/2/2024

FOLIO NO.: 18367.0000

---

---

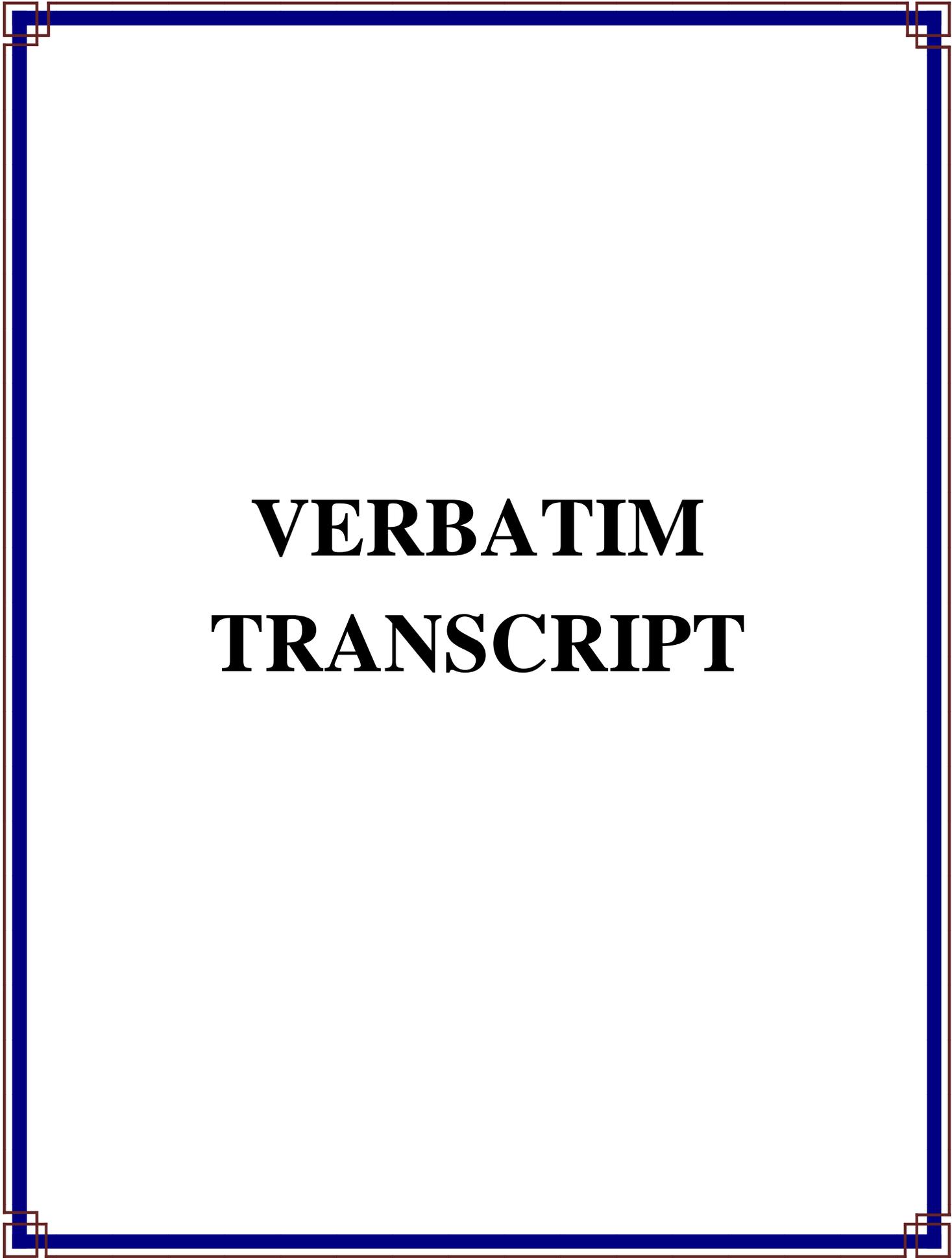
**WATER**

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

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists  (approximately \_\_\_\_ feet from the project site),  (adjacent to the site) and is located north of the subject property within the south Right-of-Way of Leisure Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.



# **VERBATIM TRANSCRIPT**

Zoning Hearing Master Hearing  
August 19, 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, August 19, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 8:57 p.m.

LOCATION: Hillsborough County BOCC  
Development Services Department -  
Second Floor Boardroom  
601 East Kennedy Boulevard  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

Zoning Hearing Master Hearing  
August 19, 2024

1 MS. HEINRICH: Our next item is Item C.4, Standard  
2 Rezoning 24-0918. The applicant is requesting to rezone  
3 property from RSC-4 to RSC-6 with restrictions.  
4 Michelle Montalbano with Development Services will provide staff  
5 findings after the applicant's presentation.

6 MR. AUNGST: Good evening, Madam Hearing Officer.  
7 Brian Aungst, Macfarlane Ferguson and McMullen, 201 North  
8 Franklin Street, Tampa, Florida 33602, on behalf of the  
9 applicant.

10 I'm going to utilize the overhead, if that's all  
11 right. To show you the project area. Your Honor, this is a  
12 standard rezoning application to rezone property from RSC-4 to  
13 RSC-6 restricted. The restriction is to limit the density to  
14 four dwelling units per acre, which is consistent with the  
15 current future land use of Residential-4 and it's also  
16 consistent with the current zoning of RSC-4.

17 Your Honor, practically speaking, this is simply to  
18 rezone the property with restrictions as to the allowable  
19 density to allow for lot sizes of 7,000 square feet minimum,  
20 where under the current RSC-4 zoning, the minimum is 10,000  
21 square feet. So essentially, this will not impact the density  
22 at all. It simply reduces the minimum allowable lot size by  
23 3,000 square feet.

24 The staff did review this thoroughly as always, and  
25 there have been no objections from any of the reviewing

1 agencies. The planning staff found it approvable and consistent  
2 with the comprehensive plan. And the Planning Commission also  
3 found it consistent with the greater Carrollwood North Dale  
4 Community Plan. They note that that plan states that one of its  
5 goals is to continue to protect and maintain its suburban  
6 lifestyle while also maintaining individual neighborhood  
7 characteristics by utilizing the subject parcel for res --  
8 residential use in lieu of commercial uses. The proposed zoning  
9 meets the intent of the Greater Carrollwood North Dale Livable  
10 Communities Element. The Liveable Communities Element also  
11 states that new development and redevelopment shall use  
12 compatibility design techniques to ensure the appearance, mass  
13 and scale of development is integrated with the existing  
14 suburban nature of each neighborhood. The restriction added to  
15 the proposed rezoning to maintain four dwelling units per gross  
16 acre further supports the vision of the Greater Carrollwood  
17 North Dale Community Plan.

18           Your Honor, so we feel this is a -- a very  
19 straightforward and supportable application. I did receive a  
20 phone call from an adjacent property owner today. I was able to  
21 provide them the staff report via email, explain to them the  
22 very limited nature of this rezoning application. Simply  
23 Your Honor, it allows for the -- the building of 11 dwelling  
24 units, where 11 dwelling units are already allowed.

25           And so, I -- I understand that you fully understand

1 the application. And that person that -- that I communicated  
2 with did not seem to have any concerns. I'm not sure if they're  
3 here tonight, but that that seems like they were satisfied with  
4 my explanation.

5 Of course, a -- a zoning restrict -- that's restricted  
6 to the allowable density is compatible, I think objectively.  
7 And I think that it's also compatible with the hundreds of  
8 single-family homes that are either R-4 zoned or R-6 zoned that  
9 are immediately adjacent to the east, north, south and west.

10 Your Honor, that concludes my presentation unless you  
11 have any other questions. I do have development team members  
12 here that can answer questions if you have any.

13 HEARING MASTER: All right. I reviewed the case and I  
14 understand your request. I don't have any questions for you.

15 MR. AUNGST: Thank you, Your Honor.

16 HEARING MASTER: Thank you. Be sure and sign in.

17 THE CLERK: Could you sign in, please?

18 MR. AUNGST: Yes.

19 MS. MONTALBANO: Good evening. Michelle Montalbano,  
20 Development Services.

21 The applicant is requesting to rezone approximately  
22 2.75 acres of land from RSC-4 to RSC-6 with restrictions. The  
23 proposed restrictions is to limit development to four dwelling  
24 units per acre in order to match the R-4 Future Land Use  
25 designation. The RSC-6/4 request is to allow for smaller lot

1 sizes. RSC-6 zoning district allows for a minimum lot size of  
2 7,000 square feet, whereas the RSC-4 district limits the lot  
3 size to 10,000 square feet.

4 Based on predevelopment approximate -- approximation  
5 is to allow for a maximum of 11 dwelling units. The property is  
6 located in a residential area of Carrollwood (indiscernible)  
7 hundreds of single-family homes zoned either RSC-4 or RSC-6.  
8 Therefore, the RSC-6 restriction rezoning request will allow for  
9 residential development compatible with the uses, zoning  
10 districts and development pattern of surrounding area.

11 Staff finds the request supportable. Thanks.

12 HEARING MASTER: All right. Thank you.

13 Planning Commission.

14 MR. HEY: Thank you. David Hey with your  
15 Planning Commission staff.

16 The site is located within the Residential-4 Future  
17 Land Use Category. It does fall with in the urban service area  
18 and it's also located within the boundaries of the Greater  
19 Carrollwood North Dale Community Plan.

20 The subject site is located within that urban service  
21 area. So according to Objective 1 of the Future Land Use  
22 Element, we anticipate roughly 80 percent of the growth that our  
23 county's experience can be directed into that urban service are.  
24 So this would support that objective. Goal 12 and Objective  
25 12-1 of the community design component of the Future Land Use

1 Element require new developments to recognize the existing  
2 community and be designed to relate to and be compatible with  
3 the predominant character of the surrounding area. In this  
4 case, the surrounding land use pattern is single-family. The  
5 proposed rezoning will complement the surrounding area.

6 The applicant did a very good job in summarizing  
7 staff's findings regarding the Greater Carrollwood North Dale  
8 Community Plan, so I won't go through that again. But overall,  
9 Planning Commission staff did find that the request is  
10 consistent with that Carol -- Greater Carrollwood North Dale  
11 Community Plan.

12 Overall, staff find the proposed uses is an allowable  
13 use in the Residential-4 Future Land Use Category. It is  
14 compatible with the existing development pattern found within  
15 the surrounding area. And does support the vision of the  
16 Greater Carrollwood North Dale Community Plan. The proposed  
17 rezoning would allow for development that is consistent with the  
18 goals, objectives and policies of the Future Land Use Element of  
19 Unincorporated Hillsborough County Comprehensive Plan.

20 So based on those considerations and the goals,  
21 objections and policies submitted in the Planning Commission  
22 staff report, the staff does find that the proposed rezoning is  
23 consistent with the Unincorporated County Hillsborough  
24 Comprehensive Plan subject to any restrictions proposed by  
25 Development Services. Thank you.

Zoning Hearing Master Hearing  
August 19, 2024

1 HEARING MASTER: All right. Thank you. Okay. Is  
2 there anyone here or online who wishes to speak in support of  
3 this application? All right, I'm not hearing anyone.

4 Is there anyone here or online -- okay. Are you  
5 speaking in support or opposition? Okay.

6 Is there anyone here or online then, who wishes to  
7 speak in opposition to this application? Please come forward  
8 now. Thank you. And be sure and state your name and address  
9 first.

10 MS. HARRIS: Susan Harris, 1222 Leisure Avenue. I'm  
11 the adjoining two lots to the east of -- I mean, the west of the  
12 property, the subject property.

13 I just have some basic things, like as far as proposed  
14 buffer. What do they plan to do? Will there be a block wall  
15 surrounding it or what -- I mean on my side, on my piece of  
16 property, I will have seven houses up against my property, and I  
17 have none now. So I just wondered if anything is proposed for  
18 buffer.

19 And also, I'm concerned with -- unless this has been  
20 updated from what I found online, the concept plan, it shows  
21 townhouses. Is that what these are called, townhouses, because  
22 of the type of community? Or are they just the normal  
23 single-family homes? Or has this all been updated and I don't  
24 have accurate information?

25 HEARING MASTER: All right. I'll have the applicant

Zoning Hearing Master Hearing  
August 19, 2024

1 address your questions. Do you have --

2 MS. HARRIS: I have a couple more. I'm sorry, they're  
3 all --

4 HEARING MASTER: That's fine.

5 MS. HARRIS: -- simple.

6 HEARING MASTER: Would you go ahead and state them?

7 MS. HARRIS: Yes.

8 HEARING MASTER: Thank you.

9 MS. HARRIS: Okay. Also, it's showing that the gym --  
10 the use now is four houses per acre, so that's almost 1,100  
11 square foot. And they're talking about going down to 7,000.  
12 And it's 2.76 acres. I'm getting 12 -- I'm getting 11 houses.  
13 And that's what everybody's saying here. But again, referring  
14 back to this, it shows 12, 12 lots. So, just wondering about  
15 that.

16 And I guess the townhouse question and I -- will they  
17 be two-story houses or are they single-story? I'm trying to  
18 figure out a height because they're all seven houses going to be  
19 hanging over my backyard or my side yard.

20 HEARING MASTER: All right. Thank you. And is that  
21 all your questions?

22 MS. HARRIS: That's it. I had --

23 HEARING MASTER: Okay.

24 MS. HARRIS: -- another neighbor had said to ask about  
25 the plans for Leisure Avenue, if there's anything and I'm sure

1 there's not, but anything to update it or something to support  
2 the extra traffic, because we already have a big mess there when  
3 Fletcher or Bears are for some reason backed up, they -- that's  
4 where they route the traffic through is down Rome to Leisure.  
5 So it's already crowded, so.

6 HEARING MASTER: Okay. All right. Thank you very  
7 much. And please sign in with the clerk before you sit down.  
8 Thank you.

9 All right. Is there anyone else here or online who  
10 wishes to speak in opposition to this application? All right, I  
11 don't hear anyone.

12 All right. Development Services, and maybe  
13 Development Services could respond to some of those questions  
14 and if you wish, or I'll have the applicant address them, but  
15 she was asking about buffer, what buffers required, the housing  
16 style, are these townhomes or single families? The lot size,  
17 the number of lots and how many stories are allowed.

18 MS. MONTALBANO: So the zoning district will only  
19 allow single-family detached homes. And I believe the height --  
20 the height restriction is 35 feet in that district. And there's  
21 no buffer required. But the rear setback is 25 feet.

22 HEARING MASTER: Okay. So then just to be clear. The  
23 setback is 25 feet. The housing style, it would be  
24 single-family because multifamily or -- or townhomes are not  
25 re -- not allowed in the zoning district, correct?

Zoning Hearing Master Hearing  
August 19, 2024

1 MS. MONTALBANO: Yeah.

2 HEARING MASTER: And the height -- maximum height is  
3 35 feet. That would allow for two stories, is that correct?

4 MS. MONTALBANO: Yes, that would be.

5 HEARING MASTER: Okay. And I believe there was a  
6 question about the number of lots, as I recall, that was 11,  
7 wasn't that?

8 MS. MONTALBANO: Yeah. The mathematical maximum is  
9 11. There were some concept plans that were submitted that said  
10 12. I did let them know to -- to switch that out. But site  
11 plans in these kind of rezonings are not regulatory, so even if  
12 it does show 12, that doesn't --

13 HEARING MASTER: Right.

14 MS. MONTALBANO: -- regulate anything.

15 HEARING MASTER: All right. So the maximum number of  
16 lots under this rezoning would be 11?

17 MS. MONTALBANO: Yeah. Based on the acreage provided.  
18 Yes.

19 HEARING MASTER: And then the lot size, I believe that  
20 was 7,000 --

21 MS. MONTALBANO: Yes.

22 HEARING MASTER: -- square feet, right?

23 MS. MONTALBANO: Yes.

24 HEARING MASTER: Okay. I think that addresses all the  
25 questions that were raised.

1 MS. MONTALBANO: Okay.

2 HEARING MASTER: Okay. Thank you, Ms. Peddle (sic).  
3 Applicant.

4 MR. AUNGST: Thank you, Your Honor.

5 Returning to the overhead and just briefly to  
6 reiterate responses to the questions that were posed to -- to  
7 Your Honor. The rear setback as staff stated is 25 feet  
8 minimum. The maximum height is 35 feet. And these will be  
9 single-family detached dwellings that would be no more than two  
10 stories. The concept plan, that is the operative concept plan,  
11 which again, is not regulatory. This is not site plan approval,  
12 as you well know. This is meant simply to show the concept of  
13 how the lots could be laid out. It shows 11 lots between  
14 7,600 square feet and 7,100 square feet.

15 As Your Honor knows, when you have a 2.76 acre site at  
16 four units per acre and you have a 10,000 square foot lot  
17 minimum, that equates to about 0.22 acres plus per lot, which  
18 doesn't leave a whole lot of room for stormwater retention  
19 utilities, sidewalks the road. So simply this is just a  
20 practical rezoning with restrictions to allow for the currently  
21 approved and planned for density to be developed consistent with  
22 the comprehensive plan and -- the -- the Greater Carrollwood  
23 North Dale Community Plan, Your Honor. And any other issues  
24 related to screening and walls and all those things will be  
25 addressed in the site can process, Your Honor.

Zoning Hearing Master Hearing  
August 19, 2024

1 HEARING MASTER: Okay. And then just to be clear,  
2 would you put that -- yeah, that overhead back on? Thank you.  
3 So Leisure Avenue is to the left on the screen. And so, all of  
4 the lots, they're facing inward to the public road that comes in  
5 the community. So in their rear -- their rear yards, there's a  
6 25-foot setback.

7 MR. AUNGST: That's exactly right.

8 HEARING MASTER: Okay.

9 MR. AUNGST: And I believe there's also a 25-foot  
10 front setback as well.

11 HEARING MASTER: Okay. All right. Well, just for  
12 as --

13 MR. AUNGST: For the people adjacent, it's --

14 HEARING MASTER: Yeah.

15 MR. AUNGST: -- 25 feet. That's right, Your Honor.

16 HEARING MASTER: Okay. Thank you for -- for that.  
17 Anything further?

18 MR. AUNGST: No, thank you, ma'am.

19 HEARING MASTER: All right. This closes the hearing  
20 on Rezoning Standard 24-0918.

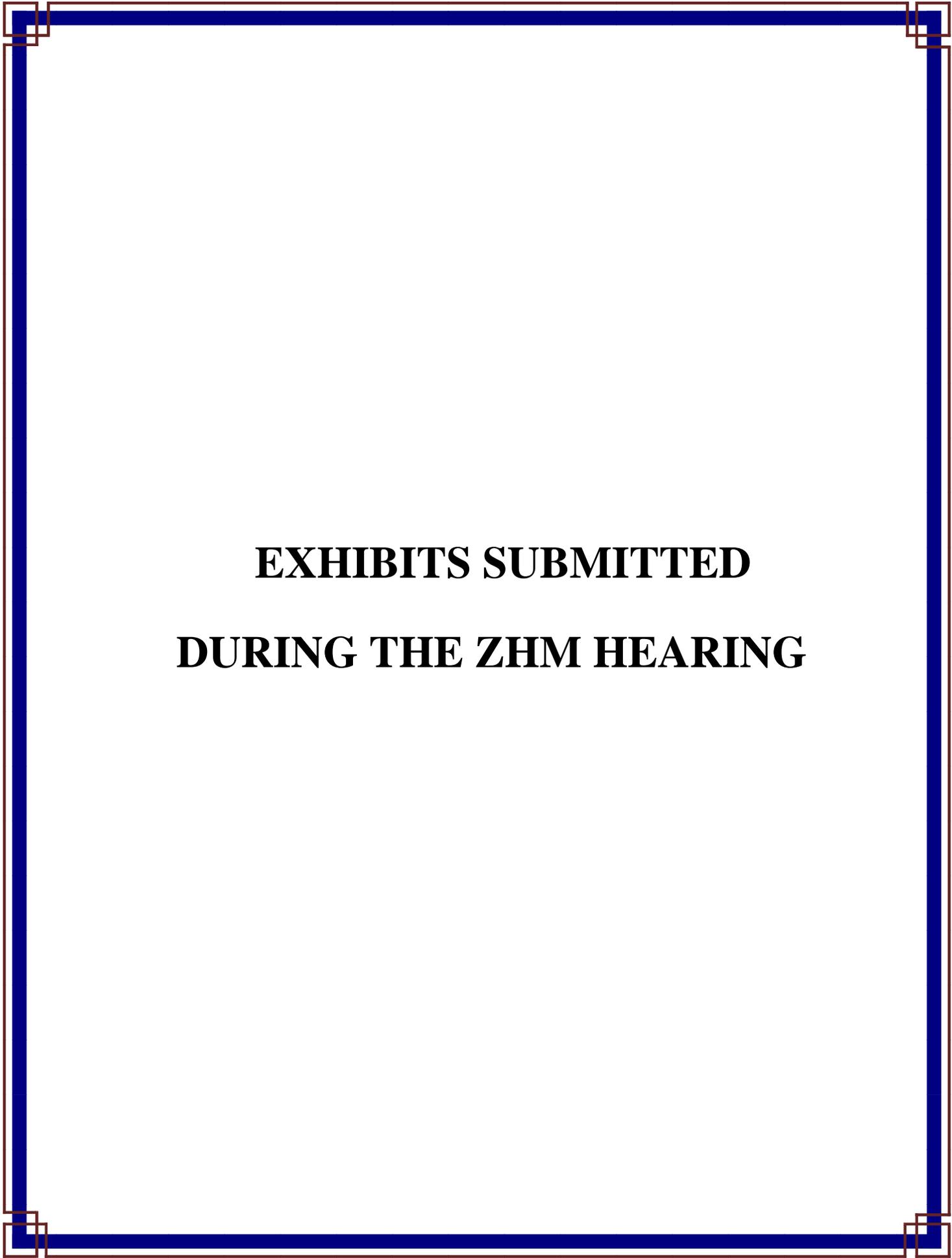
21

22

23

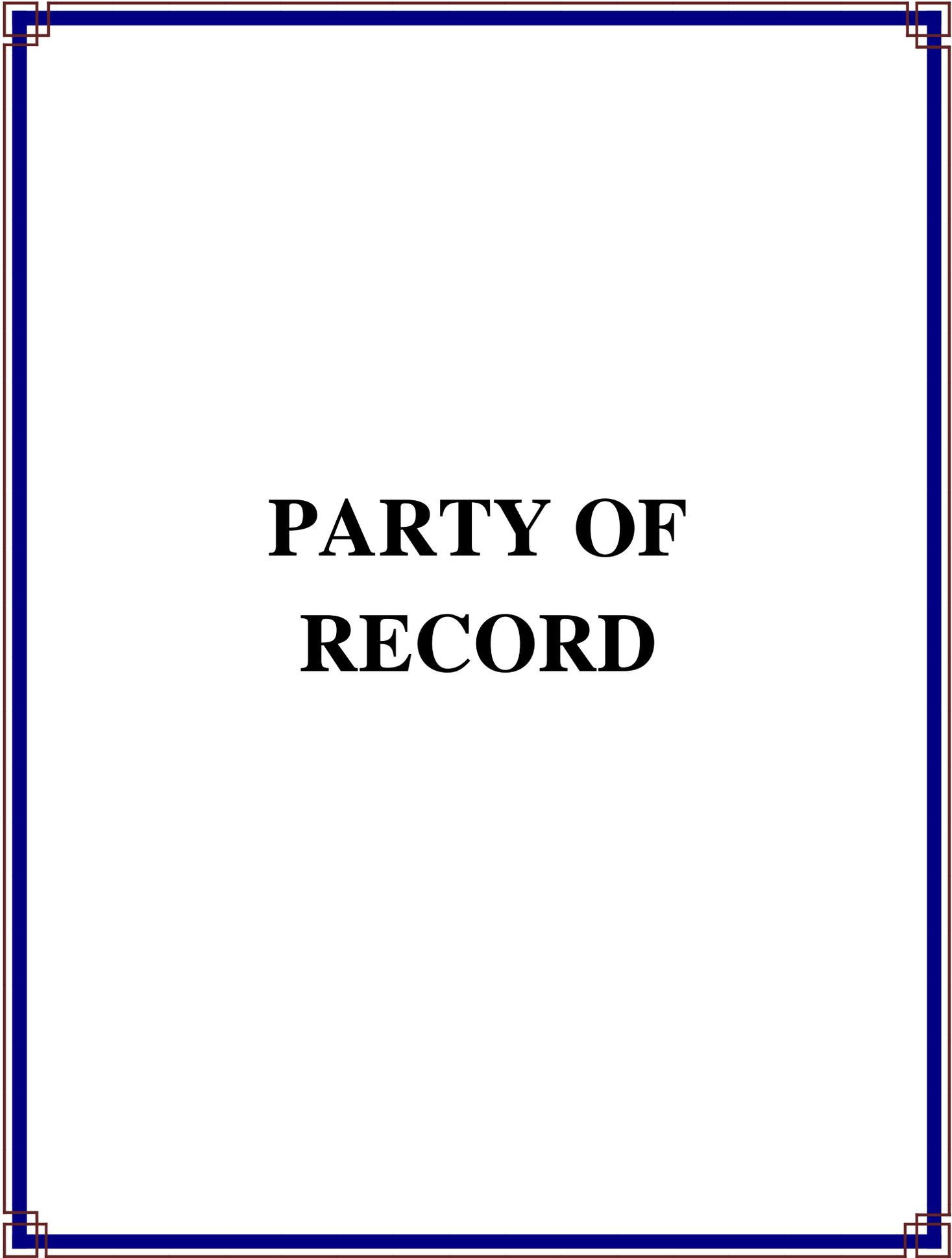
24

25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Wednesday, August 14, 2024 1:49 PM  
**To:** Rome, Ashley  
**Cc:** Montalbano, Michelle; Timoteo, Rosalina  
**Subject:** FW: App. No.: RZ-STD 24-0918 Rezoning Standard

---

**From:** Kirk Freeman <[kirkdfreeman@gmail.com](mailto:kirkdfreeman@gmail.com)>  
**Sent:** Thursday, August 8, 2024 5:56 PM  
**To:** Montalbano, Michelle <[MontalbanoM@hcf.gov](mailto:MontalbanoM@hcf.gov)>; Hearings <[Hearings@hcf.gov](mailto:Hearings@hcf.gov)>  
**Subject:** Re: App. No.: RZ-STD 24-0918 Rezoning Standard

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Thank you for updates re the rezoning application RZ-STD 24-0918 in our neighborhood. Very good for our neighborhood the contractor has agreed to keep RSC-4 zoning for the planned development. However the points below are still of concern to our neighborhood and we request further plan details and its effect on our community...

1. Will this be rental or private ownership homes? (Opposed to rentals due to favorable increasing home owner values and stability/quality of neighborhood)
2. What is the avg. sq ft. of each single family dwelling? (11 total units on 2.7 acres total)
3. What will be the avg. value of single family homes?
4. Entrance n exit access (expected traffic impact?) on Leisure Ave. (2-4cars per residence?)
5. What is the acceptable noise level of an 11 unit SF development on 2.7 acres that is currently surrounded by an avg. home density of 1 home per 1/2 to 1 acre.

Thank you for your attention and feedback as soon as possible.  
Sincerely,

**Kirk D. Freeman**  
m: 813.546.6507  
email: [kirkdfreeman@gmail.com](mailto:kirkdfreeman@gmail.com)