

Rezoning Application: 23-0571 REVISED

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 7, 2023

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC

FLU Category: Residential - 20 (Res-20)

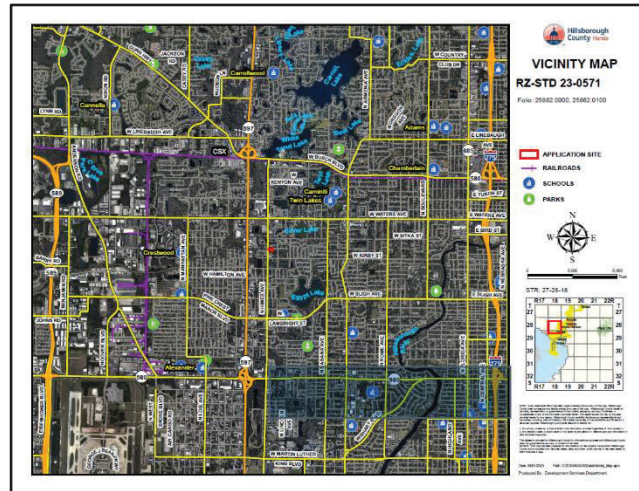
Service Area: Urban

Site Acreage: 0.73 +/-

Community Plan Area: ~~Egypt Lake~~ N/A

Overlay: None

Request: Rezone from **Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) to Residential, Single-Family Conventional-9 (RSC-9)**

**Request Summary:**

The request is to rezone from the existing Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) zoning districts to the proposed Residential, Single-Family Conventional-9 (RSC-9) zoning district. The proposed zoning permits single-family conventional development on lots containing a minimum area of 5,000 square feet (sf).

Zoning:	Existing		Proposed
District(s)	BPO	RSC-6	RSC-9
Typical General Use(s)	Office	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	0.37 ac (16,117)	0.35 ac (15,246 sq ft)	0.73 ac (31,798.8 sq ft)
Density/Intensity	0.20 F.A.R.	1 dwelling unit (du) per 7,000 sf	1 du/ 5,000 sf
Mathematical Maximum*	3,223.44 sq ft	2 dwelling unit	6 dwelling units

Development Standards:	Existing		Proposed
District(s)	BPO	RSC-6	RSC-9
Lot Size / Lot Width	7,000 sf / 70 feet	7,000 sf / 50 feet	5,000 sf / 50 feet
Setbacks/Buffering and Screening	30' Front (north & west) 0' Rear (south) 20' Type B Buffer (east)	25' Front 7.5' Sides 25' Rear	20' Front 5' Sides 20' Rear
Height	50'	35'	35'

Additional Information:

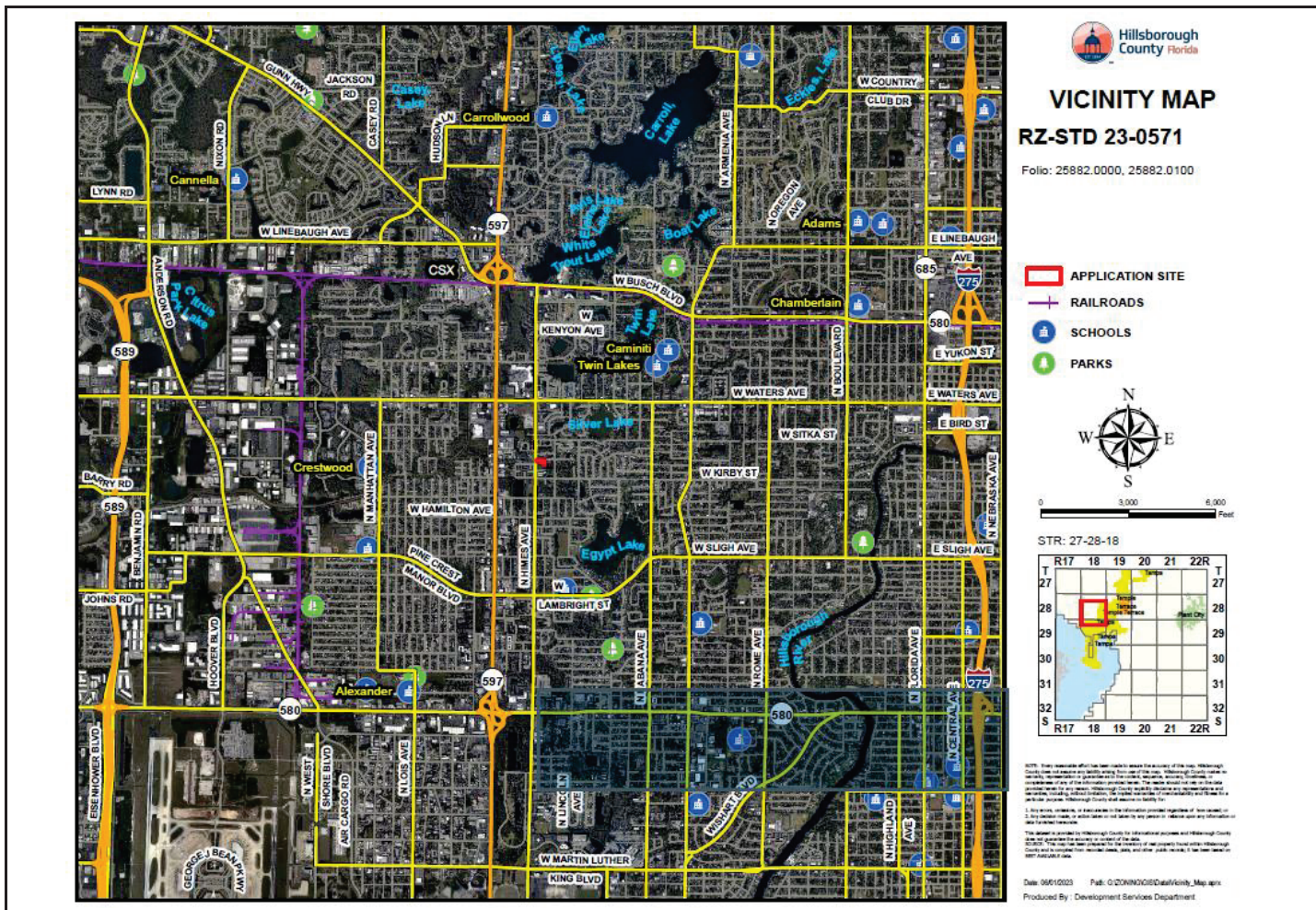
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

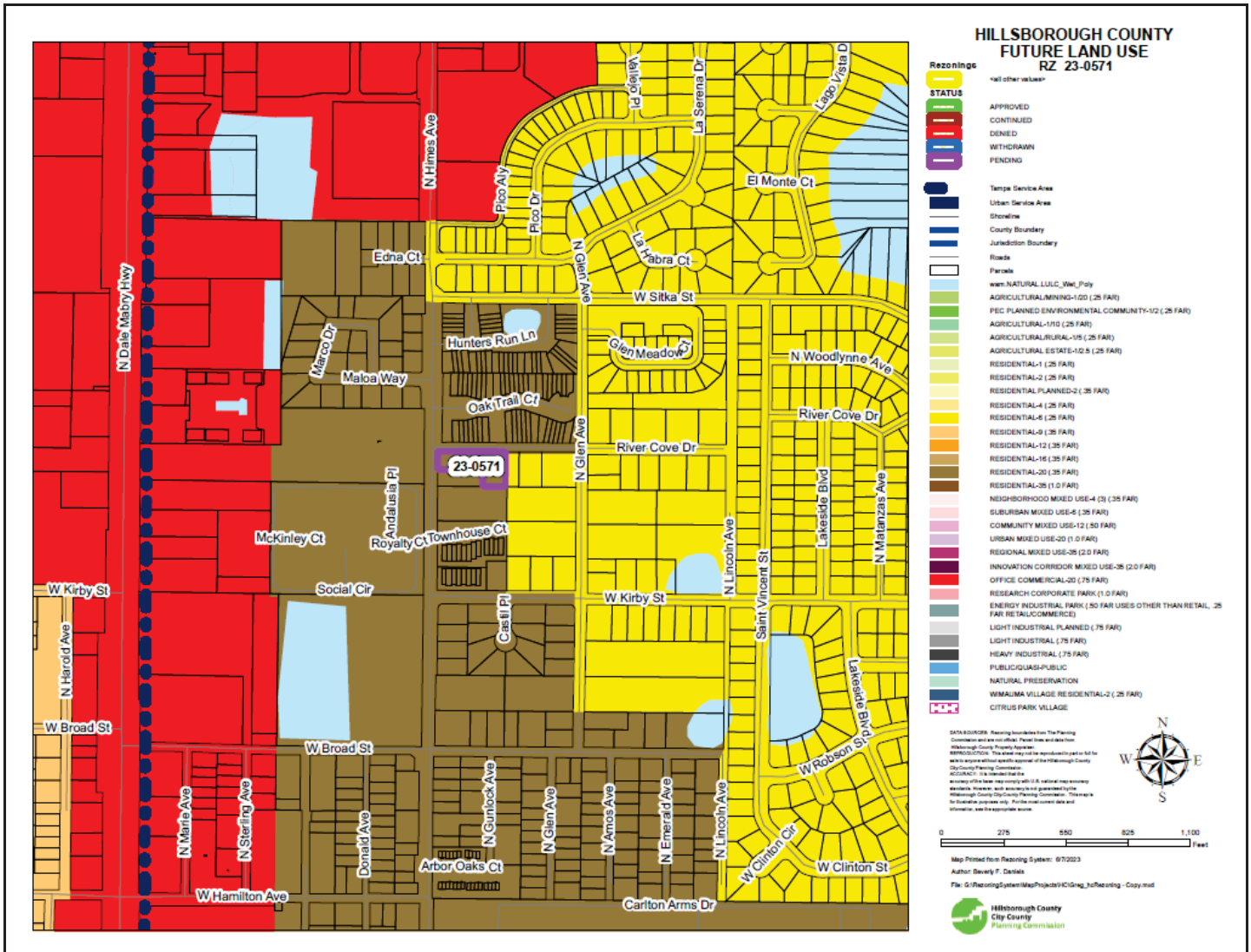


Context of Surrounding Area:

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20, to the east RSC-6, and to the south BPO and Planned Development (PD) zoning districts. The RSC-6 zoning district extends east and southeast are some RSC-6 zoned districts. And to the south is BPO zoning district.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 20 (Res-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 0.35 F.A.R.
Typical Uses:	High density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

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)

Not Applicable

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. Himes Ave	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
River Cove Dr.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	451	38	49
Proposed	57	4	6
Difference (+/-)	-394	-34	-43

*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:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	See Agency Report
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>This agency has no comments.</u>
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north is PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20 zoned property, to the east RSC-6 zoned property, and to the south BPO and Planned Development (PD) zoning districts. There are some RSC-6 zoned properties that extends east and southeast of the subject site.

The Planning Commission found the request inconsistent based on non-compliance with Objective 1 which addresses minimum density requirements for rezonings in the urban service area being at 75 percent of the current RES-20 FLU, which is 15 units per acre. The proposed RSC-9 would provide for development of 9 units per acre, which for the .73 - acre parcel would be 6 units. 15 units per acre equates to 10 units. Notwithstanding, staff finds the size and depth of the subject parcel in relation to other adjacent office and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial and residential uses/zoning districts in the area. The size and configuration of the parcel is more constrained in terms of accommodating higher densities, such as smaller lot single-family/townhome/multi-family development, in comparison to adjacent parcels developed with multi-family and townhomes. Furthermore, the development pattern east of the parcel on the south side of River Cove Drive is single-family homes fronting on River Cove Drive and the RSC-9 would be consistent with that pattern.

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-9 zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Sep 18 2023 14:11:51</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

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: 9/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest

PETITION NO: RZ 23-0571

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 0.73-acre subject parcel from Business Professional Office (BPO) and Residential Suburban Conventional 6 (RSC-6) to Residential Suburban Conventional 9 (RSC-9). The future land use designation is Residential 20 (R-20).

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

SITE ACCESS

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 with 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

Level of Service (LOS) information is reported below. Staff notes that River Cove Dr. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
N. HIMES AVE	HILLSBOROUGH AVE.	BUSCH BLVD	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 23-0571
DATE OF HEARING:	September 18, 2023
APPLICANT:	RU Project Management Group, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from BPO and RSC-6 to RSC-9
LOCATION:	Southeast corner of N. Himes Avenue and River Cove Drive
SIZE OF PROPERTY:	0.73 acres m.o.l.
EXISTING ZONING DISTRICT:	BPO and RSC-6
FUTURE LAND USE CATEGORY:	RES-20
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC

FLU Category: Residential - 20 (Res-20)

Service Area: Urban

Site Acreage: 0.73 +/-

Community Plan Area: N/A

Overlay: None

Request: Rezone from **Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) to Residential, Single-Family Conventional-9 (RSC-9)**

Request Summary:

The request is to rezone from the existing Business Professional Office (BPO) and Residential, Single-Family Conventional- 6 (RSC-6) zoning districts to the proposed to Residential, Single-Family Conventional-9 (RSC-9) zoning district. The proposed zoning permits single-family conventional development on lots containing a minimum area of 5,000 square feet (sf).

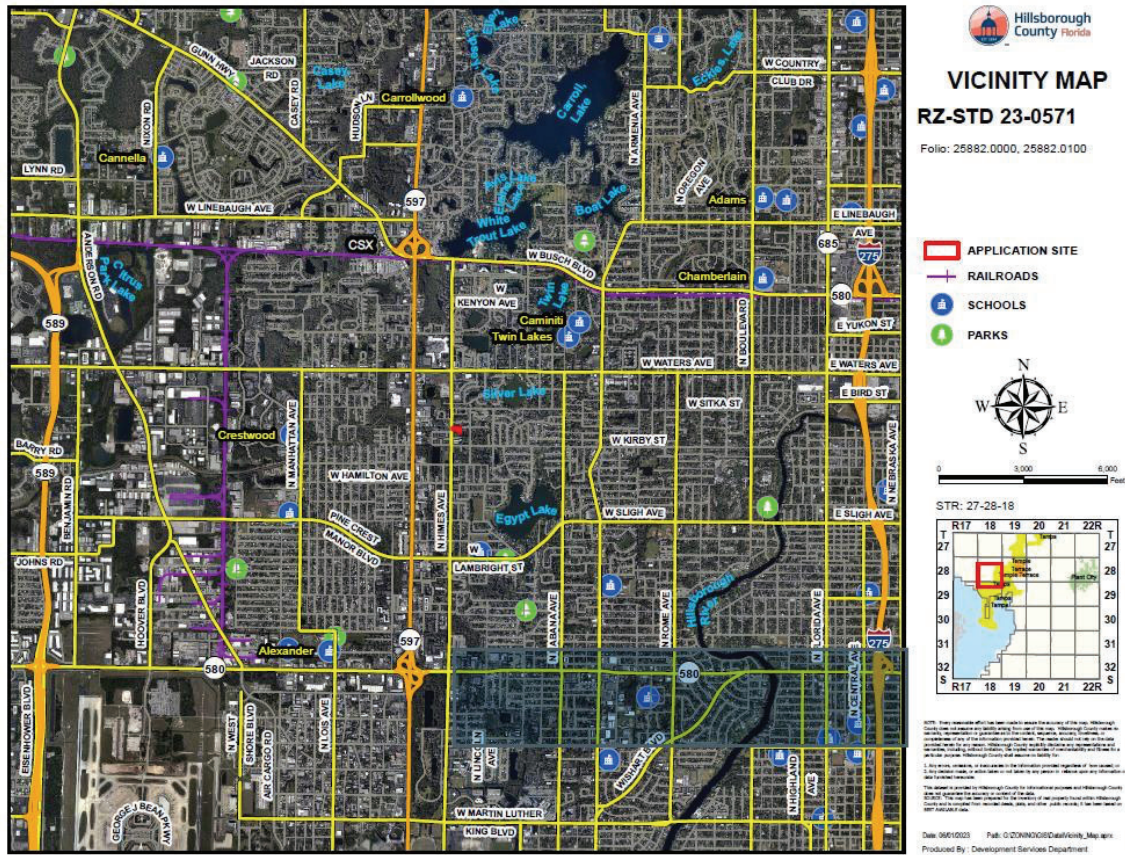
Waiver(s) to the Land Development Code: None

PD Variations: None

Planning Commission Recommendation: Inconsistent

Development Services Department Recommendation: Approvable

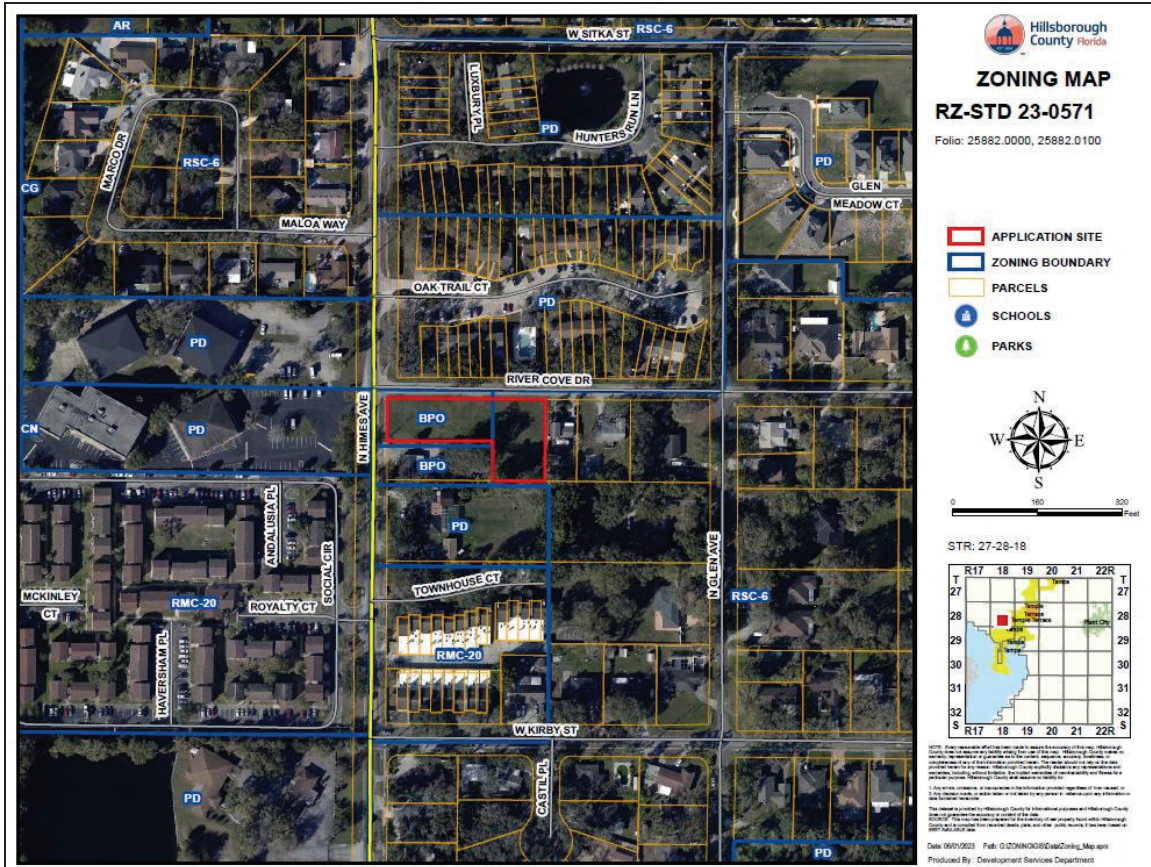
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20, to the east RSC-6, and to the south BPO and Planned Development (PD) zoning districts. The RSC-6 zoning district extends east and southeast are some RSC-6 zoned districts. And to the south is BPO zoning district.

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



Adjacent Zonings and Uses

South	Business Professional, Office (BPO)	0.20 FAR	Office	Vacant
East	RSC-6	1 du / 7,000 sq ft	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)

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. Himes Ave	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
River Cove Dr.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Connectivity and Cross Access Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental: Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources Conservation & Environmental Lands Mgmt.

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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities: Objections		Conditions Requested	Additional Information/Comments
Transportation			
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> <input type="checkbox"/> Off-site Improvements	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	See Agency Report

Provided <input type="checkbox"/> N/A			
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Impact/Mobility Fees N/A			
Comprehensive Plan: Findings		Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Report

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC -6). To the north is PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20 zoned property, to the east RSC-6 zoned property, and to the south BPO and Planned Development (PD) zoning districts. There are some RSC-6 zoned properties that extends east and southeast of the subject site.

The Planning Commission found the request inconsistent based on non-compliance with Objective 1 which addresses minimum density requirements for rezonings in the urban service area being at 75 percent of the current RES -20 FLU, which is 15 units per acre. The proposed RSC-9 would provide for development of 9 units per acre, which for the .73 - acre parcel would be 6 units. 15 units per acre equates to 10 units. Notwithstanding, staff finds the size and depth of the subject parcel in relation to other adjacent office and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial and residential uses/zoning districts in the area. The size and configuration of the parcel is more constrained in terms of accommodating higher densities, such as smaller lot single-family/townhome/multi-family development, in comparison to adjacent parcels developed with multi-family and townhomes. Furthermore, the development pattern east of the parcel on the south side of River Cove Drive is single -family homes fronting on River Cove Drive and the RSC-9 would be consistent with that pattern.

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-9 zoning district is compatible with the existing zoning districts and development pattern in the area.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 18, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Ruth Londono 1502 West Busch Boulevard Tampa testified on behalf of the applicant. Ms. Londono stated that the subject property consists of two parcels. One property is zoned BPO and the other property is zoned RSC-6. Ms. Londono testified that the request is rezone both parcels to RSC-9. She described the history of the parcels and stated that it is the applicant's intent to develop 5 homes on 5,000 square foot lots with a minimum lot width of 50 feet. Ms. Londono showed graphics to discuss the position of the Planning Commission as being inconsistent with the Comprehensive Plan. She stated that their position that the request does not meet the minimum density policy and the request should be RMC-16 or RMC-20 instead to meet the requirement. Ms. Londono testified that the subject property is 0.73 acres in size and that the request is intended for single-family and not multi-family land uses. She added that the shape of the property limits the parcel development including interior roadways. She testified that a request for RMC-16 or RMC-20 would only equate

to three dwelling units given the infrastructure requirements.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the applicant is requesting a rezoning from BPO and RSC-6 to RSC-9. The property is designated RES-20 by the Comprehensive Plan. Ms. Brown described the surrounding land uses including zoning and land use designation and stated that the Planning Commission found the request inconsistent with the Comprehensive Plan based on Objective 1 which required a minimum density in the RES-20 land use category. She added that the Planning Commission found that the request would create a development pattern that is inconsistent with the existing zoning pattern and area. Ms. Brown testified that the Development Services Department staff found the rezoning request consistent with the development pattern and that the size and configuration of the property is constrained for higher density compared to adjacent parcels.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-20 Future Land Use classification and the Urban Service Area. Ms. Massey testified that request does not meet Policy 1.2 regarding minimum density as the RES-20 category which would permit up to fourteen dwelling units however the rezoning request is for only up to six dwelling units. She stated that the request does not meet any of the exemptions from the minimum density policy and is therefore not consistent with growth in the Urban Service Area. Ms. Massey stated that the rezoning does not meet the intent of the Plan's neighborhood protection policies. The Planning Commission staff found that while the proposed residential use would be compatible with the surrounding development pattern, the proposed rezoning is inconsistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked Ms. Massey if there are waivers that consider the parcel's size of 0.73 acres and parcel shape that make a request for RMC-16 or RMC-20 not practical given the required infrastructure. Ms. Massey replied that Policy 1.3 contains exemptions but that lot size and dimensions are not considered an exemption.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff did not have additional comments.

Ms. Londono testified during the rebuttal period that the shape of the property restricts the potential for multi-family development.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a copy of the revised County staff report into the record. Ms. Londono submitted a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.73 acres in size and consists of two parcels zoned is Business Professional Office (BPO) and Residential Single-Family Conventional-6 (RSC-6) and is designated Residential-20 (RES-20) by the Comprehensive Plan. The property is located within the Urban Service Area.
2. The applicant is requesting a rezoning to the Residential Single Family Conventional-9 zoning district. The applicant's representative stated that five (5) single-family lots are proposed with a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet.
3. The Planning Commission staff does not support the rezoning request. The Planning Commission found that the request is not consistent with Policy 1.2 regarding minimum density as the RES-20 category which would permit up to fourteen dwelling units however the rezoning request is for only up to six dwelling units. Staff testified that the request does not meet any of the exemptions from the minimum density policy and is therefore not consistent with growth in the Urban Service Area. Staff found that the rezoning does not meet the intent of the Plan's neighborhood protection policies and is inconsistent with the Comprehensive Plan.
4. The Development Services Department staff support the request for RSC-9 as the size and depth of the subject property in relation to the adjacent parcels creates a compatible land use in the surrounding area.
5. No testimony in opposition was provided at the Zoning Hearing Master hearing.

6. The parcel is immediately adjacent to a large residential area designated Residential-6 by the Comprehensive Plan.
7. The request for RSC-9 serves as a transitional use from the single-family land uses to the east to the multi-family development to the north and BPO zoning to the south.
8. The applicant's representative testified that the infrastructure required for the Planning Commission's requested multi-family zoning is prohibited by the parcel's size and shape.
9. While the proposed request for RSC-9 and five single-family lots does not meet the Comprehensive Plan's minimum density standard and associated exemptions, the parcel size and configuration limits the development potential. The proposed rezoning to RSC-9 serves as a transitional land use and is therefore consistent with the Land Development Code and compatible with the surrounding area.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the RSC-9 zoning district. The property is 0.73 acres in size and is currently zoned BPO and RSC-6 and designated RES-20 by the Comprehensive Plan. The parcel is located within the Urban Service Area.

The applicant is requesting a rezoning to the Residential Single Family Conventional-9 zoning district. The applicant's representative stated that five (5) single-family lots are proposed with a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet.

The Planning Commission staff does not support the rezoning request as it found that it is not consistent with Policy 1.2 regarding minimum density as the RES-20

category which would permit up to fourteen dwelling units however the rezoning request is for only up to six dwelling units. Staff testified that the request does not meet any of the exemptions from the minimum density policy and is therefore not consistent with growth in the Urban Service Area. Staff found that the rezoning does not meet the intent of the Plan's neighborhood protection policies and is inconsistent with the Comprehensive Plan.

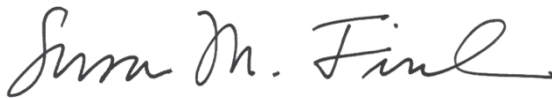
The Development Services Department staff support the request for RSC-9 as the size and depth of the subject property in relation to the adjacent parcels creates a compatible land use in the surrounding area.

The applicant's representative testified that the infrastructure required for the Planning Commission's requested multi-family zoning is prohibited by the parcel's size and shape.

The parcel is immediately adjacent to a large residential area designated Residential-6 by the Comprehensive Plan. The request for RSC-9 serves as a transitional use from the single-family land uses to the east to the multi-family development to the north and BPO zoning to the south. The request is consistent with the Land Development Code and the surrounding area.

RECOMMENDATION

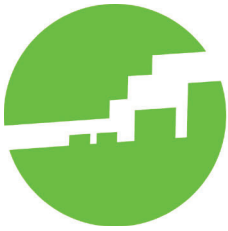
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-9 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



October 9, 2023

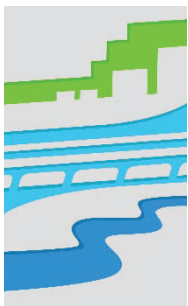
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: September 18, 2023 Report Prepared: September 6, 2023	Petition: RZ 23-0571 Folios 25882.0000 & 25882.0100 <i>On the southeast corner of North Himes Avenue and River Cove Drive</i>
Summary Data:	
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan	None
Request	Rezoning from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9)
Parcel Size	0.73 ± acres
Street Functional Classification	North Himes Avenue – County Arterial River Cove Drive – Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 0.73 ± acre subject property is located on the southeast corner of North Himes Avenue and River Cove Drive.
- The site is located within the Urban Service Area and is not within the limits of a Community Plan.
- The subject property is located within the Residential-20 (RES-20) Future Land Use category, which can be considered for a maximum density of up to 20 dwelling units per gross acre and a maximum intensity of 0.75 Floor Area Ratio (FAR) for urban scale neighborhood commercial, office, multi-purpose or mixed-use projects. The RES-20 Future Land Use category is intended to designate areas for high density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects and mixed-use developments. Typical uses include residential, neighborhood commercial, office uses, multi-purpose projects and mixed use developments.
- The subject site is surrounded by the RES-20 Future Land Use category to the north, west and south. Residential-6 (RES-6) is located directly east. Further west, along Dale Mabry Highway, is the Office Commercial-20 (OC-20) Future Land Use category.
- The subject site is currently vacant. The area is mostly developed with single-family residential homes, homeowner association land and multi-family uses. There is a light commercial use located directly south of the site and further west across North Himes Avenue. Multifamily and single-family uses are interspersed south of the site. Single family uses extend north, east and further northwest. The area is mostly residential in nature with a mix of single-family and multi-family dwelling units in addition to the occasional light commercial use.
- The subject site is currently zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). There are Planned Development (PD) zoning districts to the north, west and south. The RSC-6 zoning district extends east and southeast. The BPO zoning district is located directly south. The Residential Multi-Family Conventional (RMC-20) zoning district is located southwest and further south.
- The applicant is requesting to rezone the subject site from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not

impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.2: *Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities. Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

Policy 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:*

Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;

Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.

Development would have an adverse impact on environmental features on the site or adjacent to the property.

The site is located in the Coastal High Hazard Area.

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

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.*

Policy 8.3: *Calculating Density Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded. Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from*

each other by a roadway, wetlands, stream, river, lake or railway. The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

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;

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, and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.

Policy 16.9: All land use categories allowing residential development may permit clustering of residences within the gross residential density limit for the land use category.

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

4.0 Community Level Design

4.2 Suburban Residential Character

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

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.

Staff Analysis of Goals, Objectives, and Policies:

The 0.73 ± acre subject property is located on the southeast corner of North Himes Avenue and River Cove Drive. The site is in the Urban Service Area and is not located within the limits of a Community Plan. The applicant is requesting to rezone the subject site from Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional (RSC-9).

Objective 1 of the Future Land Use Element (FLUE) of the Comprehensive Plan asserts that Hillsborough County shall proactively direct new growth into the Urban Service Area (USA) with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of the Comprehensive Plan. FLUE Policy 1.2 requires that all new development or redevelopment shall occur at a density of at least 75% of the allowable density of the Future Land Use category to optimize investment for services and infrastructure. The subject site’s Future Land Use category is RES-20, which allows for the consideration of up to a maximum of 14 dwelling units on the 0.73 ± acre site (20 dwelling units per gross acre). The proposed zoning district would only allow for the consideration of up to 6 dwelling units on the subject site (9 dwelling units per gross acre). The allowable density under the RSC-9 zoning district would fall under the 75% density requirement (10 dwelling units) for new development within the Urban Service Area (USA) by a considerable margin.

FLUE Policy 1.3 seeks to restrict new rezoning approvals for residential development within the USA and Future Land Use categories that permit 4 dwelling units/gross acre or greater that do not meet minimum density unless certain exemptions are met. Planning Commission staff acknowledge that the request increases density closer to the minimum density standard under the site's RES-20 FLU category. However, the proposal does not meet any of the exemptions under FLUE Policy 1.3 and is therefore inconsistent with the Objectives and Policies pertaining to the Urban Service Area.

The proposed rezoning does not meet the intent of the Neighborhood Protection policies under FLUE Objective 16. The proposed rezoning would conflict with Objective 16, which strives to preserve, protect, and enhance neighborhoods and that new development must conform to the area. The proposed zoning district would allow for the development of residential uses that are compatible with the surrounding development pattern. However, it is the proposed density of 9 dwelling units per acre that conflicts with the policy direction relating to minimum density within the Urban Service Area. The requested density is not consistent with the intent of the site's RES-20 Future Land Use designation and therefore conflicts with the long-range vision of the surrounding neighborhood. FLUE Policy 16.3 states that new development shall strive to integrate adjacent land uses through the creation of complementary and like uses. FLUE Policy 16.8 argues for new residential projects to reflect the overall density and lot sizes of the surrounding area. Although the request is in accordance with these policies, the requested density still creates a conflict with the site's RES-20 Future Land Use designation. FLUE Policy 16.9 argues in favor of permitting clustering of residences within the gross residential density limits of the land use category, thus showcasing that the subject site is eligible for greater residential density than what is being proposed by the applicant. Therefore, the applicant's resistance to meeting minimum density requirements would greatly disrupt the developmental pattern of the overall area as well as the ability to maximize density in the Urban Service Area (USA).

The Community Design Component (CDC) of the Comprehensive Plan establishes guidance on suburban residential character. Goal 8 of the CDC aims at preserving existing suburban uses as viable residential alternatives to urban and rural areas. The proposed rezoning is inconsistent with this goal, as the proposed development strives to lower density requirements that are present throughout the surrounding area of the subject site. The residential nature of the request would allow for development that is similar to the site's surrounding uses, however, it would only allow for a maximum of 6 dwelling units on the subject site. This is contrary to the multi-family uses located southwest and to the townhome communities located throughout the neighborhood. This would now allow for a suburban developmental pattern that is inconsistent with the site's location within the Urban Service Area.

The CDC also establishes goals and objectives for neighborhood level compatibility. CDC Goal 12 and Objectives 12-1 require that new developments should recognize the existing communities and be designed in a manner that is compatible with the established character of the surrounding neighborhood. The proposed rezoning would allow for residential development that is somewhat similar to the existing uses in the area. However, the proposed density maximum conflicts with the overall vision of the neighborhood and with the existing multi-family and townhome units that surround the site. Additionally, the applicant has not stated how many dwelling units would be developed on the site, which limits Planning Commission staff's ability to consider adverse impacts as they relate to neighborhood level compatibility.

Overall, the proposed rezoning would allow for development that is inconsistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is not compatible with the existing residential development pattern in the area and does not meet minimum density requirements for the Urban Service Area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0571

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

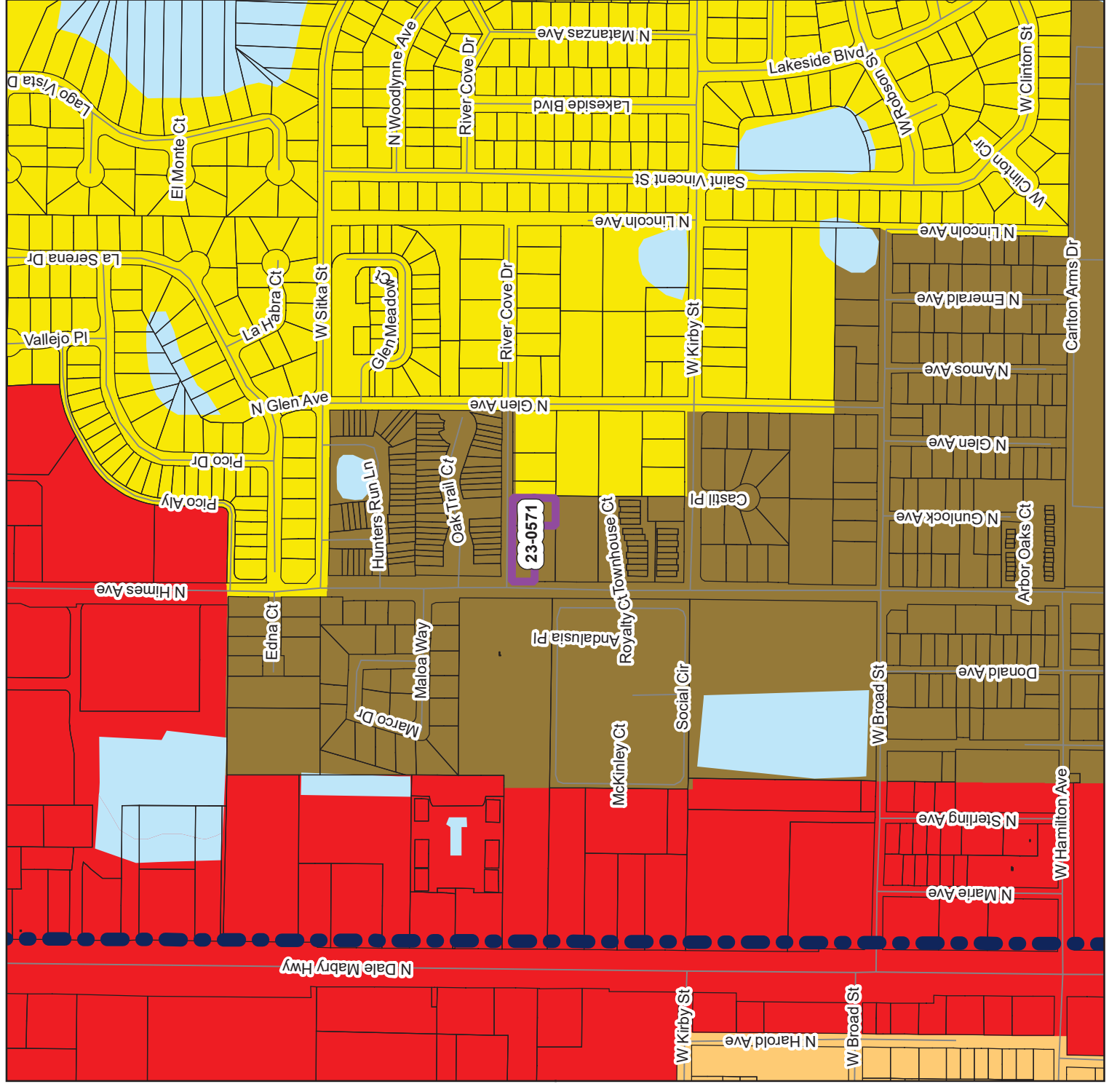
- wam NATURAL LULC_We_Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- 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 (75 FAR)
- HEAVY INDUSTRIAL (75 FAR)
- PUBLIC/QUASIPUBLIC
- 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 status and color are for informational purposes only and do not constitute an offer to approve without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 6/7/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCO\Rea_HilReZoning_Copy.mxd





AGENCY COMMENTS

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AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 9/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest

PETITION NO: RZ 23-0571

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 0.73-acre subject parcel from Business Professional Office (BPO) and Residential Suburban Conventional 6 (RSC-6) to Residential Suburban Conventional 9 (RSC-9). The future land use designation is Residential 20 (R-20).

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

SITE ACCESS

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 with 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

Level of Service (LOS) information is reported below. Staff notes that River Cove Dr. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
N. HIMES AVE	HILLSBOROUGH AVE.	BUSCH BLVD	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) 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. Himes Ave	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
River Cove Dr.	County Local - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	451	38	49
Proposed	57	4	6
Difference (+/-)	-394	-34	-43

*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
N/A	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 type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See report.

COMMISSION

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



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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Michael Lynch WETLANDS DIVISION
Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 24, 2023	COMMENT DATE: June 29, 2023
PETITION NO.: 23-0571	PROPERTY ADDRESS: Tampa, FL 33614
EPC REVIEWER: Jackie Perry Cahanin	FOLIO #: 0258820000; 0258820100
CONTACT INFORMATION: (813) 627-2600 X 1241	STR: 27-28S-18E
EMAIL: cahaninj@epchc.org	
REQUESTED ZONING: BPO & RSC-6 to RSC-9	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06-28-2023
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. 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.	

ec: ruth@rupmg.com
mmordoche@verizon.net

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



School Impact Review – No Comment or Objection

Date Issued: 9/21/2023

Acreage: .73 (+/- acres)

Jurisdiction: Hillsborough

Proposed Zoning: RSC-9

Case Number: RZ 23-0571

Future Land Use: RES-20

Address: Southeast Corner of North Himes

Maximum Residential Units: 5

Parcel Folio Number(s): 025882.0000

Residential Type: Single family detached

The District has no comment. The proposed development would not meet the threshold for School Concurrency.

The District has no objection, subject to listed or attached conditions.

NOTE:

The information provided above is valid for six months from the date issued. Please contact the School District for an updated review as necessary.

Andrea A. Stingone

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 15 June 2023

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

APPLICANT: Ruth Londono

PETITION NO: RZ-STD 23-0571

LOCATION: Not listed

FOLIO NO: 25882.0000 & 25882.0100

SEC: 27 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: _____.



VERBATIM TRANSCRIPT

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1 Oh, and we were not -- one last thing. We were not
2 the previous applicant that came in -- that withdrawn. As you
3 stated, they were not asking for any restrictions. We have
4 restricted ourselves to one specific use. We've limited the
5 hours of operation, and we've limited any buildings to be
6 constructed to be, at a minimum, 140 feet from Rain Frog Lane.
7 And with that, thank you.

8 HEARING MASTER: All right. Thank you for that
9 clarification. I appreciate it.

10 With that, we'll close rezoning 23-0552 and go to the
11 next case.

12 MS. HEINRICH: Our next application is Agenda Item
13 C.3, Standard Rezoning 23-0571. This is a request to rezone
14 from BPO and RSC-6 to RSC-9. Isis Brown will present staff
15 findings after the applicant's presentation. And you should
16 have a revised staff report which corrected the community plan
17 area and also reference to an access condition, a restriction.

18 HEARING MASTER: Thank you for that. I appreciate it.

19 All right. Is the applicant here? Good evening.

20 MS. LONDONO: Good evening. Ruth Londono, 1502 West
21 Busch Boulevard, Tampa, Florida 33612. Okay. Let me -- okay.
22 The property -- we are rezoning today two properties. One is
23 that on the southeast corner of North Himes Avenue and River
24 Cove Drive. One of the properties is already zoned BPO, and the
25 second property is zoned RSC-6. We are requesting to rezone

1 both properties to RSC-9 use.

2 One of the little history for this property is that
3 the owners bought this property in April 2021. On September
4 21st, 2021 applied to Hillsborough County for a presubmittal
5 meeting. In that presubmittal meeting, we have all the comments
6 and I have the evidence here for all the comments that was on
7 the presubmittal meeting. Starting with zoning, they request
8 that because in order to get the five homes, we need to rezone
9 the property from BPO, that is Business Professional Office, and
10 the RSC-6 to residential single-family. We are proposing to
11 rezone to RSC-9 because this is smaller lots that can fit the
12 vacant lots. We are proposing to have five lots that have all
13 the -- that meet all the requirements for zoning RSC-9. The
14 minimum standard for minimum lot size that is 5000 square feet
15 with a front of 50 feet.

16 This is a narrowed property that you see. The size of
17 the lots are 78.05 front of Himes Avenue, and both properties
18 are 301.8. The total acres for the two properties together is
19 0.73. According with all the comments from different agents on
20 the presubmittal meeting, we meet all the requirements to get
21 five homes in that property.

22 One of the requirements that we have on the comments
23 for this rezoning is from Planning Commission. Planning
24 Commission found this rezoning inconsistent according with the
25 Policy 1.2 because the point says that Future Land Use on this

1 property is Residential-20. That this -- they won't allow to
2 have at least -- the policy says that we need to allow at least
3 75 percent of the requirement. Because this -- this property is
4 around 0.73 acres, we can't have -- they are proposing that we
5 have at least 10 houses there.

6 When we go to the land development code, all the
7 requirements to meet the RMC, that is multifamily uses, to meet
8 all the requirements for Future Land Use, we are looking that we
9 have the -- we can have two choices: RMC-16 and -- or RMC-20.
10 When you go to the land development code requirements, this lot
11 must be around 8000 square feet and 6000 square feet for RMC-20.
12 But the minimum requirement for the lots are the width must be
13 70 feet. If we go to the property -- because we are looking for
14 single-family, not for multifamily -- if we go to subdivision,
15 we can have only three lots. Going to rezone to multifamily
16 RMC-16 or RMC-20, we got to reduce the density that the Future
17 Land Use Planning Commission is looking for.

18 The -- the main concern that we have for this property
19 is the shape of the property because it has 78 -- one of the
20 sides is 78.08. And they make some challenges to have
21 everything for to meet the ten properties there.

22 Another thing that we have is on the south on Himes --
23 on North Himes Avenue south of the property, that is a BPO
24 property. When we go to build up all this property, we need to
25 meet some requirements for buffering and screening between BPO

1 uses and residential. This make that this be a little more
2 restrictive if we want to go multifamily uses.

3 Also, site engineering got a request that we need to
4 meet all the requirements for interior roads in order to have
5 all the -- the -- to make the ten houses. That is the policy
6 1.2 is asking for. This lot, the shape of this lot going to be
7 really difficult to get the build-up and meet all the
8 requirements for all the ten departments that got to be involved
9 in this project if we got to request multifamily.

10 We have -- we need to meet all the requirements not
11 only for zoning this for the zoning department, we need also go
12 to stormwater. We need to go to EPC. They have no options
13 because there's no wetlands on the property. But we need to go
14 to maybe stormwater, that make a request a retention pond. If
15 we have more than 10,000 square feet to build up, then maybe
16 they go to request a retention pond when we go to put that
17 retention pond in this narrowed property.

18 We have -- we meet all the requirements that is
19 looking for the Future Land Use Planning Commission. This
20 property, the best that we can do is to rezone to RSC-9 that we
21 are requesting to build up five houses there. Per zoning, we
22 can have the nine per acre, 0.73, but because we have 0.78 on
23 the North Himes Avenue, we can only have -- to meet 5000, we
24 need to increase the size of the lot that is facing on North
25 Himes Avenue.

1 That is -- we are proposing to rezone this property to
2 RSC-9 to get all the five single-family homes in that property.
3 If we go to RMC-16 or 20, we going to get only three. Of
4 course, this is going to be reduced if we go to single-family.
5 I was talking with some person in zoning department, and they
6 say that we are allowed only to build one single-family per lot.
7 If we want to go to multifamily, must be all complete lot. But
8 this land does not meet the -- the shape of this land, that's
9 not going to have all the requirements for all the departments,
10 different Planning Commissions.

11 Do you have any questions? I have the support here,
12 the evidence for -- for the presubmittal meeting in 2021. Do
13 you have any questions?

14 HEARING MASTER: You covered it. My -- my question
15 is, I think, fundamental -- is why are you requesting RSC-9 with
16 these other issues. But you went through that, and so I
17 understand.

18 MS. LONDONO: Okay. Thank you very much.

19 HEARING MASTER: If you could please submit your
20 documents and sign in.

21 All right. Development Services.

22 MS. BROWN: Isis Brown, Development Services.
23 Standard Rezone 23-0571. The request is to rezone from an
24 existing BPO and Residential Single-family Conventional-6 to
25 proposed RSC-9, Residential Single-family Conventional-9.

1 Approximately 0.37 acres of the site is currently zoned BPO, and
2 0.35 is currently zoned RSC-6, bringing a total of proposed 0.73
3 acres being proposed to RSC-9.

4 The site is within the RES-20 Future Land Use
5 category, which permits single-family residential, office, and
6 neighborhood-commercial uses. The site is zoned -- to the
7 north, we have PD 82 -- there's a street, and then there's PD
8 82-0056 which are townhomes and multifamily residential; to the
9 west, RMC-20 zone property; to the east, RSC-6 zone property;
10 and to the south, BPO.

11 The Planning Commission found that the request is
12 inconsistent based on noncompliance with Objective 1, which
13 addresses minimum density requirements for rezoning in the urban
14 service area being at 75 percent of the current RES-20 Future
15 Land Use category, which is 15 units per acre. The proposed
16 RSC-9 will provide for development of nine units per acre which,
17 for the 0.73 acre parcel, would be six units. Fifteen units per
18 acre equals to 10 units. Notwithstanding, staff has found that
19 the size of the subject parcel in relation to other adjacent
20 offices and residential uses would create a development pattern
21 that is consistent with the existing zoning pattern in that
22 area.

23 The size and configuration of the parcel in question
24 is more constrained in terms of the accommodation of higher
25 density such as smaller lot, single-family/townhome, or

1 multifamily development in comparison to the adjacent parcels
2 developed with multifamily and townhomes.

3 Furthermore, the development pattern east of the
4 parcel on the south side of River Cove Drive is single-family
5 homes fronting on River Cove Drive and the RSC-9 would be
6 consistent with that pattern.

7 Moreover, the school board has reviewed this proposed
8 project and found that it does not meet the threshold and has no
9 comment at this time. Based on the above considerations, staff
10 has found that the proposed RSC-9 zoning district is compatible
11 with the existing district and development patterns in the area.

12 HEARING MASTER: Thank you so much. I appreciate it.
13 Planning Commission.

14 MS. MASSEY: Jillian Massey, Planning Commission
15 staff. The subject property is in the Residential-20 Future
16 Land Use category, is in the urban service area, and is not
17 located within the limits of a community plan. Objective 1 of
18 the Future Land Use element asserts that Hillsborough County
19 shall proactively direct new growth to the urban service area
20 with the goal that at least 80 percent of all population growth
21 occur within the urban service area.

22 Policy 1.2 requires that all new development or
23 redevelopment shall occur at a density of at least 75 percent of
24 the allowable density in the land use category to optimize
25 investment for services and infrastructure. The subject site's

1 Future Land Use category is Residential-20, which allows for
2 consideration of a maximum of 14 dwelling units on that site,
3 which is the 0.73 acres. The proposed zoning district would
4 only allow for consideration of up to six dwelling units on the
5 subject site, which is nine dwelling units per gross acre. The
6 allowable density under the RSC-9 zoning district would fall
7 under the 75 percent density requirement of 10 dwelling units
8 for new development in the urban service area.

9 Policy 1.3 seeks to restrict new rezoning approvals
10 for residential development in the urban service area and Future
11 Land Use categories that permit four dwelling units per gross
12 acre or greater do not meet minimum density unless certain
13 exemptions are met. Planning Commission staff acknowledge that
14 the request increases the density closer to the minimum density
15 standard under the Residential-20 Future Land Use category.
16 However, the proposal does not meet any of the exemptions under
17 Future Land Use Policy 1.3, and is therefore inconsistent with
18 the objectives and policies pertaining to the -- to growth in
19 the urban service area.

20 The proposed rezoning does not meet the intents of the
21 neighborhood protection policies associated with Objective 16.
22 It would directly conflict with these policies that strive to
23 preserve, protect, and enhance neighborhoods in that new
24 development must conform to an area. The proposed zoning
25 district would allow for development of residential uses that

1 are compatible with the surrounding development pattern.
2 However, the density of nine dwelling units per acre conflicts
3 with policy direction relating to minimum density in the urban
4 service area.

5 The requested density is not consistent with the
6 intent of the site's Residential-20 Future Land Use designation
7 and therefore conflicts with the long range vision of the
8 surrounding neighborhood. And, based on that, the Planning
9 Commission staff finds the proposed rezoning inconsistent with
10 the Unincorporated Hillsborough County Comprehensive Plan.

11 HEARING MASTER: Ms. Massey, let me just follow up
12 with your comments with a question. The -- Ms. Londono's
13 testimony that because this property is 0.73 acres in size that
14 it is not practical -- I think my words, not hers -- to develop
15 at a level of density that is RMC-16 or RMC-20 given the
16 infrastructure that's required for that. So is there -- are
17 there waivers ever contemplated to that minimum density
18 requirement, that plan policy?

19 MS. MASSEY: Yes. So that's what Policy 1.3 discusses
20 is exemptions to the minimum density. And the review found that
21 what you're discussing, the lot size and dimensions and whatnot,
22 are not one of the things that are considered under that policy.
23 So I'm not sure if there's any, like, lot size variations that
24 could be requested through the land development code. That's
25 not our area, but we were reviewing it from the standpoint of

1 1.3, and it didn't meet any of those exceptions.

2 HEARING MASTER: All right. Thank you for that. I
3 appreciate it.

4 All right. Is there anyone in the room or online that
5 would like to speak in support? Anyone in favor of this
6 application? Seeing no one. Anyone in opposition to the
7 request? All right. No one.

8 Development Services, Ms. Heinrich, anything further
9 from you?

10 MS. HEINRICH: Nothing further, ma'am.

11 HEARING MASTER: All right. Ms. Londono, you have
12 five minutes for rebuttal if you'd like it.

13 MS. LONDONO: Yeah. You already have my presentation,
14 and I want to add that the shape of the property is also another
15 restriction for the multifamily.

16 HEARING MASTER: All right. Thank you.

17 MS. LONDON: Do you have any questions?

18 HEARING MASTER: No further questions.

19 MS. LONDONO: Thank you.

20 HEARING MASTER: Thank you for your testimony. I
21 appreciate it.

22 We'll close rezoning 23-0571. I see, it's a little
23 past 8:00, which is when we take a break. So I have 8:05. If
24 you could take a five-minute break and be back here at 8:10,
25 we'll resume again. Thank you so much.

1 is being continued by the applicant to the September 18, 2023
2 ZHM hearing.

3 Item A.19, Standard Rezoning 23-0552. This
4 application is out of order to be heard and is being continued
5 to the August 21, 2023 ZHM hearing.

6 Item A.20, Standard Rezoning 23-0571. This
7 application is being continued by the applicant to the
8 September 18, 2023 ZHM hearing.

9 Item A.21, Standard Rezoning 23-0573. This
10 application is out of order to be heard and is being continued
11 to the August 21, 2023 ZHM hearing.

12 And that concludes the continues.

13 HEARING MASTER: All right. Thank you very much.

14 All right. So the meeting procedures tonight, first
15 of all -- again, if you have any items that our noisemakers,
16 please turn those off or silence those at this time.

17 The agenda tonight consists of items that require a
18 public hearing by a hearing master before going to the Board of
19 County Commissioners for a final decision. I will conduct a
20 hearing on each item today and will submit a written
21 recommendation. My written recommendation will be filed with
22 the clerk of the Board within 15 working days after the
23 conclusion of today's public hearings.

24 The Board of County Commissioners will consider the
25 record of today's public hearing and my recommendation and will

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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PAGE 1 OF 6

DATE/TIME: 9/18/2023 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0369</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>206 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>23-0203</u>	PLEASE PRINT NAME <u>SUSAN SWIFT</u> MAILING ADDRESS <u>607 S. Alexander St #101</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33731</u> PHONE <u>813 247 9100</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>727-524 1260</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>Michael Bernstein</u> MAILING ADDRESS <u>19537 Deer Lake Rd</u> CITY <u>Thutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 293 1930</u>
APPLICATION # <u>23-0082</u>	PLEASE PRINT NAME <u>JAY A MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTE</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Gloria Linda Stewart</u> MAILING ADDRESS <u>6997-B Professional Parkway East</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34246</u> PHONE _____

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

PAGE 2 OF 6

DATE/TIME: 9/18/23 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Mollie Usher</u> MAILING ADDRESS <u>5513 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u>	PLEASE PRINT NAME <u>Jonathan Hoke</u> MAILING ADDRESS <u>5513 Rain Frog Ln</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-7205151</u>
APPLICATION # <u>23-0552</u>	PLEASE PRINT NAME <u>Gretchen Genrich Hoke</u> MAILING ADDRESS <u>5513 Rain Frog Lane</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-707-7039</u> <u>760-3981</u>
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Mollie Genrich</u> MAILING ADDRESS <u>5521 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Margaret Thompson</u> MAILING ADDRESS <u>5507 Rain Frog Ln</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____
APPLICATION # <u>23-0552</u> <u>VS</u>	PLEASE PRINT NAME <u>Charles Genrich</u> MAILING ADDRESS <u>5521 Rain Frog Ln.</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE _____

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

PAGE 3 OF 6

DATE/TIME: 9/18/23 6 pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0571</u>	PLEASE PRINT NAME <u>Ruth Londono</u> MAILING ADDRESS <u>1502 W. Busch Blvd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 919-7802</u>
APPLICATION # <u>23-0572</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 331-0976</u>
APPLICATION # <u>23-6640</u>	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>23-8792</u>	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813) 962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Hung Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Aleathea Hoskins</u> MAILING ADDRESS <u>2108 Siloam Springs Dr</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-431-9903</u>

DATE/TIME: 9/18/23 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Teri Wagner</u> MAILING ADDRESS <u>2108 Arch McDonald Dr</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33502</u> PHONE <u>8134346722</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Dana Wilson</u> MAILING ADDRESS <u>2102 Arch McDonald Drive</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>309-287-9739</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Tu Mai</u> MAILING ADDRESS <u>14031 N. Dale Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>(813)962-6230</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Justin Tillman</u> MAILING ADDRESS <u>2106 Siloam Springs</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>32227</u> PHONE <u>813335-484</u>
APPLICATION # <u>23-0792</u>	PLEASE PRINT NAME <u>Jow Berry</u> MAILING ADDRESS <u>1620 S Dover Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>32227</u> PHONE <u>8132307536</u>
APPLICATION # <u>23-08416</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-277-8421</u>

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DATE/TIME: 9/18/23 6 PM HEARING MASTER: Susan Finch

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<p>APPLICATION # <u>23-0846</u></p>	<p>PLEASE PRINT NAME <u>Kathryn Barry</u> MAILING ADDRESS <u>3028 Colonial Ridge Dr</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>540-419-5122</u></p>
<p>APPLICATION # <u>23-0846</u></p>	<p>PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION # <u>23-0059</u></p>	<p>PLEASE PRINT NAME <u>Mark Bentley</u> MAILING ADDRESS <u>401 E Jackson</u> CITY <u>TPA</u> STATE _____ ZIP _____ PHONE <u>813-225-2500</u></p>
<p>APPLICATION # <u>23-0059</u></p>	<p>PLEASE PRINT NAME <u>RYAN MANASSE</u> MAILING ADDRESS <u>401 E JACKSON ST</u> <u>STE 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-225-2500</u></p>
<p>APPLICATION # <u>23-0109</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Steve Schmitt</u> MAILING ADDRESS <u>5545 Wildwood Dr.</u> CITY <u>Reno</u> STATE <u>NV</u> ZIP <u>89511</u> PHONE _____</p>
<p>APPLICATION # <u>23-0414</u></p>	<p>PLEASE PRINT NAME <u>Kevin Reali</u> MAILING ADDRESS <u>401 E Jackson ST #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u></p>

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

PAGE 6 OF 6

DATE/TIME: 9/18/23 6 PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0578	PLEASE PRINT NAME <u>Alexandra Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-319-0702</u>
APPLICATION # 23-0578	PLEASE PRINT NAME <u>KATHY REYES</u> MAILING ADDRESS <u>10433 ALDER GREEN DR</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>815-598-7541</u>
APPLICATION # 23-0578	PLEASE PRINT NAME <u>ARMY ANTON</u> MAILING ADDRESS <u>10371 Scarlett Skimmer Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>706-410-7933</u>
APPLICATION # 23-0578 VS	PLEASE PRINT NAME <u>Cathy Aponte</u> MAILING ADDRESS <u>1340 Scarlett Skimmer Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 23-0578	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>5023 WILLOW ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-789-0039</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: September 18, 2023

HEARING MASTER:


Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0203	Susan Swift	1. Applicant Presentation Packet	No
RZ 23-0082	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0082	Todd Pressman	2. Applicant Presentation Packet	No
RZ 23-0552	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0552	Jonathan Hoke	2. Opposition Presentation Packet	No
RZ 23-0552	Gretchen Hoke	3. Opposition Presentation Packet	No
RZ 23-0571	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0571	Ruth Londono	2. Applicant Presentation Packet	No
RZ 23-0573	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0573	Isabelle Albert	2. Applicant Presentation Packet	Yes (Copy)
RZ 23-0640	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0792	Aleathea Hoskins	1. Opposition Presentation Packet	No
RZ 23-0792	Tu Mai	2. Applicant Presentation Packet	No
RZ 23-0846	Michelle Heinrich	1. Revised Staff Report – Email	No
RZ 23-0846	Kami Corbett	2. Applicant Presentation Packet	No
RZ 23-0059	Mark Bentley	1. Applicant Presentation Packet	Yes (Copy)
RZ 23-0109	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0414	Michelle Heinrich	1. Revised Staff Report- Email	No
MM 23-0414	Kevin Reali	2. Applicant Presentation Packet	No
MM 23-0578	Michelle Heinrich	1. Revised Staff Report – Email	No
MM 23-0578	Alexandra Schaler	2. Applicant Presentation Packet	No

SEPTEMBER 18, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 18, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

 Susan Finch, ZHM, overview of ZHM process.

 Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

 Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0203

 Michelle Heinrich, DS, called RZ 23-0203.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0203.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0082

 Michelle Heinrich, DS, called RZ 23-0082.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0082.

MONDAY, SEPTEMBER 18, 2023

C.2. RZ 23-0552

 Michelle Heinrich, DS, called RZ 23-0552.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0552.

C.3. RZ 23-0571

 Michelle Heinrich, DS, called RZ 23-0571.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0571.

C.4. RZ 23-0573

 Michelle Heinrich, DS, called RZ 23-0573.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0573.

C.5. RZ 23-0640

 Michelle Heinrich, DS, called RZ 23-0640.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0640.

C.6. RZ 23-0792

 Michelle Heinrich, DS, called RZ 23-0792.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0792.

MONDAY, SEPTEMBER 18, 2023

C.7. RZ 23-00846

 Michelle Heinrich, DS, called RZ 23-0846.

 Testimony provided.


 Susan Finch, ZHM, closed RZ 23-0846.

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

D.1. RZ 23-0059

 Michelle Heinrich, DS, called RZ 23-0059.


 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0059.

D.2. RZ 23-0109

 Michelle Heinrich, DS, called RZ 23-0109.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 23-0109.

D.3. RZ 23-0369

 Michelle Heinrich, DS, called RZ 23-0369.


 Testimony presented.

 Susan Finch, ZHM, continued RZ 23-0369 to November 13, 2023, ZHM.

D.4. MM 23-0414

 Michelle Heinrich, DS, called MM 23-0414.

 Testimony provided.


 Susan Finch, ZHM, closed MM 23-0414.

MONDAY, SEPTEMBER 18, 2023


D.5. MM 23-0578

 Michelle Heinrich, DS, called MM 23-0578.

 Testimony provided.

 Susan Finch, ZHM, closed MM 23-0578.

ADJOURNMENT

 Susan Finch, ZHM, adjourned meeting at 10:54 p.m.

Rezoning Application: 23-0571 REVISED

Zoning Hearing Master Date: September 18, 2023

BOCC Land Use Meeting Date: November 7, 2023

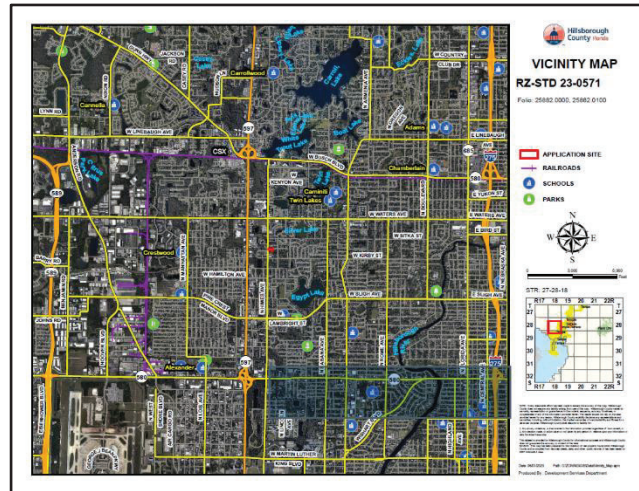


Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC
 FLU Category: Residential - 20 (Res-20)
 Service Area: Urban
 Site Acreage: 0.73 +/-
 Community Plan Area: ~~Egypt Lake~~ N/A
 Overlay: None
 Request: Rezone from **Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) to Residential, Single-Family Conventional-9 (RSC-9)**



Request Summary:

The request is to rezone from the existing Business Professional Office (BPO) and Residential, Single-Family Conventional-6 (RSC-6) zoning districts to the proposed Residential, Single-Family Conventional-9 (RSC-9) zoning district. The proposed zoning permits single-family conventional development on lots containing a minimum area of 5,000 square feet (sf).

Zoning:	Existing		Proposed
District(s)	BPO	RSC-6	RSC-9
Typical General Use(s)	Office	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only)
Acreage	0.37 ac (16,117)	0.35 ac (15,246 sq ft)	0.73 ac (31,798.8 sq ft)
Density/Intensity	0.20 F.A.R.	1 dwelling unit (du) per 7,000 sf	1 du/ 5,000 sf
Mathematical Maximum*	3,223.44 sq ft	2 dwelling unit	6 dwelling units

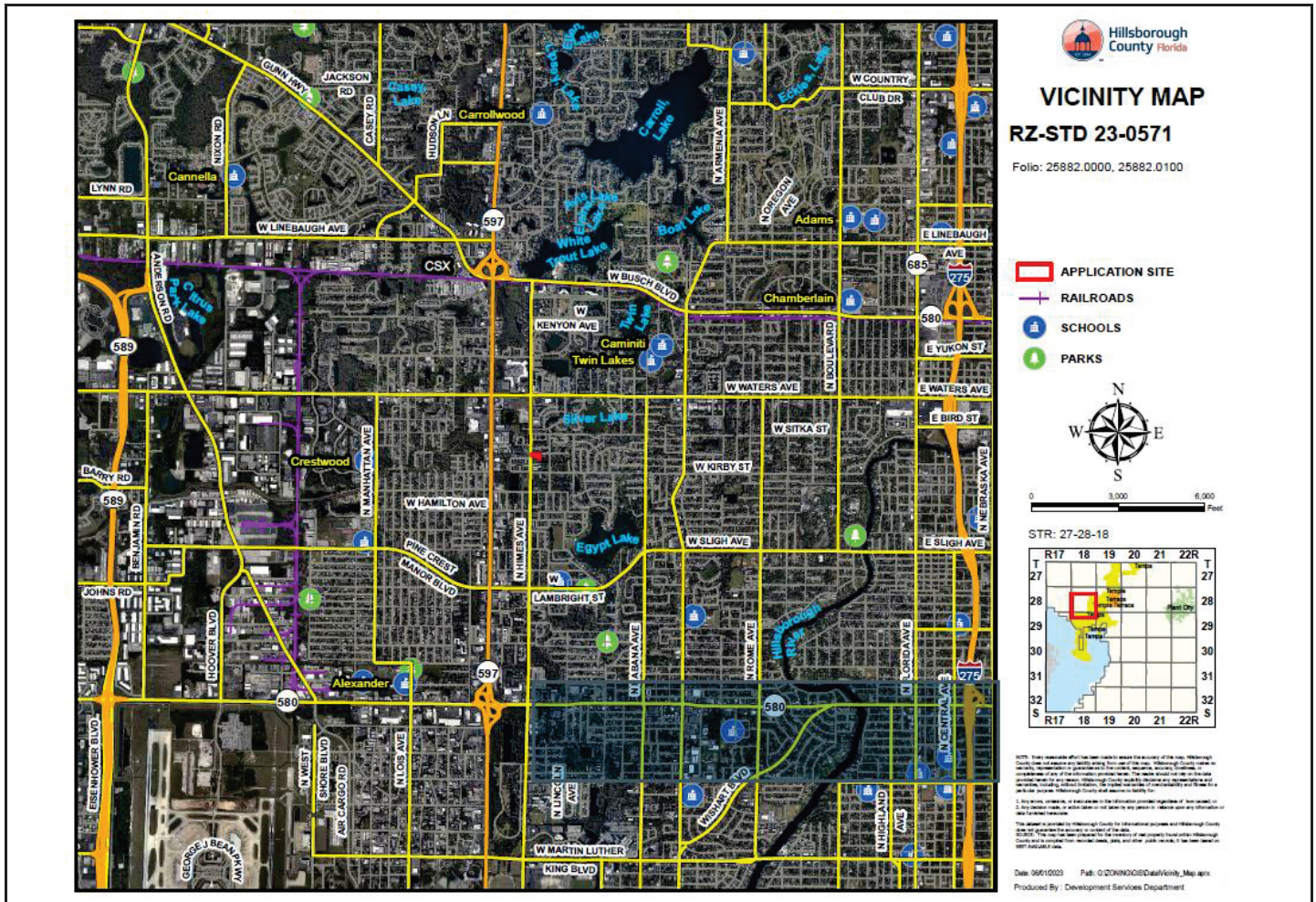
Development Standards:	Existing		Proposed
District(s)	BPO	RSC-6	RSC-9
Lot Size / Lot Width	7,000 sf / 70 feet	7,000 sf / 50 feet	5,000 sf / 50 feet
Setbacks/Buffering and Screening	30' Front (north & west) 0' Rear (south) 20' Type B Buffer (east)	25' Front 7.5' Sides 25' Rear	20' Front 5' Sides 20' Rear
Height	50'	35'	35'

Additional Information:

PD Variations	N/A
Waiver(s) to the Land Development Code	None
Additional Information:	
Planning Commission Recommendation	Inconsistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

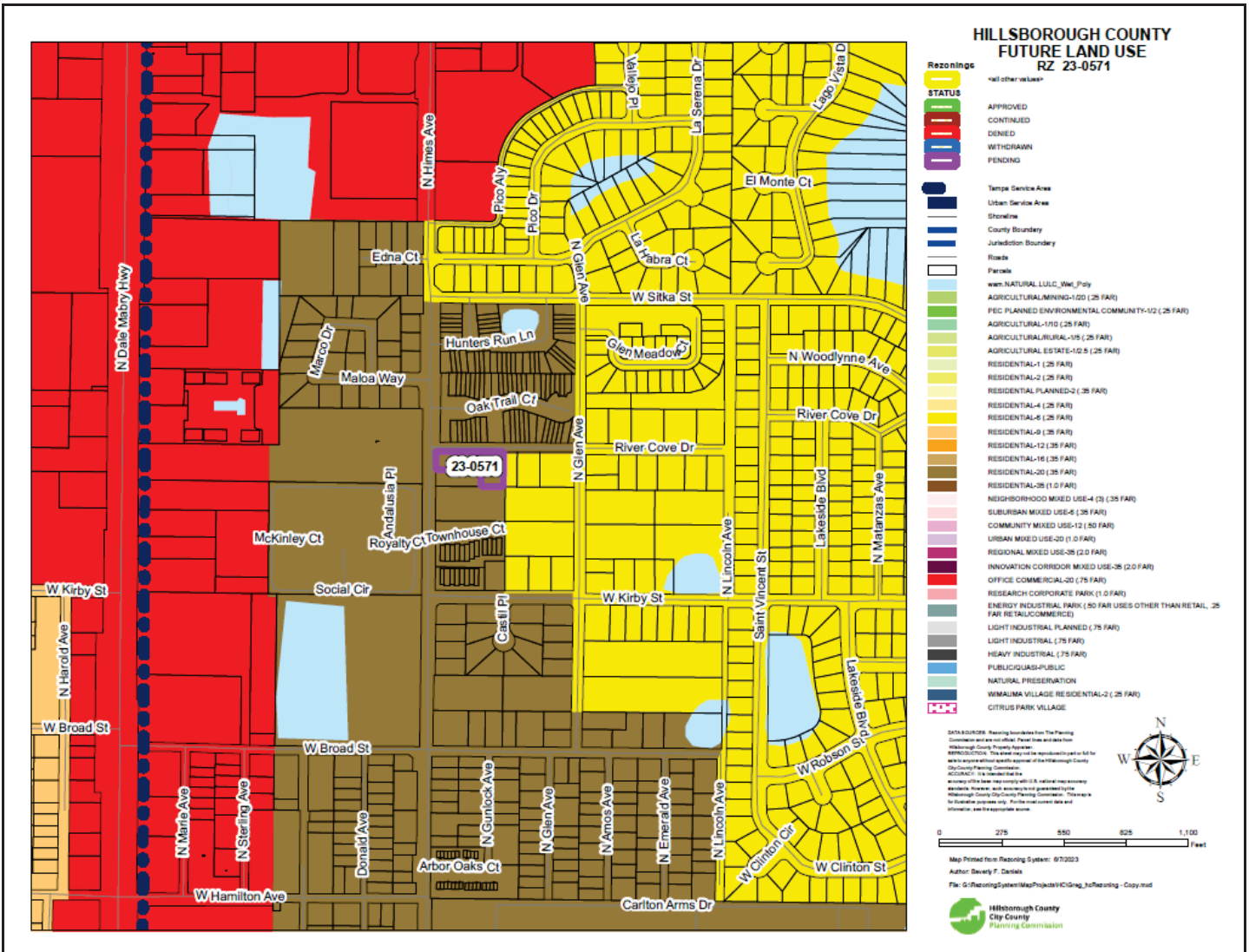


Context of Surrounding Area:

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses. The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20, to the east RSC-6, and to the south BPO and Planned Development (PD) zoning districts. The RSC-6 zoning district extends east and southeast are some RSC-6 zoned districts. And to the south is BPO zoning district.

2.0 LAND USE MAP SET AND SUMMARY DATA

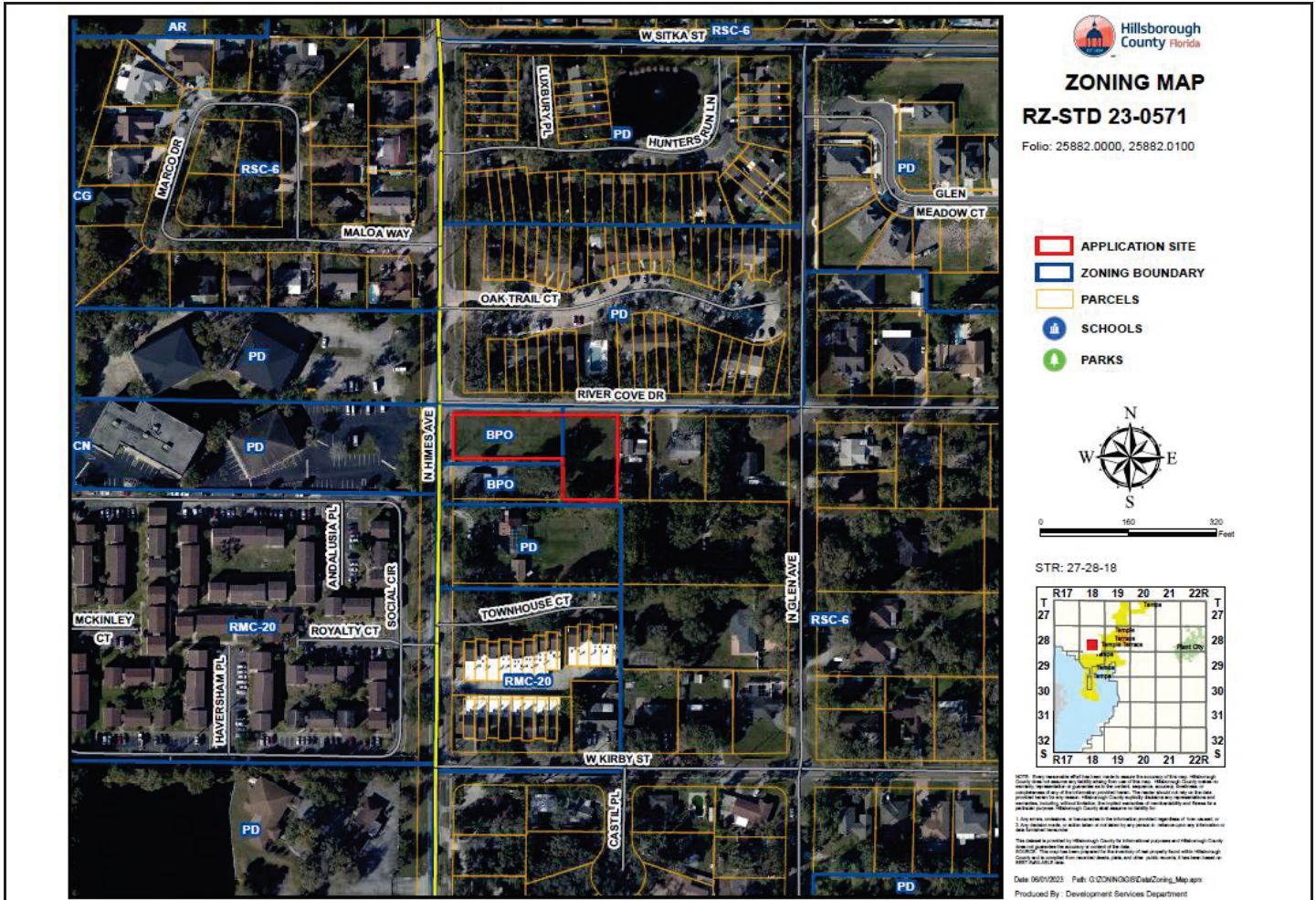
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 20 (Res-20)
Maximum Density/F.A.R.:	20 dwelling unit per Gross Acre (ga)/ 0.35 F.A.R.
Typical Uses:	High density residential development, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed-use developments in accordance with the Goals, Objectives and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	N/A	N/A	Street	River Cove Drive)
	PD 82-0056	10.16 du/ac (per PD 82-0056)	42 Unit Town Homes	Multi-Family Residential
South	Business Professional, Office (BPO)	0.20 FAR	Office	Vacant
West	N/A	N/A	Street	N. Himes Ave
East	RSC-6	1 du / 7,000 sq ft	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)

Not Applicable

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. Himes Ave	County Arterial - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
River Cove Dr.	County Collector - Urban	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	451	38	49
Proposed	57	4	6
Difference (+/-)	-394	-34	-43

*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:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Review at time of development
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
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 checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	See Agency Report
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u>This agency has no comments.</u>
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	See Agency Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is surrounded by single-family residential, multi-family, office and neighborhood-commercial type uses. The subject site is surrounded by Res-20 Future Land Use (FLU) categories which permits single-family residential, office and neighborhood-commercial uses.

The subject site is zoned as Business Professional Office (BPO) and Residential Single Family Conventional (RSC-6). To the north is PD 82-0056 - Town Homes and Multi-Family Residential, to the west RMC-20 zoned property, to the east RSC-6 zoned property, and to the south BPO and Planned Development (PD) zoning districts. There are some RSC-6 zoned properties that extends east and southeast of the subject site.

The Planning Commission found the request inconsistent based on non-compliance with Objective 1 which addresses minimum density requirements for rezonings in the urban service area being at 75 percent of the current RES-20 FLU, which is 15 units per acre. The proposed RSC-9 would provide for development of 9 units per acre, which for the .73 - acre parcel would be 6 units. 15 units per acre equates to 10 units. Notwithstanding, staff finds the size and depth of the subject parcel in relation to other adjacent office and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial and residential uses/zoning districts in the area. The size and configuration of the parcel is more constrained in terms of accommodating higher densities, such as smaller lot single-family/townhome/multi-family development, in comparison to adjacent parcels developed with multi-family and townhomes. Furthermore, the development pattern east of the parcel on the south side of River Cove Drive is single-family homes fronting on River Cove Drive and the RSC-9 would be consistent with that pattern.

The site is located within the City of Tampa 's Water and Wastewater Service Area; therefore, the subject property should be served by the City of Tampa

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-9 zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Sep 18 2023 14:11:51</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

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: 9/07/2023

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: EGL/Northwest

PETITION NO: RZ 23-0571

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone the +/- 0.73-acre subject parcel from Business Professional Office (BPO) and Residential Suburban Conventional 6 (RSC-6) to Residential Suburban Conventional 9 (RSC-9). The future land use designation is Residential 20 (R-20).

Since the proposed applicant seeks a Euclidean zoning district, no transportation analysis is required to process this request per the development review procedures manual.

SITE ACCESS

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 with 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

Level of Service (LOS) information is reported below. Staff notes that River Cove Dr. is not a regulated roadway.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
N. HIMES AVE	HILLSBOROUGH AVE.	BUSCH BLVD	E	D

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

RZ-STD 23-0571

BPO and RSC-6
to RSC-9

SE Corner of
N Himes & River Cove
Dr.

TAMPA FL

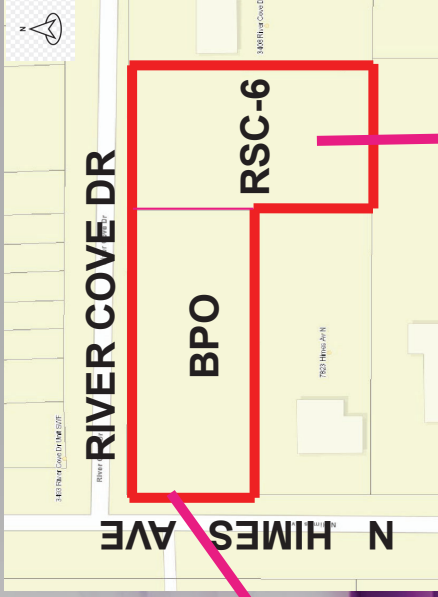


RZ-STD 23-0571

**SE Corner of
N Himes & River Cove
Dr.**

TAMPA FL

**BPO and RSC-6
to RSC-9**



RZ-STD 23-0571

SE Corner of
N Himes & River Cove Dr.


BPO and RSC-6
to RSC-9

PROPERTY HISTORY



Maria and Luis Mordiche got the
property April 2021

On September 21, 2021
Applied to Hillsborough County for a
5 Homes Development Pre-submittal
meeting

DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW INTAKE CHECKLIST

PROJECT NAME: 5 HOMES DEVELOPMENT DATE: SEPTEMBER 22, 2021

FOLIO#: 25882.0000 PROJECT TYPE: Platted No. Improvements

RZ-STD 23-0571

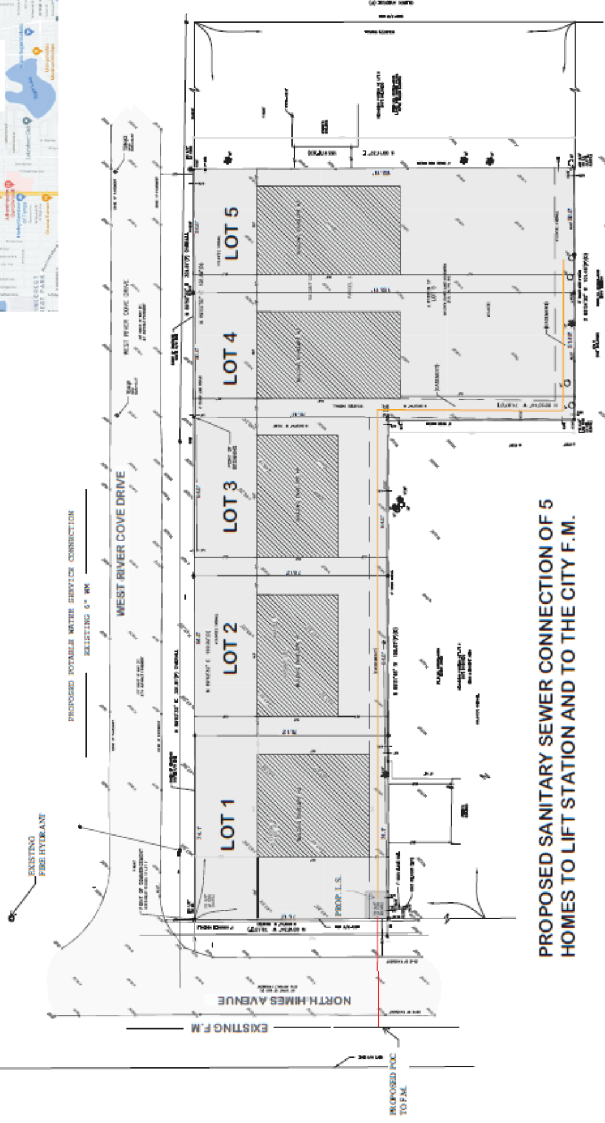
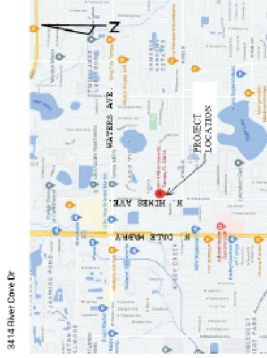
BPO and RSC-6
to RSC-9

SE Corner of
N Himes & River Cove Dr.

PRE-SUB MEETING ATTENDEE



PRELIMINARY SITE PLAN FOR 5 NEW HOUSES
S 27- T 28- R 18
Folio No's: 025882-0000 & 025882-0100
PARENT TRACK - 0.716 AC.
LOT 1 - 5789.4 S.F. (74.1'X78.13')
LOT 2 - 5000.1 S.F. (64.0'X78.13')
LOT 3 - 5000.1 S.F. (64.0'X78.13')
LOT 4 - 7655.5 S.F. (50.0'X153.11')
LOT 5 - 7655.5 S.F. (50.0'X153.11')



PROPOSED SANITARY SEWER CONNECTION OF 5
HOMES TO LIFT STATION AND TO THE CITY F.M.

TREE LEGENDATION

	SHRUB
	PLANT TREE
	IMPROVING TREE
	REMOVE AT IMPROV
	REMOVE AT IMPROV
	REMOVE AT IMPROV
	REMOVE AT IMPROV

NOTE: THE BOUNDARIES OF THESE LOTS ARE BASED ON THE RECORD PLAT AND THE CITY F.M. MAP. THE BOUNDARIES OF THESE LOTS ARE BASED ON THE RECORD PLAT AND THE CITY F.M. MAP. THE BOUNDARIES OF THESE LOTS ARE BASED ON THE RECORD PLAT AND THE CITY F.M. MAP.

PRESUBMITTAL MEETING ATTENDANCE
Date: September 21, 2021 Project Name: 5 Homes Development

Type of Review: Platted No Improvement
*PLEASE NOTE: YOU MUST Schedule an appointment to submit your Project. Please email your request to sitplanning@hillboroughcountys.org

Thank you.

DEPARTMENT	NAME
SITE DEV. MANAGER	LEE ANN KENNEDY
SR SUPERVISOR	MONICA PORTER
ZONING	COLLEEN MARSHALL Steve Beachy
STORMWATER	ADEL ELORFI ORFILIO RAMOS Jim Raitech
NATURAL RESOURCES	LARRY MORRIS
UTILITIES	DORIS LOUGHLIN CHRIS MICHNOWICZ DONNA WATSON
EPC	MIKE THOMPSON DESSA CLOCK Chantelle Lee Jacqueline Perry Cahatin Melissa Yanez
TRANSPORTATION	GLEN SHOPMYER ALEX STEADY
SITE ENGINEERING-LIGHTING-ROW	JIMMY VALDIVIEZO LAMIS YOUSSEF
FIRE	MICHAEL HUDKINS KEVIN MCGUIRE JASON CASTRO Jose Ortiz
PRESUBMITTAL CORDINATOR	JANET MEDEIROS

RZ-STD 23-0571

BPO and RSC-6 to RSC-9

**SE Corner of
N Himes & River Cove Dr.**

PRESUBMITTING COMMENTS

ZONING
BPO AND RSC-6
Rezoning is required for the 5 homes
20 ft Buffer
'Type A" screening against BPO
Scenic Corridor

Comments

Note: Folio no. 25882.0100 is zoned RSC-6 subject to RSC-6 standards. See Sec. 2.02.02 Allowable Use Table, single-family conventional not allowed in BPO zoning district. Rezoning 96-321 rezoned the corner parcel from RSC-6 to BPO because the site was not conducive to single family residential. Property would need to be rezoned to allow SF homes.
NOTE-STANDARDS ARE RSC-6 STAND.

EPC

5 Homes Development Mario Parra
SE quad N. Himes Ave. & River Cove Dr
No EPC review required.

TRANSPORTATION

5 Homes Development Mario Parra 25882.0000
SE quad N. Himes Ave. & River Cove Dr S27/T28/R18
TSA, BPO Southeast corner of Himes Avenue (CP-4L, SW-Ex.) and
River Cove Drive (Local, Needs SW) 5 SFDU (LUC 210) 47/3/2. Needs to
meet spacing from intersection, Needs SW along River Cove, Needs R/W
preservation (T=110 ft/55 ft CL).

RIGHT-OF-WAY ROW

Permit is required
River Cove Dr is a local Rd
Himes Ave is a Collector Rd

SITE ENGINEERING, ROAD DESIGN

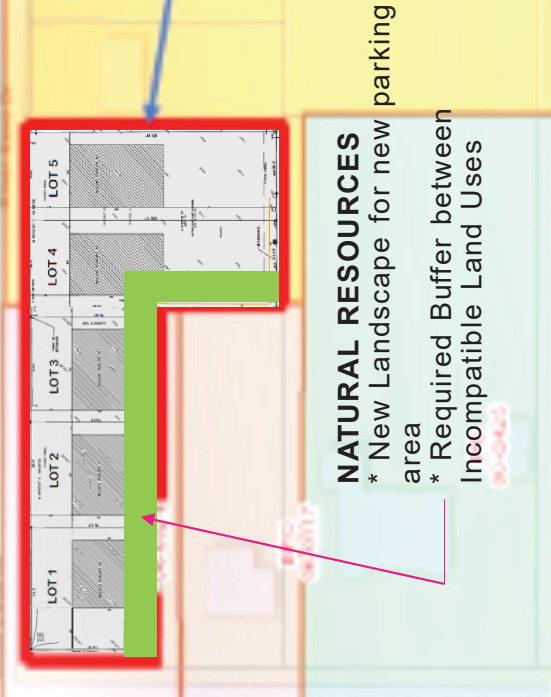
Minimum Driveway, in feet 35'/50'
External 5-Foot Side walks

STORMWATER *SW

Will need SW letter

EXEMPT LESS THAN 1,000SF	N/A
LESS THAN 5,000SF NEW IMPERVIOUS	1/2" OVER IMPROVEMENT AREA
LESS THAN 10,000SF NEW IMPERVIOUS	1" OVER IMPROVEMENT AREA
GREATER THAN 10,000SF NEW IMPERVIOUS	CONSIDERED NEW DEVELOPMENT

DEPARTMENT	NAME
SITE DEV. MANAGER	LEE ANN KENNEDY
SR SUPERVISOR	MONICA PORTER
ZONING	COLLEEN MARSHALL
STORMWATER	Steve Beachy
NATURAL RESOURCES	ADEL BLOREH ORFELIO RAMOS Jim Ranch
UTILITIES	LARRY MORRIS
EPC	DORIS LOUGHLIN CHRIS MICHONOWICZ DONNA WATSON
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SITE ENGINEERING- LIGHTING-ROW	ALEX STEADY ALEX STEADY
FIRE	LAMIS YOUSSEF MICHAEL HUDKINS KUSUM HIRRE JASON CASTRO Ase Odeh
PRESUBMITTAL COORDINATOR	JANET MEDeiros



RZ-STD 23-0571

**SE Corner of
N Himes & River Cove Dr.**

**BPO and RSC-6
to RSC-9**

LDC ZONING REQUIREMENTS



District	Minimum Zoning Lot Size		Required Yard ³⁰			
	Lot Area (sf)	Area/du	Width	Front ⁹	Side ¹	Rear ¹
RSC-9	5,000 ³	5,000	50'	20'	5'	20'
RMC-16 ⁵	8,175 ³	2,725 7834	70'	25'	10'	20'
RMC-20 ⁵	6,540 ³	2,180 7834	70'	25'	10'	20'

301.8'

78.08'



199.97'

153.11'

101.48

PRELIMINARY SITE PLAN FOR 5 NEW HOUSES
S 27- T 28- R 18
Folio No's: 025882-0000 & 025882-0100
PARENT TRACK - 0.716 AC.
LOT 1 - 5789.4 S.F. (74.1'X78.13')
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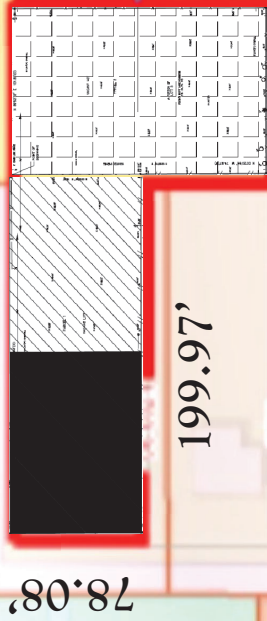
RZ-STD 23-0571

SE Corner of
N Himes & River Cove Dr.

RMC-16 and RMC-20
Zoning Requirements

Minimum Zoning Lot Size			
District	Lot Area (sf)	Area/du	Width
RMC-16 5	8,175 3	2,725 7834	70'
RMC-20 5	6,540 3	2,180 7834	70'

RMC-16
Lot Area = 8,175 SF.
70-Foot Min Width



153.11'
SUBJECT PROPERTIES REZONING TO RSC-3

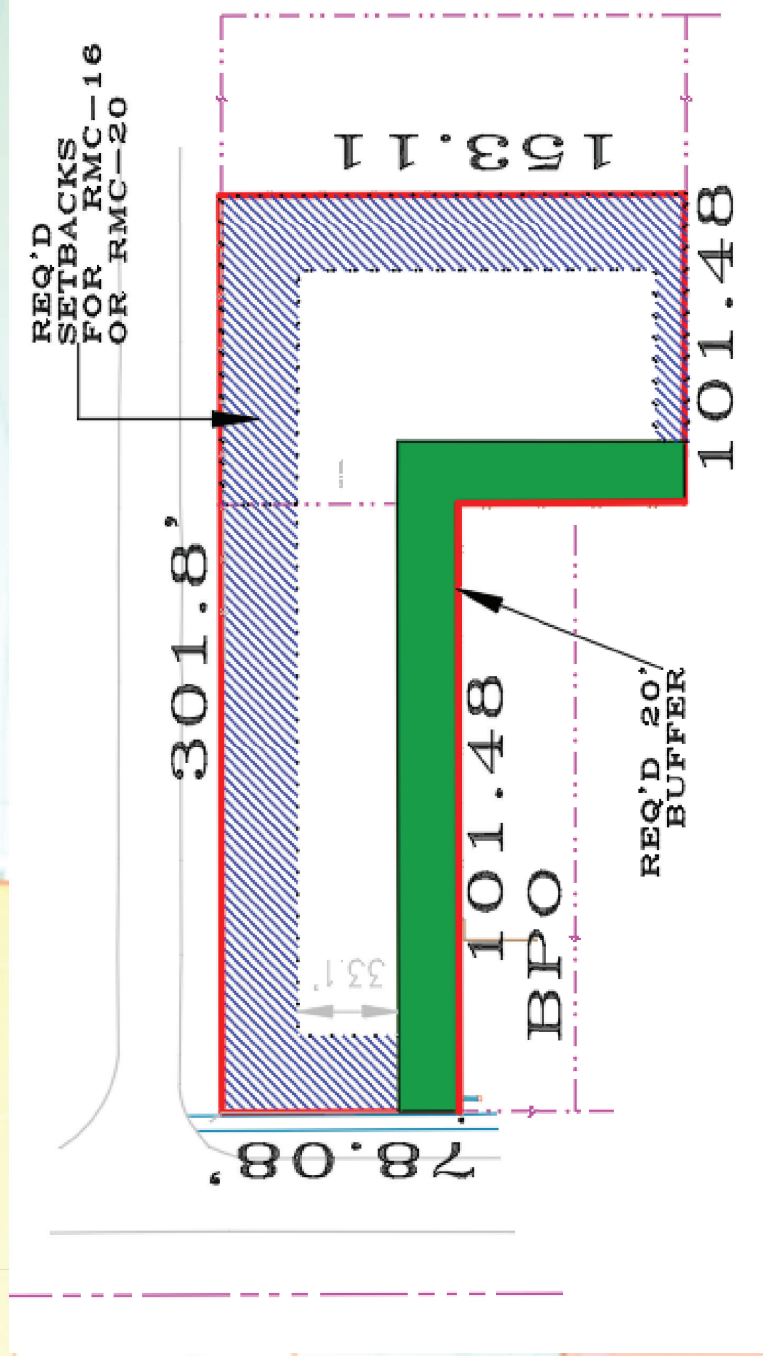
101.48



RZ-STD 23-0571

SE Corner of
N Himes & River Cove Dr.

RMC-16 and RMC-20
Zoning Requirements

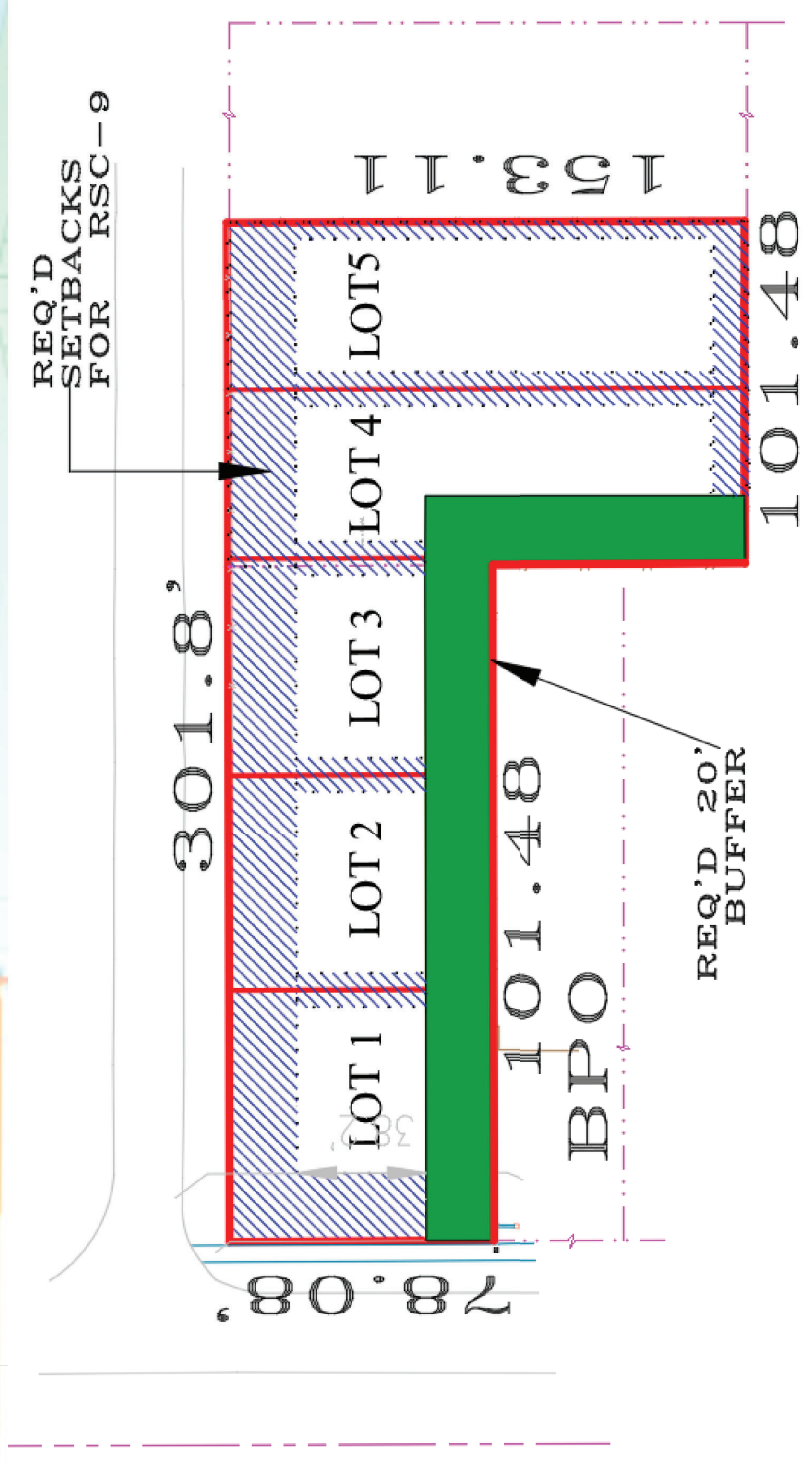




RZ-STD 23-0571

SE Corner of
N Himes & River Cove Dr.

RSC-9
5 INDIVIDUAL LOTS





**BPO and RSC-6
to RSC-9**

**PRESUBMITTAL MEETING
DOCUMENTS**

RZ-STD 23-0571

SE Corner of

N Himes & River Cove Dr.

INDEX

- Pre-submittal meeting attendance sheet..... 1 Sheet
- Proposed 5 Home Development SP..... 1 Sheet
- Site and subdivision review intake check list... 1 Sheet
- Pre-Submittal Comments..... 17 Sheets



**SUBJECT
PROPERTIES
BELONGING TO RSC 9**

Lot 1 through 5

23-0571

RSC-9
23-0571

RSC-9
23-0571

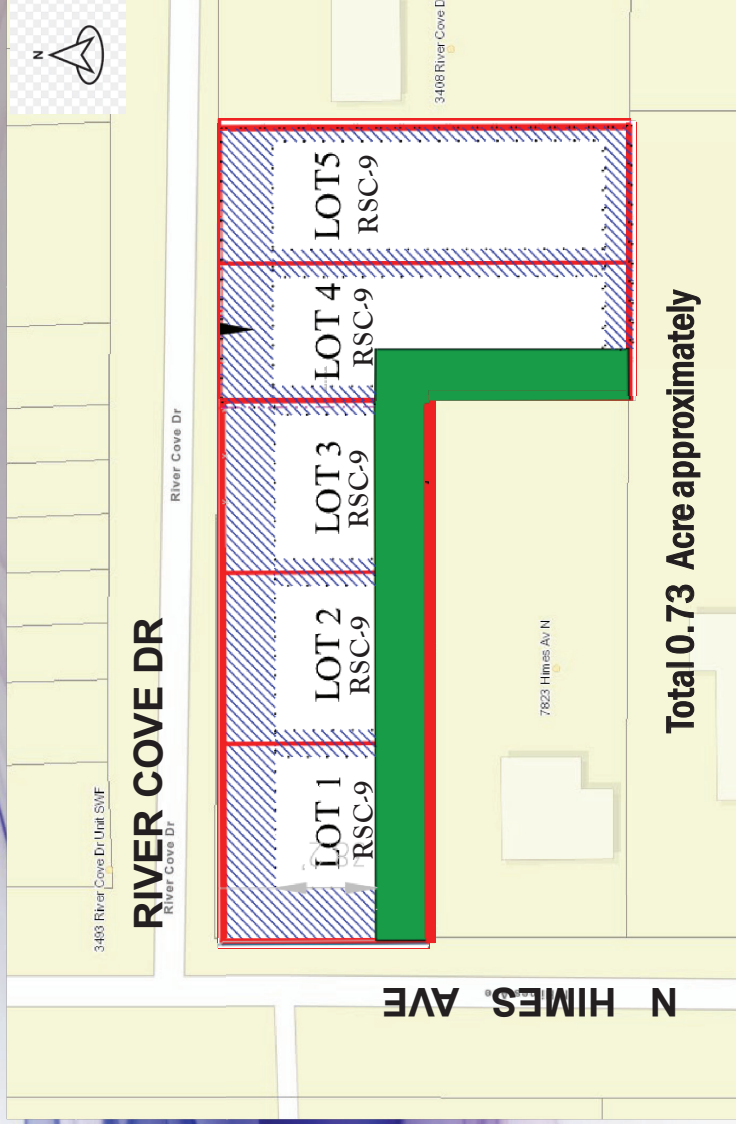
RZ-STD 23-0571

SE Corner of
N Himes & River Cove
Dr.

TAMPA FL



BPO and RSC-6 to RSC-9
5 HOMES DEVELOPMENT



THANK YOU!





BPO and RSC-6 to RSC-9

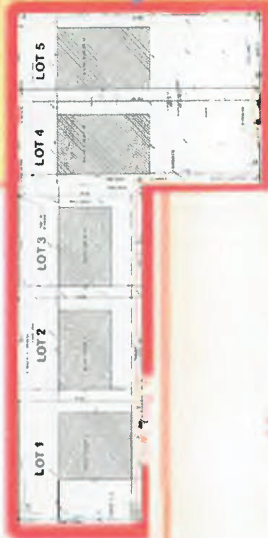
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RZ-STD 23-0571

SE Corner of
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Submittal
Comments

PRESUBMITTAL MEETING ATTENDANCE

Date: September 21, 2021 Project Name: 5 Homes Development

Type of Review: Platted No Improvement

****PLEASE NOTE: YOU MUST Schedule an appointment to submit your Project. Please email your request to siteplanappts@hillsboroughcounty.org**

Thank you.

DEPARTMENT	NAME	TELEPHONE & EMAIL ADDRESS
SITE DEV.MANAGER	LEE ANN KENNEDY	kennedyla@hillsboroughcounty.org 813 307-4583
SR SUPERVISOR	MONICA PORTER	porterm@hillsboroughcounty.org 813 274-6523
ZONING	COLLEEN MARSHALL Steve Beachy	marshallc@hillsboroughcounty.org 813-272-5828 Beachys@hillsboroughcounty.org
STORMWATER	ADEL ELORFI ORFILIO RAMOS Jim Rauch	elorfia@Hillsboroughcounty.org 813 276-8378 ramoso@hillsboroughcounty.org 813-307-1706 rauchj@hillsboroughcounty.org
NATURAL RESOURCES	LARRY MORRIS	Morrisl@hillsboroughcounty.org 813 276-8308
UTILITIES	DORIS LOUGHLIN CHRIS MICHNOWICZ DONNA WATSON	LoughlinD@hillsboroughcounty.org 813 276-8397 Michnowiczc@hillsboroughcounty.org 813 307-4512 Watsond@hillsboroughcounty.org
EPC	MIKE THOMPSON DESSA CLOCK Chantelle Lee Jacqueline Perry Cahanin Melissa Yanez	Thompson@epchc.org 813 627-2600 Clockd@epchc.org 813 627-2600 Leec@epchc.org 813-627-2600 Cahaninj@epchc.org 813-627-2600
TRANSPORTATION	GLEN SHOPMYER ALEX STEADY	Shopmyerg@hillsboroughcounty.org Steadya@hillsboroughcounty.org
SITE ENGINEERING- LIGHTING-ROW	JIMMY VALDIVIEZO LAMIS YOUSSEF	Valdiviezoj@hillsboroughcounty.org 813-307-1838 Youssefl@hillsboroughcounty.org 813-272-5881
FIRE	MICHAEL HUDKINS KEVIN MCGUIRE JASON CASTRO Jose Ortiz	Hudkinsm@hillsboroughcounty.org 813 789-8675 Mcguirek@hillsboroughcounty.org 813 318-2090 castrojr@hillsboroughcounty.org 813-635-7353 ortizj@hillsboroughcounty.org
PRESUBMITTAL CORDINATOR	JANET MEDEIROS	Medeirosj@hillsboroughcounty.org 813-276-8380

**SURROUNDING PROPERTY OWNER
SUPPORT AFFIDAVIT**

APPLICATION NUMBER: RZ-STD 23-0571

RE:

Location of the property: (2) Vacant Lots@ SE of N. Himes Ave & River Cove Dr
Parcel Size: 0.73 +/- acres
Owner name: LUIS MAND MARIA E MORDOCHE
Applicant: RU Project Management Group, LLC

September 15, 2023

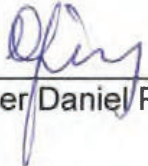
To whom it may concern,

I, Ever Daniel Payan, owner of the property located on 3408 River Cove Dr. Tampa, FL 33614, East of the subject property, am writing this letter as notification that I as the next-door neighbor to (2) Vacant Lots@ SE of N. Himes Ave & River Cove Dr Tampa FL, I am aware and in acceptance of the request Rezoning **RZ-STD 23-0571** From BPO and RSC-6 zoning district to Residential Single Family Conventional RSC-9.

I am in full support of this request done by my neighbors Luis and Maria Mordoche

If you have any questions, please contact me at 956 898 8623

Sincerely,



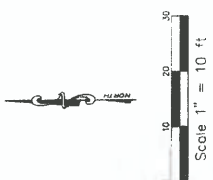
Ever Daniel Payan

9/18/2023

Date Signed

Ever Daniel Payan

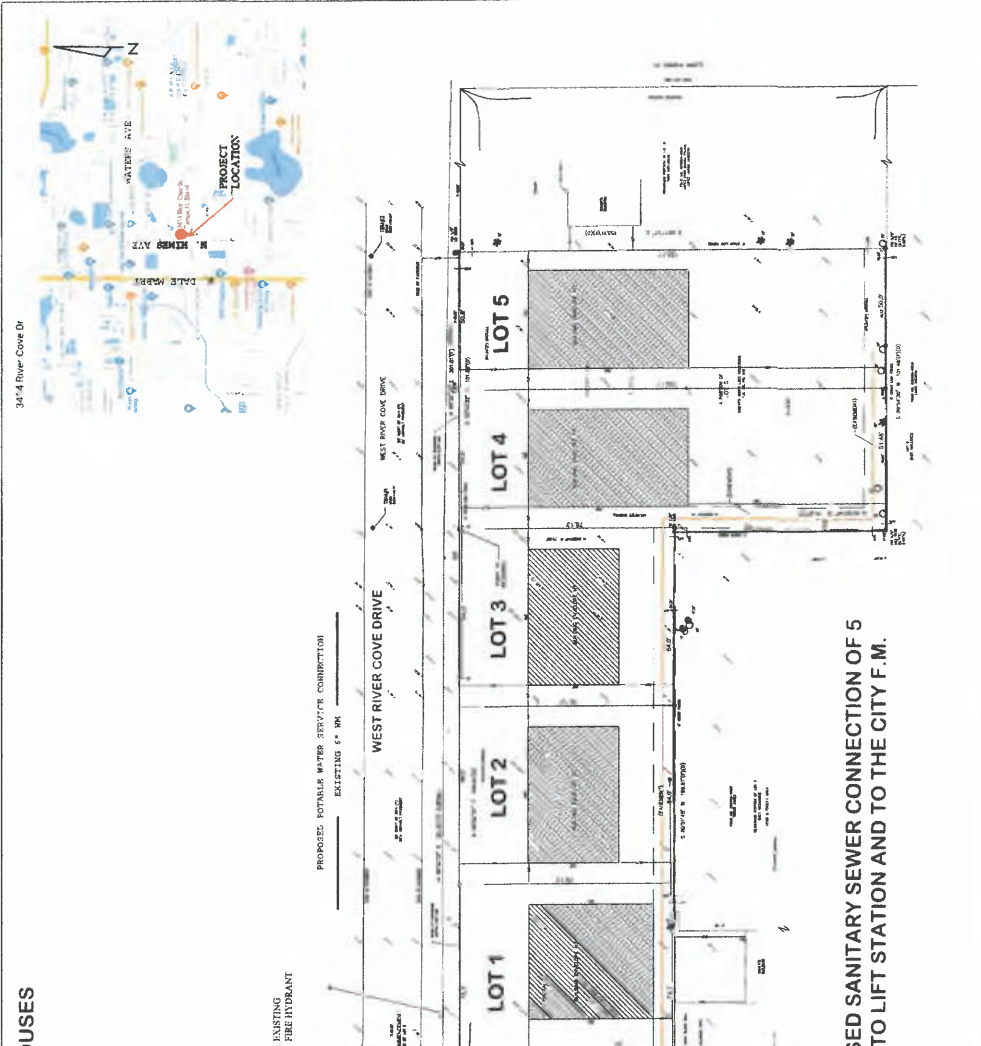
PRELIMINARY SITE PLAN FOR 5 NEW HOUSES
 S 27- T 28- R 18
 Folio No's: 025882-0000 & 025882-0100
 PARENT TRACK - 0.716 AC.
 LOT 1 - 5789.4 S.F. (74.1'X78.13')
 LOT 2 - 5000.1 S.F. (64.0'X78.13')
 LOT 3 - 5000.1 S.F. (64.0'X78.13')
 LOT 4 - 7655.5 S.F. (50.0'X153.11')
 LOT 5 - 7655.5 S.F. (50.0'X153.11')



TREE DESCRIPTION

	• OAK TREE
	• PALM TREE
	• UNKNOWN TREE
	• TREES AT BRUSH
	• BRUSH
	• NO SIGNIFICANT TREES

NOTE: THE NUMBERS OF TREES AND THE TREE SPECIES AND GENERAL LOCATION ARE FOR INFORMATION ONLY AND ARE SUBJECT TO FIELD VERIFICATION. THE TREE SURVEY WAS CONDUCTED ON 08/14/2024. THE TREE SURVEY WAS CONDUCTED BY THE CONSULTING ENGINEER. THE TREE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA TREE SURVEYING ACT (CHAPTER 626, F.S.).



Folio: 025882-0000

Owner Information
 Owner Name: MORDOCHE LUIS M MORDOCHE MARIA E
 Mailing Address: 11042 LYNN LAKE CIR TAMPA, FL 33625-5541
 Site Address: U-27-28-18-167-000000-00005 0
 Folio: 025882-0000
 Prior PIN: 090000-0000
 Tax District: U-UNINCORPORATED
 Property Use: 0000 VACANT RESIDENTIAL
 Plat Book/Page: 26564
 Neighborhood: 206014.00 | Grove Park Area
 Subdivision: 167 | ROUTH'S EGYPT LAKE HOMESITES

Folio: 025882-0100

Owner Information
 Owner Name: MORDOCHE LUIS M MORDOCHE MARIA E
 Mailing Address: 11042 LYNN LAKE CIR TAMPA, FL 33625-5641
 Site Address: U-27-28-18-167-000000-00005 E
 Folio: 025882-0100
 Prior PIN: 025882-0000
 Tax District: U-UNINCORPORATED
 Property Use: 0000 VACANT RESIDENTIAL
 Plat Book/Page: 26564
 Neighborhood: 206014.00 | Grove Park Area
 Subdivision: 167 | ROUTH'S EGYPT LAKE HOMESITES

Mario A. Parra, P.E.
 FL P.E. Lic. No. 41142
 3019 Banyan Hill Lane,
 Land O' Lakes, FL 34639
 Phone 813-927-8558
 Email: pkparra@gmail.com

ADDRESS: 3414 River Cove Dr.
 OWNER: MORDOCHE LUIS M.
 MORDOCHE MARIA E.

DESCRIPTION:
 SITE PLAN

SHEET NO: **0-1**



**DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW INTAKE CHECKLIST**

PROJECT NAME: 5 HOMES DEVELOPMENT **DATE:** SEPTEMBER 22, 2021

FOLIO#: 25882.0000 **PROJECT TYPE:** Platted No Improvements

REQUIRED DOCUMENTS:

- Transmittal Letter
- Site/Subdivision Application
- Sufficiency Checklist
- Certificate of Complete Submittal
- Owner Authorization Form (Affidavit)
- Copy of Deed(s)
- Check made out to Hillsborough County BOCC in the amount of \$ \$2,837.08 older than 30 days)
- Signed & Sealed Plats

OPTIONAL APPLICATIONS:

- Concurrency Application
- Natural Resources Permit Application
- Right Of Way Use Permit Application
- Water/Wastewater Application (with fixture count sheet)
- Letter of Commitment for utilities (if provider other than Hillsborough County) CITY OF TAMPA

OTHER DOCUMENTS:

- Ownership & Encumbrance Report (O & E)
- 2 Signed & Sealed Boundary Surveys
- SWFWMD Letter
- 2 SWFWMD Aerial

*******PLEASE MAKE SURE YOU REQUEST YOUR APPOINTMENT WITH
SITE & SUBDIVISION THRU CENTERPASS.******

<https://www.hillsboroughcounty.org/en/businesses/permits-and-records/centerpass>

REVIEWING AGENCIES: **BASIC FEE** \$135.80

- | | |
|---|--|
| <input checked="" type="checkbox"/> NATURAL RESOURCES <u>\$366.52</u> | <input checked="" type="checkbox"/> SITE ENGINEERING <u>\$ 250.00</u> |
| <input checked="" type="checkbox"/> STORMWATER <u>\$ 250.00</u> | <input type="checkbox"/> UTILITIES \$_____ POC <u>\$ 149.34</u> |
| <input checked="" type="checkbox"/> ZONING <u>\$639.72</u> | <input checked="" type="checkbox"/> TRANSPORTATION \$_____ |
| <input type="checkbox"/> EPC <u>\$ 260.00</u> | <input checked="" type="checkbox"/> FIRE <u>\$15.00</u> |
| <input type="checkbox"/> LIGHTING PLANS | <input checked="" type="checkbox"/> STREETS AND ADDRESSES <u>\$53.70</u> |
| <input checked="" type="checkbox"/> SURVEY <u>\$1,019.38</u> | <input checked="" type="checkbox"/> SURVEY MYLAR <u>\$106.96</u> |
| <input type="checkbox"/> PUBLIC WORKS – DESS | <input type="checkbox"/> PUBLIC WORKS – TRAFFIC |
| <input type="checkbox"/> SCHOOL BOARD | <input type="checkbox"/> PARKS |
| <input type="checkbox"/> TRANSPORTATION INSPECTION \$_____ | <input type="checkbox"/> STORMWATER INSPECTION \$_____ |
| <input checked="" type="checkbox"/> REAL ESTATE & SURVEY | <input type="checkbox"/> PROPERTY APPRAISERS |
| <input type="checkbox"/> FDOT | <input type="checkbox"/> HEALTH DEPARTMENT |
| <input type="checkbox"/> HARTLINE | |



Hillsborough County Florida

DEVELOPMENT SERVICES

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

DATE: September 10, 2021

TO: Lee Ann Kennedy, Manager,
Development Review

FROM: Janet Medeiros,
Pre-Submittal Coordinator

SUBJECT: Agenda for Tuesday, September 21, 2021 – Pre Subs

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

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Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

<u>Project Name</u>	<u>Applicant</u>	<u>Folio #</u>
1 - 9:05 AM		
Citrus Park Day School 11112 Henderson Road	Mario Parra Applicant	003688.0000 S13/T28/R17
5 Homes Development SE quad N. Himes Ave. & River Cove Dr	Mario Parra	025882.0000 S27/T28/R18
2 - 9:30 AM		
Joshi – Causeway Mixed Use 9027 Causeway Blvd	Housh Ghovae Northside Engineering	047523.0100 S36/T29/R19
3 - 10:00 AM		
DCC Modular Church 711 N Parsons Ave.	Monty Montgomery Applicant	068972.0000
4 - 10:30 AM		
Fulham Terrace Apartments SEC of Mathog Rd. and Towncenter River Lane	Ryan Renardo	076621.2048 S20/T30/R20
5 - 11:00AM		
Jimenez Residence 3428 Punkin Patch Lane	Al Tehrani Applicant	083177.0018 S32/T28/R21
6 - 11:30 AM		
10524 Thomason Subdivision 10524 Thomason Subdivision	David Hazard Applicant	093886.0150



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Gregory S. Horwedel

Project Name Applicant Folio

1 - 9:05 AM

Citrus Park Day School Mario Parra 003688.0000
11112 Henderson Road Applicant S13/T28/R17

EPC review required. Valid SWFWMD survey (expired 9/4/24).

5 Homes Development Mario Parra 025882.0000
SE quad N. Himes Ave. & River Cove Dr S27/T28/R18

No EPC review required.

2 - 9:30 AM

Joshi – Causeway Mixed Use Housh Ghovae 047523.0100
9027 Causeway Blvd Northside Engineering S36/T29/R19

No EPC review required.

3 - 10:00 AM

DCC Modular Church Monty Montgomery 068972.0000
711 N Parsons Ave. Applicant

No EPC Review required.

4 - 10:30 AM

Fulham Terrace Apartments Ryan Renardo 076621.2048
SEC of Mathog Rd. and Towncenter River Lane S20/T30/R20

EPC review required. One wetland on site.

5 - 11:00AM

Jimenez Residence Al Tehrani 083177.0018
3428 Punkin Patch Lane Applicant S32/T28/R21

No EPC review required.

6 - 11:30 AM

10524 Thomason Subdivision	David Hazard	093886.0150
10524 Thomason Subdivision	Applicant	

No EPC review required.



Hillsborough County Florida

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Gregory S. Horwedel

SUBJECT: Agenda for Tuesday, September 21, 2021 – Pre Subs Utilities

Project Name	Applicant	Folio #
1 - 9:05 AM review not required and utilities service application not required		
Citrus Park Day School 1112 Henderson Road	Mario Parra Applicant	003688.0000 S13/T28/R17
5 Homes Development SE quad N. Himes Ave. & River Cove Dr	Mario Parra Applicant	025882.0000 S27/T28/R18
2 - 9:30 AM utilities service application not required		
Joshi – Causeway Mixed Use 9027 Causeway Blvd	Housh Ghovae Northside Engineering	047523.0100 S36/T29/R19
3 - 10:00 AM utilities service application required		
DCC Modular Church 711 N Parsons Ave.	Monty Montgomery Applicant	068972.0000
4 - 10:30 AM utilities service application required		
Fulham Terrace Apartments SEC of Mathog Rd. and Towncenter River Lane	Ryan Renardo Applicant	076621.2048 S20/T30/R20
5 - 11:00AM utilities service application not required		
Jimenez Residence 3428 Punkin Patch Lane	Al Tehrani Applicant	083177.0018 S32/T28/R21
6 - 11:30 AM utilities service application not required		
10524 Thomason Subdivision 10524 Thomason Subdivision	David Hazard Applicant	093886.0150



Hillsborough County Florida

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PO Box 1110, Tampa, FL 33601-1110
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SUBJECT: Agenda for Tuesday, September 21, 2021 – Pre Subs

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Gregory S. Horwedel

9/21/2021 Pre-sub Transportation

All plans need to show road and right-of-way dimensions for both total and from centerline.

Show existing access points or sidewalks.

All residential access is to be paved at the roadway connection at least back to the edge of right-of-way.

On County roads, need County permit for sidewalk and driveway construction.

On State roads, need State permit for sidewalk and driveway construction, provide FDOT documentation into Optix for staff review.

For commercial/office, will need to show ADA connections from all points of access. If on corner, needs ADA from both sides.

CP = Hillsborough County Corridor Preservation Plan

10th ED. ITE TRIP GENERATION - Daily trip ends/AM Peak Hour Trip ends of Adjacent Street Traffic/ PM Peak Hour Trip ends of Adjacent Street Traffic

General Information for Variances - As with Section 6.04.02.B administrative variances, design exceptions should be electronically submitted to the pw-ceintake@hillsboroughcounty.org address for tracking and will then be assigned for review. Unlike the administrative variances, DE's must be signed and sealed electronically (or manually signed with the raised seal made visible). Additional copies may be submitted via hard copy, but that's optional

If additional Right-of-way is required, please use the following notation and place it onto the survey/site plan.; "(number of feet)... feet to be preserved in accordance with the Hillsborough County Corridor Preservation Plan".

If located within an Urban Service area, or within a Rural Service Area and within 2 miles of a school or within 1 mile of an urban service area (including Plant City limits), sidewalks will be required adjacent to all roads adjacent to site.

General Driveway Spacing

See LDC 6.04.07 Table: Minimum Spacing: for final spacing requirements

Local, Subdivision Roads = 10 feet

Collectors:

Greater than 45 mph = 330

45 mph or less = 245 feet

If the developer is required to construct a sidewalk along the edge of the property line adjacent to the road, from edge of property line to edge of property line: (Per Section 6.02.08 of the Land Development Code: the builder of each lot will be required to construct a minimum 5-foot wide sidewalk along each lot's frontage (or obtain a Section 11 variance). If the right-of-way is too small to construct the required sidewalk, the developer may place the sidewalk within the property boundary and provide an easement (acceptable to the County) for public access and maintenance purposes. If the sidewalk cannot be completed to the edge of the property line, it must be shown by an analysis/documentation submitted by the EOR that the sidewalk cannot be constructed or that the ditch cannot be piped, or that some other safe and reasonable pedestrian access cannot be obtained. The County Engineer would need to review and approve the request. If relocating the sidewalk inside of the property line, please provide documentation that a sidewalk easement package has been submitted to Geospatial & Land Acquisition Services Department. This must occur before staff can approve construction plan review. Note: easement recordation will be required before COs are issued.

If a driveway analysis is required: The applicant needs to contact (primary contact) Ingrid Padron at 813 307-1709 or at padroni@hillsboroughcounty.org to set up a meeting with Transportation staff (for Sheida L. Tirado, PE, Transportation Review Manager, at: (813) 276-8364 or at tirados@HCF LGov.net, or for James Ratliff at 813 307-1924 or at ratliffja@hillsboroughcounty.org) to set up a meeting with Transportation staff to determine the extent and methodology of any transportation analysis which may be required to mitigate the development's impact.

If the required parking spaces for a development does not meet LDC Sec. 6.05.02 (Parking and Loading Standards). In order to propose a reduction to the number of required parking spaces the applicant must submit an **Alternative Parking Plan Request** per LDC Sec. 6.05.02.G (Determination for Unlisted Uses or Alternative Parking). This request must be submitted through pw-ceintake@hillsboroughcounty.org. Once this request is Approved/Denied it must be placed in Optix.

All roads and rights-of-way must meet current County design standards as found in the TTM or request an Administrative Variance. If 15 feet or less, a Variance for "substandard road" may be required.

All driveways must meet required driveway spacing criteria as found in the LDC 6.04.07 – Minimum Spacing or request an Administrative Variance.

It is the responsibility of the applicant or representative to review the application to be in compliance with the Land Development Code (LDC), Development Review Procedures Manual (DRPM) and the Transportation Technical Manual (TTM).

<u>General (Minimum) Right-of-Way Requirements:</u>	<u>TTM Reference:</u>	<u>Total/Centerline:</u>
<u>2 Lane Local Residential</u>	<u>(TS-3)</u>	<u>50 feet / 25 feet</u>
<u>2 Lane Local Urban Enhanced</u>	<u>(TS-3) + 12 feet</u>	<u>62 feet / 31 feet</u>
<u>2 Lane Urban Collector</u>	<u>(TS-4)</u>	<u>64 feet / 32 feet</u>
<u>2 Lane Enhanced Urban Collector</u>	<u>(TS-4) + 12 feet</u>	<u>76 feet / 38 feet</u>
<u>2 Lane Rural Local/Collector</u>	<u>(TS-7)</u>	<u>96 feet / 48 feet</u>
<u>2 Lane Enhanced Rural Collector</u>	<u>(TS-7) + 12 feet</u>	<u>108 feet / 54 feet</u>
<u>4 Lane Road</u>	<u>(TS-6)</u>	<u>110 feet / 55 feet</u>
<u>6 Lane Road</u>	<u>(TS-6) + 24 feet</u>	<u>134 feet / 67 feet</u>

Project Name


Applicant

Folio #

1 - 9:05 AM

Citrus Park Day School	Mario Parra	3688.0000
11112 Henderson Road	Applicant	S13/T28/R17

USA, RSC-6, West side of Henderson Road (CP-Ex.), south of Mushinski Road. Need ADA, pave parking, delineate inbound/outbound, access in turn lane? Need 15-foot-wide drive aisle. Expand parking lot. 2nd access onto Henderson needs Administrative Variance. Need student count. First parking space too close to road. ADA must be in a straight line and not angled thru drive aisle, lot



5 Homes Development	Mario Parra	25882.0000
SE quad N. Himes Ave. & River Cove Dr		S27/T28/R18

TSA, BPO Southeast corner of Himes Avenue (CP-4L, SW-Ex.) and River Cove Drive (Local, Needs SW) 5 SFDU (LUC 210) 47/3/2. Needs to meet spacing from intersection, Needs SW along River Cove, Needs R/W preservation (T=110 ft/55 ft CL).

2 - 9:30 AM

Joshi – Causeway Mixed Use	Housh Ghovae	47523.0100
9027 Causeway Blvd	Northside Engineering	S36/T29/R19

TSA, PD, (MM 17-1283) South side of Causeway Blvd. (FDOT permits, CP-Ex., SW-Ex.) west of US 301. Town homes and Commercial (Need uses and sf)

3 - 10:00 AM

DCC Modular Church	Monty Montgomery	68972.0000
711 N Parsons Ave.	Applicant	

USA, PD (96-0285) and RSC-6, NE corner of Parsons Avenue (CP-Ex., SW-Ex.) and Larson Avenue (Local, Needs SW.) Needs County Compliant SW connection from Parsons into building. Need existing and total seat count. Need sidewalk along Larson (property line to property line)

4 - 10:30 AM

Fulham Terrace Apartments	Ryan Renardo	76621.2048
SEC of Mathog Rd. and Towncenter River Lane		S20/T30/R20

USA, PD (MM20-0808) Southeast corner of Mathog Rd. (CP-New 2L, SW-Ex.) and Towncenter River Lane (Local, SW-Ex.) 116 MFDU (Senior Housing/MFDU)(LUC 220) 849/53 (12-41)/65 (41-24) Needs ADA, Gated?

5 - 11:00AM

Jimenez Residence	Al Tehrani	83177.0018
3428 Punkin Patch Lane	Applicant	S32/T28/R21

RSA, ASC-1 East end of Punkin Patch Lane (Private road, ~10 feet), north of Gavin Road (east of Gallagher) Need substandard road Administrative Variance before approval. Within 2 miles of 3 schools (Dover Elem. And Strawberry Crest and Bailey Elem. SF Lot split from 1 into 2.

6 - 11:30 AM

10524 Thomason Subdivision David Hazard 93886.0150
10524 Thomason Subdivision Applicant
RSA, AS-1, South side of Lithia-Pinecrest (CP-2LE, ASW not needed) and end of Thomason Place (~ 10 feet, Private, dirt, substandard access) 2+ miles to school, Needs substandard road Administrative Variance before approval. SW not required. Needs R/W preservation (T=108 ft/54 ft. CL) SF Lot split from 1 into 2. Access location?



Hillsborough County Florida

DEVELOPMENT SERVICES

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Development Review

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SUBJECT: Agenda for Tuesday, September 21, 2021 – Pre Subs

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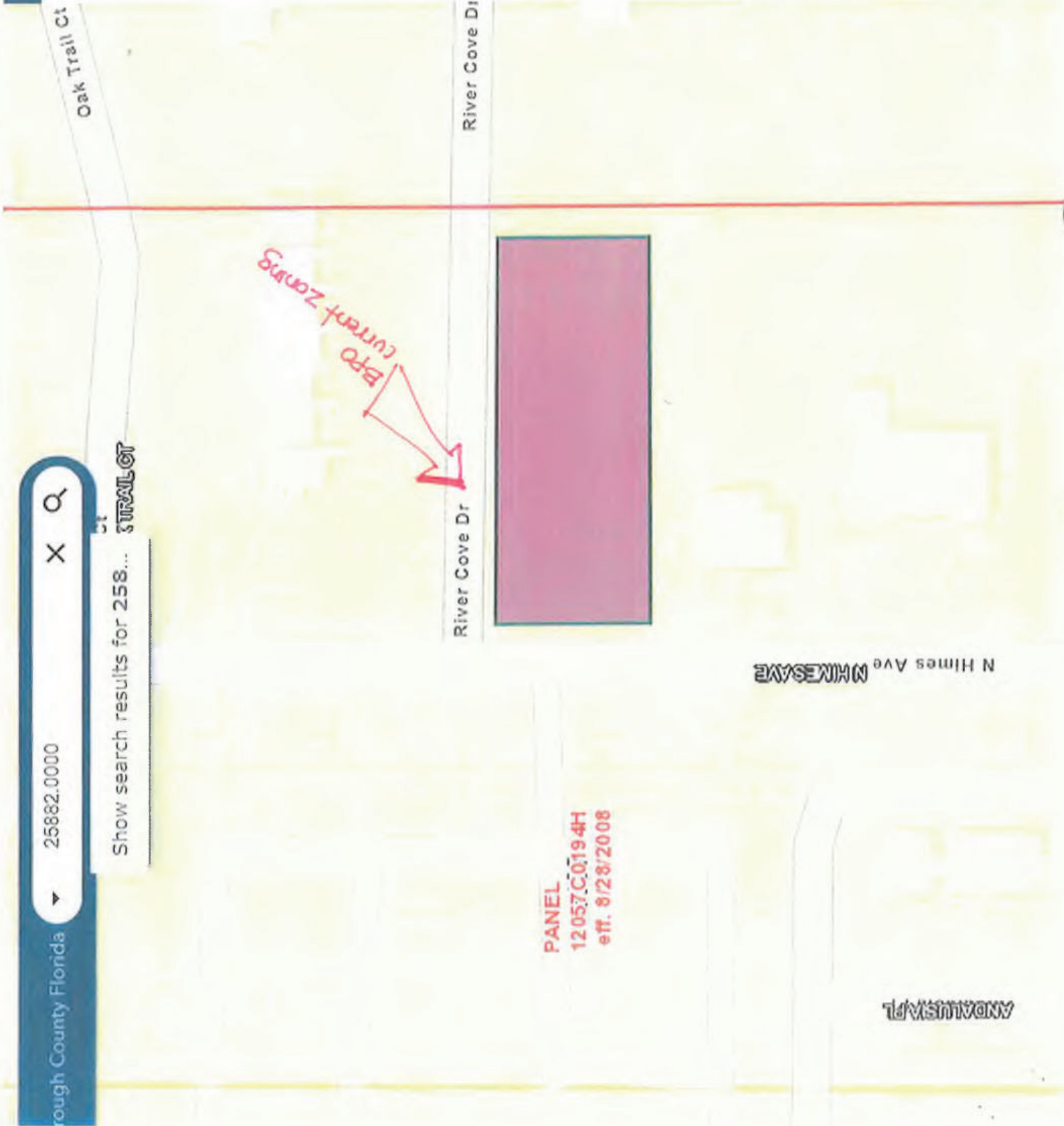
<u>Project Name</u>	<u>Applicant</u>	<u>Folio #</u>	
1 - 9:05 AM			
Citrus Park Day School 11112 Henderson Road	Mario Parra Applicant	003688.0000 S13/T28/R17	1
5 Homes Development SE quad N. Himes Ave. & River Cove Dr	Mario Parra	025882.0000 S27/T28/R18	2
2 - 9:30 AM			
Joshi – Causeway Mixed Use 9027 Causeway Blvd	Housh Ghovae Northside Engineering	047523.0100 S36/T29/R19	3
3 - 10:00 AM			
DCC Modular Church 711 N Parsons Ave.	Monty Montgomery Applicant	068972.0000	4
4 - 10:30 AM			
Fulham Terrace Apartments SEC of Mathog Rd. and Towncenter River Lane	Ryan Renardo	076621.2048 S20/T30/R20	5
5 - 11:00AM			
Jimenez Residence 3428 Punkin Patch Lane	Al Tehrani Applicant	083177.0018 S32/T28/R21	6
6 - 11:30 AM			
10524 Thomason Subdivision 10524 Thomason Subdivision	David Hazard Applicant	093886.0150	7



rough County Florida X Q

Show search results for 258... **STRALOT**

R Your Results	
Folio: 25882.0000	
PIN: U-27-28-18-167 LUIS M AND MARIE E	
Mailing Address: 11042 LYNN LAKE CIR TAMPA, FL 33625-564	
Site Address: 0 , Fl -	
SEC-TWN-RNG: 27-2	
Acreage: 0.368397	
Market Value: \$70,2	
Landuse Code: 1000	
Jurisdiction	
Zoning Category	
Zoning	
Description	
RZ	
Flood Zone: X	
FIRM Panel	
FIRM Panel	
Suffix	
Effective Date	
Pre 2008 Flood Zone	
Pre 2008 Firm Panel	
County Wide Planning Area	



PANEL
12057.C019.4H
eff. 8/28/2008

ANALYSIS/PL

N Himes Ave MIMESAYE



Hillsborough County
 Development Services Department/ Zoning Counseling
 Zoning Information Sheet



Date	09/16/2021
Time	1:53:51 PM
Customer or Project Name	5 Homes Development
Staff	Tim Lampkin
Parcel Folio(s)	25882.0000
STR	27-28-18
Addresses	0, -
Property Owner	LUIS M AND MARIE E MORDOCHE
Acres	0.368397
Zoning	BPO
RZ	96-0321
Comp Plan	R-20
Service Area	TSA
Geographic Sector	NORTHWEST
Community Plan	Egypt Lake
Existing /Proposed Use	Vacant
Permitted	Not Permitted, BPO portion needs to be rezoned to allow residential use.
Minimum Lot Size	7,000 SQ. FT.
Minimum Lot Width	70 ft.
Front Setback	25 ft.
Side Setback	7.5 ft.
Rear Setback	25 ft.
Maximum FAR	NA
Area Per DU	
Maximum Height	35 ft.
Impervious	NA

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Surface	
Building Coverage	
Required Parking	2 spaces per unit
Buffering/Screening	20 ft. buffer/Type "A" screening against BPO
Historic Resources	None
Overlay Districts	None
Coastal High Hazard Area	No
Scenic Corridors	Yes
Wetlands	No
Upland Wildlife Area	None
River Corridor Policy Area	None
Airport Height Area	150' AMSL
Airport Incompatible Use Area	No
Airport Executive Area	No
Eagles Nest Area	No
Base Flood Elevation (ft)	None
Wellhead Resource Protection Zone	None

Surface Water Protection Area	No
Potable Water Buffer Area	No
Major Modifications	
Minor Modifications	
Personal Appeals	
Comments	Note: Folio no. 25882.0100 is zoned RSC-6 subject to RSC-6 standards. See Sec. 2.02.02 Allowable Use Table, single-family conventional not allowed in BPO zoning district. Rezoning 96-321 rezoned the corner parcel from RSC-6 to BPO because the site was not conducive to single family residential. Property would need to be rezoned to allow SF homes. NOTE-STANDARDS ARE RSC-6 STAND.

Comments

Note: Folio no. 25882.0100 is zoned RSC-6 subject to RSC-6 standards. See Sec. 2.02.02 Allowable Use Table, single-family conventional not allowed in BPO zoning district. Rezoning 96-321 rezoned the corner parcel from RSC-6 to BPO because the site was not conducive to single family residential. Property would need to be rezoned to allow SF homes.
NOTE-STANDARDS ARE RSC-6 STAND.

Subject
REZONING
PROJECT NAME

5 HOMES DEVELOPMENT



PRESUBMITTAL MEETING

PROJECT NAME: 5 Homes Development

FOLIO #: 25882.0000 DATE: September 21, 2021

STAFF CONTACT: Larry Morris PHONE#: 276-8308

**NATURAL RESOURCES
ITEMS OF CONCERN**

	LDC /DRPM SECTION	Applicable If Marked
TREE SURVEYS - Trees measuring 5" and larger in trunk diameter, measured 4.5' above the ground elevation, overlaid on site plan (*Subdivision developments proposing lot development in concert with infrastructure development shall require a complete tree survey.)	4.16 (DRPM)	
Mapped Significant Wildlife Habitat	4.01.09 (LDC)	
Project / Compatibility Plan Due to Adjacent Public or Private Land Preserves	4.01.11 (LDC)	
Vegetation Protection along River Ways	4.01.06.A.6 & 11 (LDC)	
Grand Oak(s) Preservation (See LDC Definition)	4.01.06.A.3 (LDC)	
New Landscaping for New Parking Area	6.06 (LDC)	
Required Buffers Between Incompatible Land Uses	6.06.06 (LDC)	
Scenic Roadway Requirements (URBAN)	6.06.03.1 (LDC)	
Wetland Setback	4.01.07 (LDC)	
Other: Platted No Improvements		X
Other:		

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Hillsborough County Florida

DEVELOPMENT SERVICES

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

Site Engineering, Roadway Design &
Lighting, Pre-Submittal Review
09-21-2021

Project Name: 5 Homes Development 
Address: SE quad N. Himes Ave. &
River Cove Dr, Tampa
Folio: 25882.0000

BOARD OF COUNTY COMMISSIONERS
Harry Cohen
Ken Hagan
Pat Kemp
Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White
COUNTY ADMINISTRATOR
Bonnie M. Wise
COUNTY ATTORNEY
Christine M. Beck
INTERNAL AUDITOR
Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR
Gregory S. Horwedel

FDOT Review: No
County ROW Permit Required: Yes

Road Classification: River Cove Dr. is a local road and N Himes Ave. is a collector road.

Minimum Driveway Radii, in feet: 35'/50', reference FDOT Standards
Minimum Driveway Throat Depth, in feet: Reference LDC Section 6.04 Access Management

Internal 5' Sidewalk Required: No
External 5' Sidewalk Required: Yes

ADA Parking and external ingress/egress required: No

Comments:


Disabled Parking to be delineated in Accordance with Details provided in the 2015 Edition of the Follow the Hillsborough County Transportation Technical Manual, "TD-1" & "TD-2".

On-Site Signage and Marking shall be in accordance with the Manual of uniform traffic Control Devices, Latest Edition.

Exterior Lighting Plans Required: No

Lighting Comments: It shall conform to LDC Section 6.10.00 exterior lighting

HILLSBOROUGH COUNTY PLANNING AND GROWTH MANAGEMENT
STORMWATER REVIEW SECTION

PRE-SUBMITTAL MEETING: 9/21/21
PROJECT NAME 5 Home Development 
FOLIO: 25882.0000 25882.0100
PROJECT AREA: <10 ACRE(S) +/-
SITE DESIGN CRITERIA: SMALL SITE CRITERIA, CH.5
PROJECT TYPE: Minor Subdivision - will need SWFWMD letter

STORMWATER BASIN & #: PEMBERTON/BAKER CREEK, #3
BASIN FLOW CAPACITY: VOLUME SENSITIVE

F.E.M.A FLOOD ZONE INFORMATION: X NAVD
F.E.M.A. FIRM PANEL #: J4H 0213H
COUNTY MODEL FLOODPLAIN: TBD NAVD
FLOOD PLAIN IMPACT MITIGATION: AS NEEDED
Please refer to the ftp site to obtain the updated County Model
<ftp://ftp.hillsboroughcounty.org/pwe/pub>

WATER QUALITY: SEE BELOW
SWFWMD REQUIREMENTS SHALL BE UTILIZED WHEN
THEY EXCEED THOSE OF HILLSBOROUGH COUNTY

ALLOWABLE DISCHARGE RATE: Pre-Development Event

- * PROVIDED SITE HAS POSITIVE OUTFALL, AS DEFINED IN THE OCTOBER 2015 STORMWATER TECHNICAL MANUAL.
- * SHOULD THE SITE NOT HAVE A POSITIVE OUTFALL, THEN VOLUME SENSITIVE CRITERIA WILL APPLY. VOLUME SENSITIVE CRITERIA IS BASED UPON A 100 YEAR / 24 HOUR RAINFALL EVENT. REFERENCE THE STORMWATER TECHNICAL MANUAL FOR ADDITIONAL INFORMATION.

RUN-OFF RATE(S) ARE TO BE DETERMINED UTILIZING THE RATIONAL METHOD

- * IF SITE IS PART/PARCEL OF AN APPROVED MASTER PLAN, PROVIDE SUPPORTING DOCUMENTATION
- * ADEQUATE OUTFALLS MUST BE CONFIRMED BY THE EOR

***	EXEMPT LESS THAN 1,000SF	N/A
	LESS THAN 5,000SF NEW IMPERVIOUS	1/2" OVER IMPROVEMENT AREA
	LESS THAN 10,000SF NEW IMPERVIOUS	1" OVER IMPROVEMENT AREA
	GREATER THAN 10,000SF NEW IMPERVIOUS	CONSIDERED NEW DEVELOPMENT



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RECORD**

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