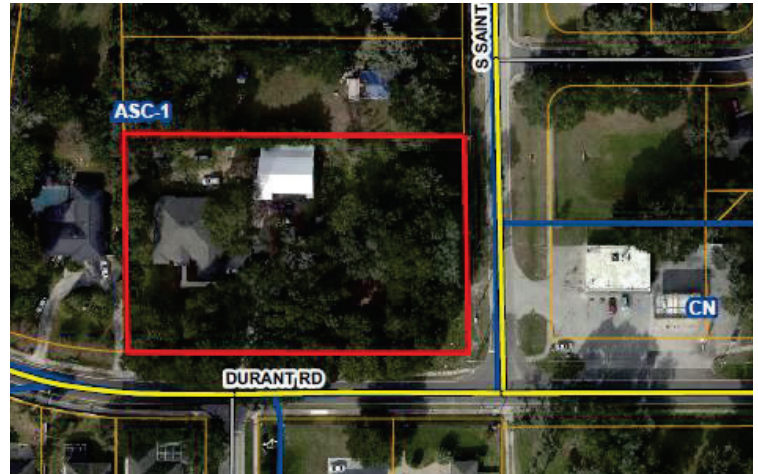


Rezoning Application: RZ-STD 22-0980
Zoning Hearing Master Date: July 25, 2022
BOCC Land Use Meeting Date: September 13, 2022

1.0 APPLICATION SUMMARY

Applicant: Rachel Stoll
FLU Category: Residential - 4 (R-4)
Service Area: Urban
Site Acreage: 1.53 MOL
Community Plan Area: None
Overlay: None



Introduction Summary:

The existing zoning is Agricultural – Single-Family Conventional (ASC-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential – Single-Family Conventional (RSC-4) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	ASC-1	RSC-4
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	1.53 MOL	1.53 MOL
Density/Intensity	1 du/gross acre	4 du/gross acre
Mathematical Maximum*	1 unit	6 units

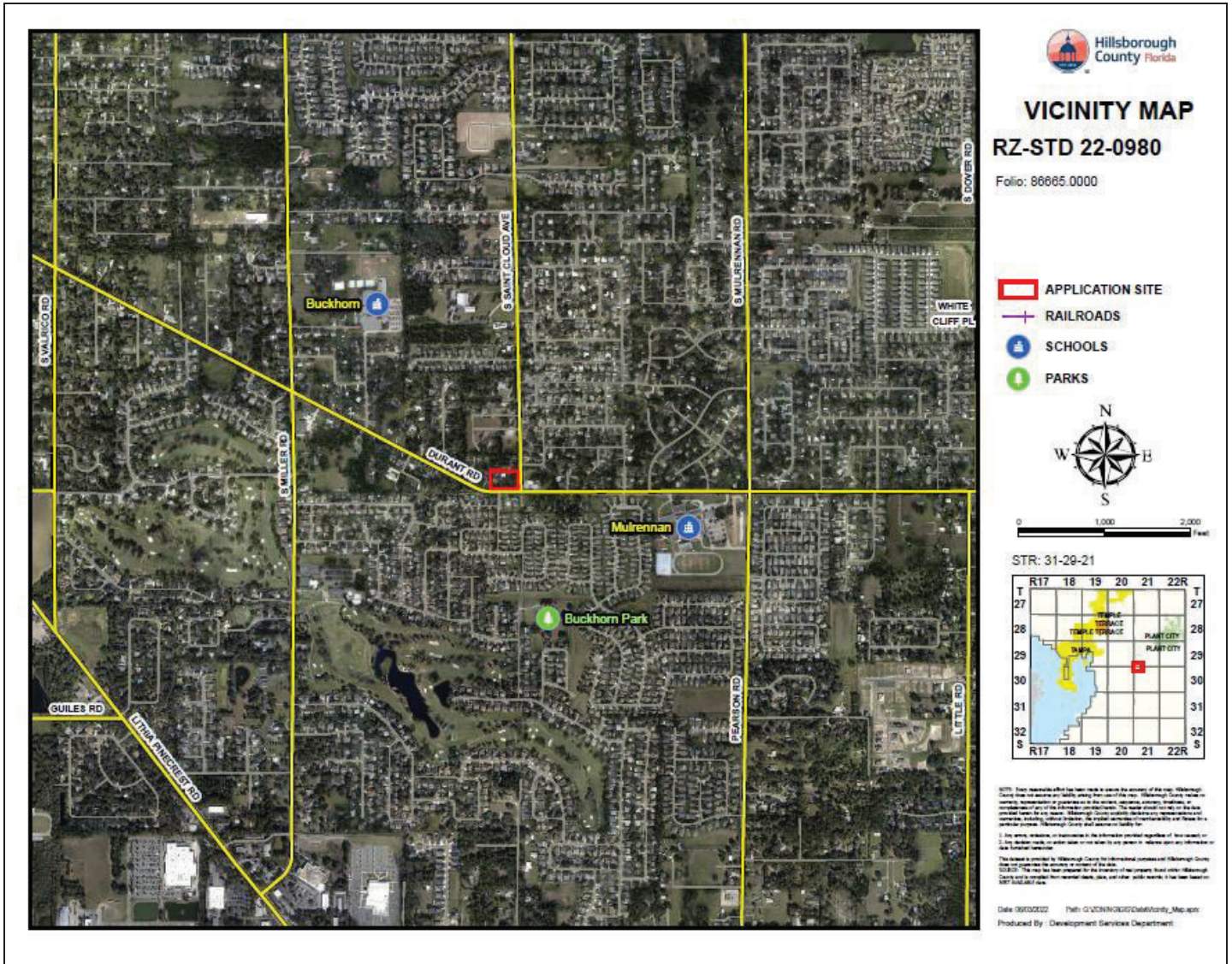
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	ASC-1	RSC-4
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

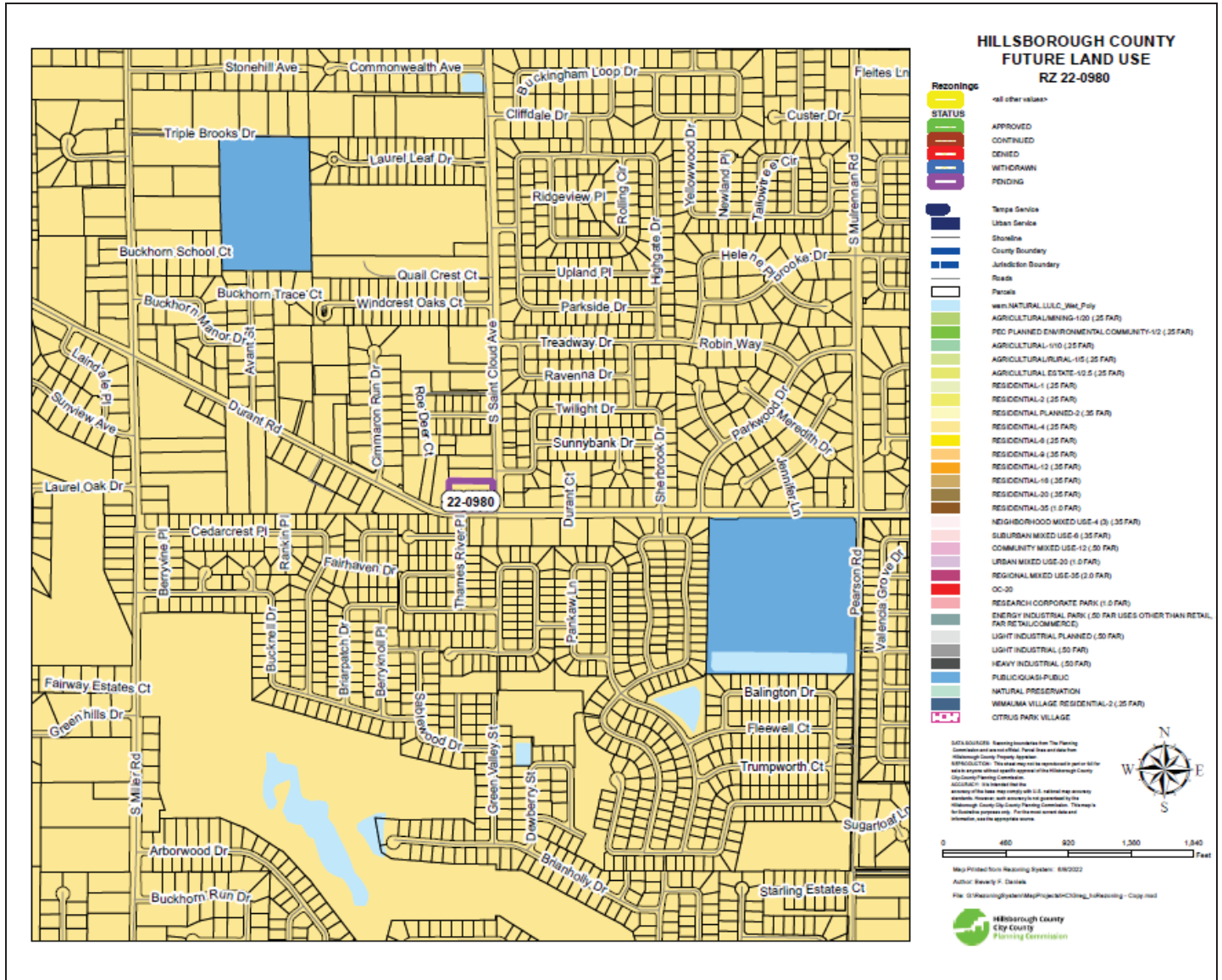


Context of Surrounding Area:

The area consists of single-family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the north and west. Single-Family Residential zoned RSC-6 and PD 01-0291 is located to the south across Durant Road. A gas station zoned CN is across South St. Cloud Avenue to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4 (R-4)
Maximum Density:	4.0 dwelling units per gross acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

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
St Cloud Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Durant Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	9	1	1
Proposed	57	4	6
Difference (+/-)	+48	+3	+5

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands per site inspection
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.
Comprehensive Plan:	Comments Received	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 checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The approximate 1.53-acre property is zoned ASC-1 (Agricultural – Single-Family Conventional). The parcel has a single-family residence on the lot. The subject parcel is located at 2716 Durant Road. The applicant proposes to rezone from ASC-1 to RSC-4 to allow for an additional 2 single-family lots, for a total of 3 which will be subdivided. As noted, the mathematical maximum under the RSC-4 district given the size of the parcel is 6 units. The area consists of single-family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the north and west. Single-Family Residential zoned RSC-6 and PD 01-0291 is located to the south across Durant Road. A gas station zoned CN is across South St. Cloud Avenue to the east. The subject property is designated Residential-4 (R-4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential; therefore, the rezoning of the subject parcel from ASC-1 to RSC-4 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-4 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

Zoning Administrator Sign Off:	 <p>J. Brian Grady Sun Jul 17 2022 08:38:29</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

6.0 FULL TRANSPORATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
 REVIEWER: Alex Steady, Senior Planner
 PLANNING AREA/SECTOR: Valrico/ Central

DATE: 07/14/2022
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-0980

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.52-acre parcel from Agricultural Single Family Conventional – 1 to Residential Single Family Conventional – 4 (RSC-4). The site is located on the north west corner of the intersection of Saint Cloud Avenue and Durant Road. The Future Land Use designation of the site is Residential – 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 6 Single Family Detached Dwelling Units (ITE Code 210)	57	4	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+48	+3	+5

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on St Cloud Ave and Durant Road. St Cloud Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. St Cloud Ave does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. Durant Road is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Durant Road has sidewalks on both sides of the roadway but no, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to St Cloud Ave and/or Durant Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SAINT CLOUD AVE	DURANT RD	SR 60	D	C
DURANT RD	LUMSDEN RD	LITTLE RD	D	C

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0980
DATE OF HEARING:	July 25, 2022
APPLICANT:	Rachel Stoll
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RSC-4
LOCATION:	2716 Durant Road
SIZE OF PROPERTY:	1.53 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-4
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: Rachel Stoll

FLU Category: Residential - 4 (R-4)

Service Area: Urban

Site Acreage: 1.53 MOL

Community Plan Area: None

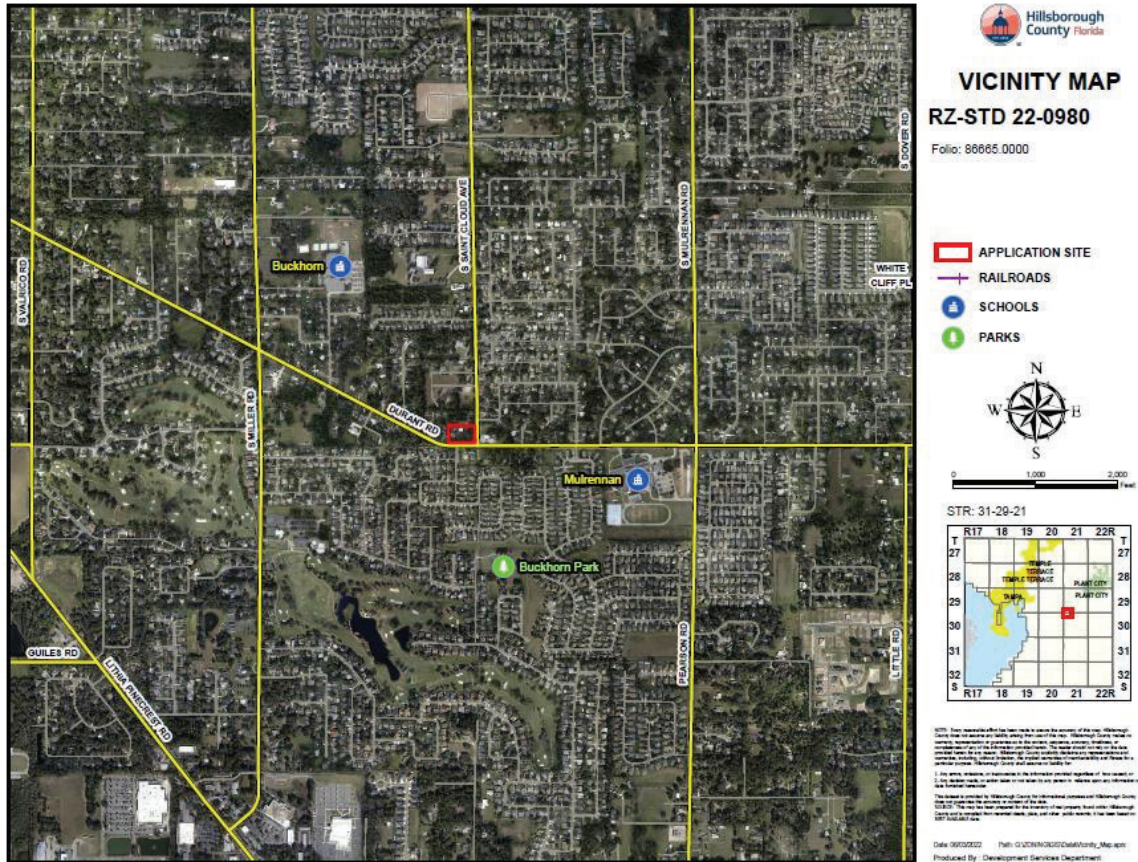
Overlay: None

Introduction Summary:		
The existing zoning is Agricultural – Single-Family Conventional (ASC-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential – Single-Family Conventional (RSC-4) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	ASC-1	RSC-4
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	1.53 MOL	1.53 MOL
Density/Intensity	1 du/gross acre	4 du/gross acre
Mathematical Maximum*	1 unit	6 units

*number represents a pre-development approximation

Development Standards Existing Proposed		
District(s)	ASC-1	RSC-4
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'
Planning Commission Recommendation:		Development Services Recommendation:
Consistent		Approvable

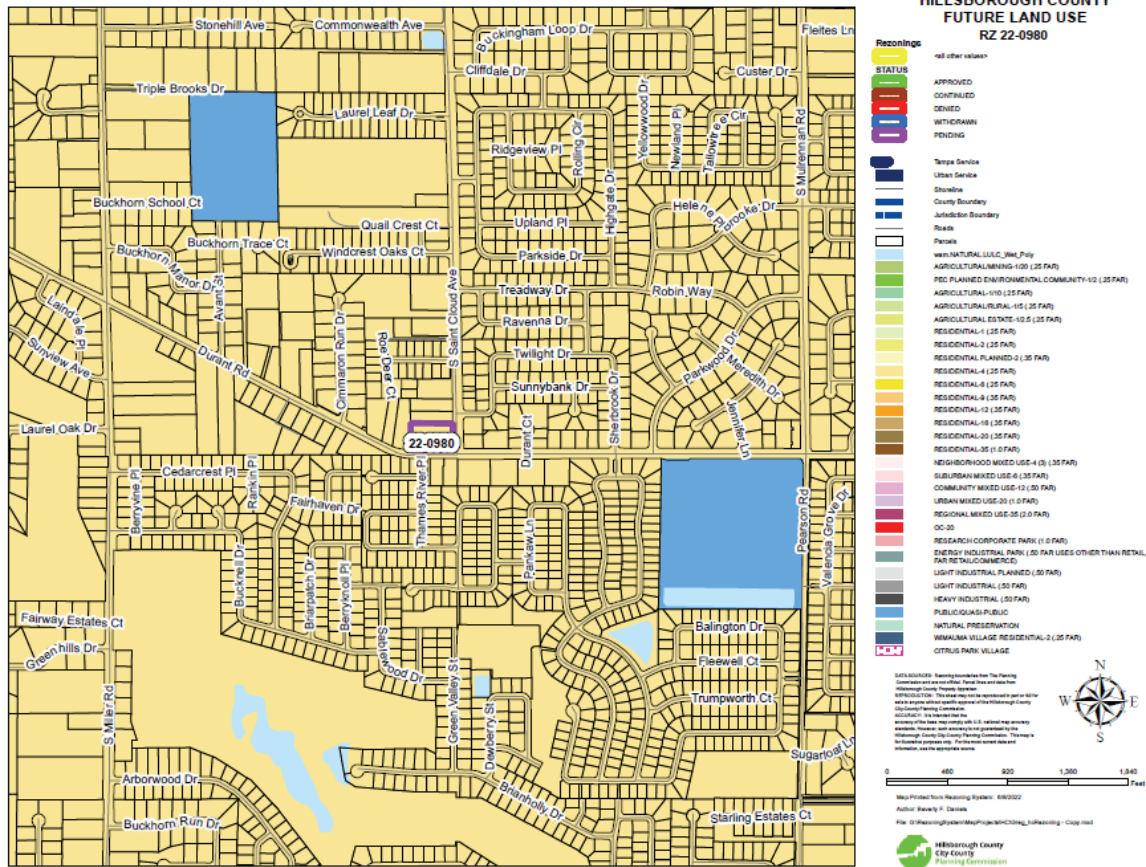
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

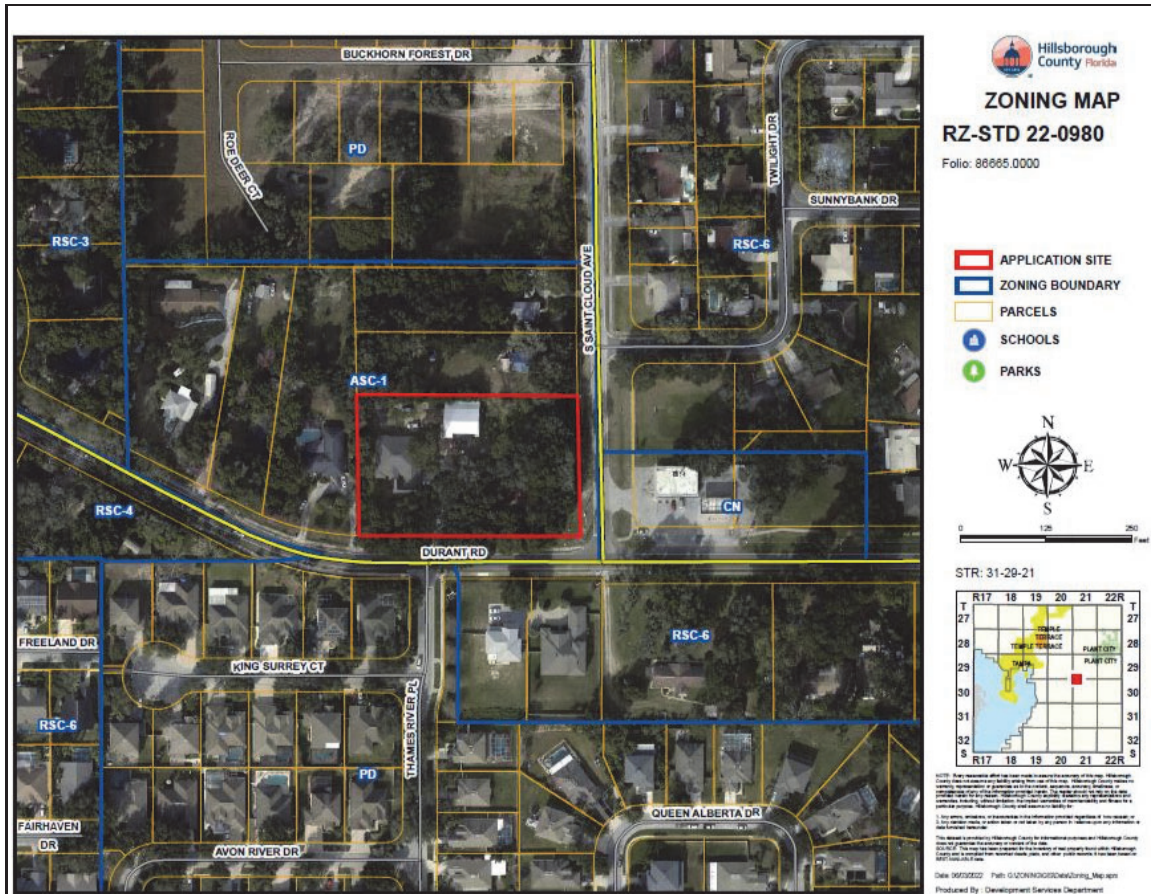
The area consists of single-family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the north and west. Single-Family Residential zoned RSC-6 and PD 01-0291 is located to the south across Durant Road. A gas station zoned CN is across South St. Cloud Avenue to the east.

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



Subject Site Future Land Use Category:	Residential-4 (R-4)
Maximum Density:	4.0 dwelling units per gross acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.

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



Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
South	RSC-6, PD 01-0291	6 du/gross acre, Per PD 01-0291	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RSC-6, CN	6 du/gross acre, 0.20 F.A.R.	Single-Family Residential (Conventional Only), Neighborhood Commercial, Office and Personal Services	Retention Pond, Gas Station

West	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
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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
St Cloud Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Durant Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	9	1	1
Proposed	57	4	6
Difference (+/-)	+48	+3	+5

*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	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands per site inspection
Conservation & Environ. Lands Mgmt.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.
Comprehensive Plan:	Comments Received	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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Waiver Requested <input type="checkbox"/>				
Minimum Density Met <input checked="" type="checkbox"/> N/A				

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 1.53-acre property is zoned ASC-1 (Agricultural – Single-Family Conventional). The parcel has a single-family residence on the lot. The subject parcel is located at 2716 Durant Road. The applicant proposes to rezone from ASC-1 to RSC-4 to allow for an additional 2 single-family lots, for a total of 3 which will be subdivided. As noted, the mathematical maximum under the RSC-4 district given the size of the parcel is 6 units. The area consists of single-family residential and commercial. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the north and west. Single-Family Residential zoned RSC-6 and PD 01-0291 is located to the south across Durant Road. A gas station zoned CN is across South St. Cloud Avenue to the east. The subject property is designated Residential-4 (R- 4) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential; therefore, the rezoning of the subject parcel from ASC-1 to RSC-4 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-4 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 25, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Highway testified on behalf of the applicant. Ms. Mai stated that the applicant owns the 1.53 acre parcel currently zoned ASC-1 and designated RES-4 by the Comprehensive Plan. The parcel is developed with an existing single-family home which will remain on-site and continue to utilize the well and septic tank. The proposed two new lots will connect to

County water and sewer. Ms. Mai described the surrounding properties and stated that the applicant concurs with staff's recommendations for approval.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the 1.53 property from ASC-1 to Residential Single-Family Conventional-4. Mr. Grandlienard described the surrounding area and zoning districts and stated the rezoning to RSC-4 would be consistent with the existing zoning pattern and staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-4 Future Land Use classification and the Urban Service Area. Ms. Massey stated that the request meets the minimum density standard and testified that the request meets the intent of Objective 8, 9 and Policies 8.1, 9.1 and 9.2 of the Future Land Use Element that requires development to be consistent with the character of the area. Ms. Massey concluded her presentation by stating that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. None replied.

Hearing Master Finch asked for members of the audience in opposition to the application. None replied.

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

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted 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 1.53 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-4 (RES-4) 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 – 4 (RSC-4) zoning district.
3. The Planning Commission staff supports the request. The Planning Commission found the request meets the minimum density standard and the intent of Objective 8, 9 and Policies 8.1, 9.1 and 9.2 of the Future Land Use Element that requires development to be consistent with the character of the area. Staff testified that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
4. The area surrounding the subject property is developed with residential land uses.
5. No testimony in opposition was provided at the Zoning Hearing Master hearing.
6. The request for the RSC-4 zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-4 Future Land Use category.

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

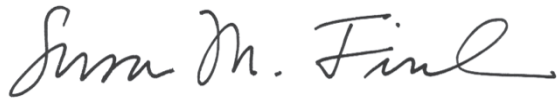
The applicant is requesting a rezoning to the RSC-4 zoning district. The property is 1.53 acres in size and is currently zoned ASC-1 and designated RES-4 by the Comprehensive Plan. The property is located in the Urban Service Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility. Planning Commission staff testified that the rezoning is consistent with the Comprehensive Plan.

The request for the RSC-4 zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-4 Future Land Use category.

RECOMMENDATION

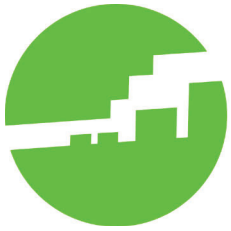
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-4 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



August 15, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022 Report Prepared: July 13, 2022	Petition: MM 22-0980 2716 Durant Road <i>North of Durant Road, west of south St. Cloud Avenue, east of Cimmaron Run Drive, and South of Kimmie Tree Lane</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-4 (4 du/ga, .25 FAR)
Service Area	Urban Service Area (USA)
Community Plan:	None
Requested Zoning:	Rezoning from Agricultural, Single-Family Conventional-1 (ASC-1) to Residential Single-family Conventional-4 (RSC-4)
Parcel Size (Approx.):	1.53 +/- acres
Street Functional Classification:	Durant Road – County Collector South Saint Cloud Avenue- County Collector Cimmaron Run Drive- Local Road Kimmie Tree Lane – Local Road
Locational Criteria	Not Applicable
Evacuation Zone	None



Context

- The 1.53 +/- acre subject site is located at 2716 Durant Road, North of Durant Road, west of south St. Cloud Avenue, east of Cimmaron Run Drive, and South of Kimmie Tree Lane.
- The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan.
- The property's Future Land Use designation is Residential-4 (RES-4), with typical uses of residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses are subject to locational criteria. The subject site is surrounded by RES-4 FLU category.
- The property is surrounded by single family residential with lot sizes between 1 acre and 0.25 acres. Properties are designated Residential Single-family Conventional-6 (RSC-6) to the northeast. To the north, southwest and south is a residential Planned Development. To the east is Commercial Neighborhood (CN) zoning. Further to the southwest is Residential Single-family Conventional-4 (RSC-4) zoning. To the west and northwest is Agricultural Single-family Conventional-1 (ASC-1). Further to the northwest and west is Residential Single-family Conventional-3 (RSC-3) zoning.
- This general area is developed with a mix of suburban-scale single family residential and pockets of agricultural. The property is surrounded by single-family residential on all sides except for the southeast corner which has a gas station. The area is predominantly single-family residential.
- The applicant is requesting a change from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single-Family Conventional-4 (RSC-4).

Compliance with Comprehensive Plan:

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

Future Land Use Element

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

GROWTH MANAGEMENT STRATEGY

The Sustainable Growth Management Strategy serves as a vehicle to structure County spending and planning policies to optimize investment for services and infrastructure, protect the vulnerability of the natural environment, reduce the exposure and risk to natural hazards and provide a clear direction for achieving an efficient development pattern. This strategy is comprised of three primary components, an environmental overlay, an urban service area and a defined rural area.

The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some “rural communities” exist. These communities have historically served as a center of community activity within the rural environment. They include, Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these communities will be reflected through the application of “community-based planning” techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.

This Plan also provides for the development of planned villages within rural areas. These villages are essentially self supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

PURPOSE

Control Urban Sprawl.

Create a clear distinction between long range urban and rural community forms.

Define the future urban form through the placement of an urban service area that establishes a geographic limit of urban growth.

Define areas within the urban service area where growth can occur concurrent with infrastructure capacities and where public investment decisions can be made more rationally in a manner that does not perpetuate urban sprawl.

Identify a distinct rural area characterized by the retention of land intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle without the expectation of future urbanization.

Apply an overlay of ecosystems and greenways that preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.

Create compatible development patterns through the design and location of land uses.

URBAN SERVICE AREA BOUNDARY

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.

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.

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.

Community Development and Land Uses

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

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

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

Policy 16.10: 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.

Staff Analysis of Goals, Objectives and Policies:

The applicant is proposing a rezoning from Agricultural Single-family Conventional-1 (ASC-1) to Residential Single-family Conventional-4 (RSC-4) on 1.53 acres. The subject property is in the Urban Service Area and not within the limits of a Community Plan. According to Policy 1.2, properties in the Urban Service Area need to develop at densities of four (4) dwelling units or more to direct growth in areas where urban infrastructure is

readily available. The proposed RSC-4 zoning will allow the property to be developed at four (4) dwelling units an acre for approximately 6 dwelling units.

Future Land Use Element (FLUE) Objective 8, Policy 8.1, Objective 9, Policy 9.1 and 9.2 requires development to be consistent with the Future Land Use category and to be consistent with the character of the area. The proposed rezoning is consistent with the RES-4 Future Land Use designation as it maintains the residential character of the area. The proposed rezoning to RSC-4 is a suburban residential land use category. The rezoning to a standard Euclidean district does not require a site plan. However, the property will be developed in accordance with the requirements of the RSC-4 zoning in the Land Development Code and no design exceptions have been requested at this time. FLUE Objective 16, Policy 16.2, Policy 16.3 and 16.10 encourages the protection of existing neighborhoods and compatibility with the surrounding uses. The subject site is surrounded by residential neighborhoods with predominately single family uses. The lots sizes in the area range from an acre to a quarter acre. The proposed rezoning is compatible with the development pattern in the vicinity and should not have any adverse impacts on the surrounding area. The proposed rezoning helps protect the existing neighborhoods by proposing single-family use and by not expanding the Commercial, Neighborhood (CN) zoning that is located to the east.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0980

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

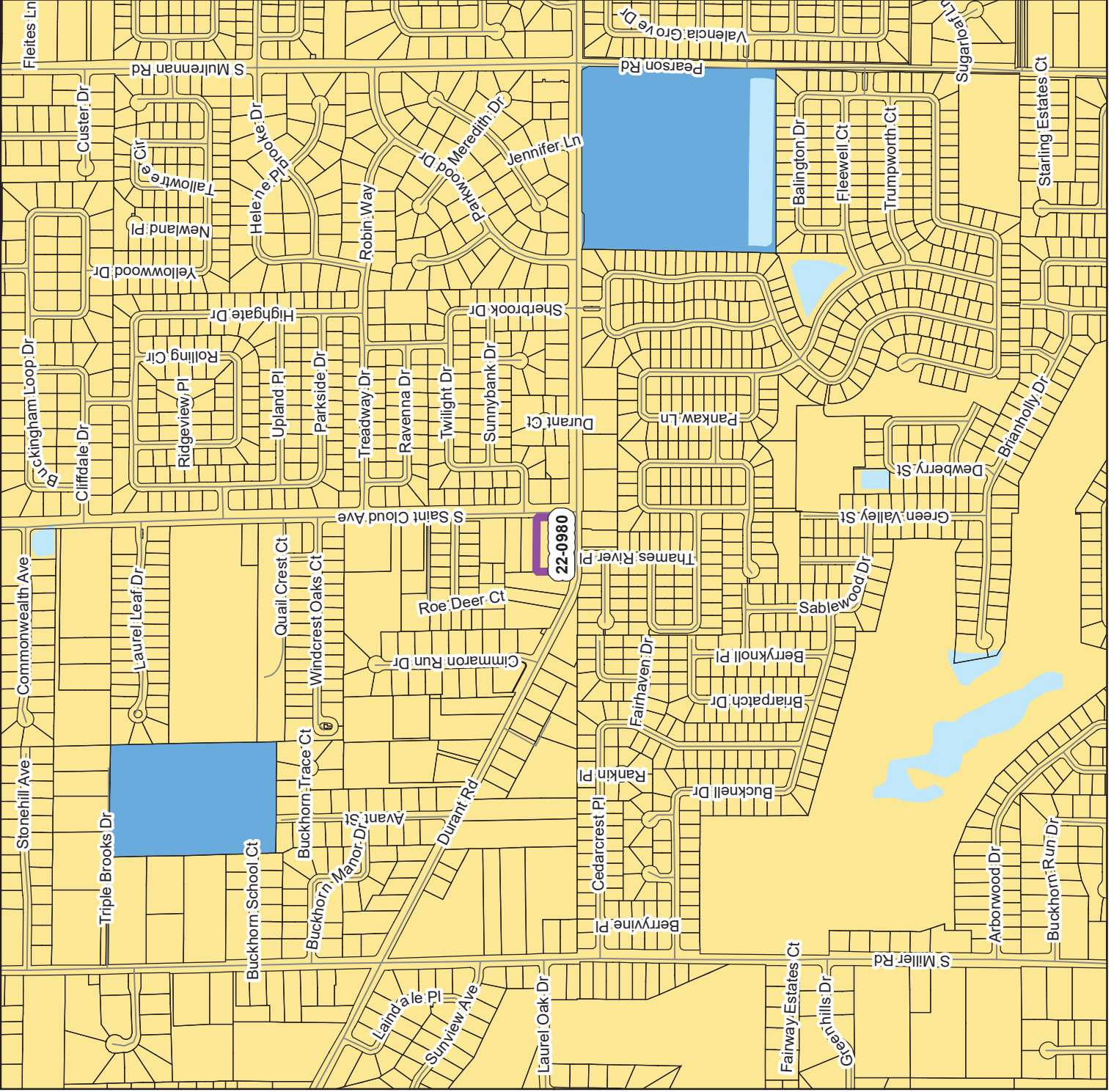
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

- WATER NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL 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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 6/6/2022
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Rez\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Valrico/ Central

DATE: 07/14/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0980

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 1.52-acre parcel from Agricultural Single Family Conventional – 1 to Residential Single Family Conventional – 4 (RSC-4). The site is located on the north west corner of the intersection of Saint Cloud Avenue and Durant Road. The Future Land Use designation of the site is Residential – 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 6 Single Family Detached Dwelling Units (ITE Code 210)	57	4	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+48	+3	+5

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on St Cloud Ave and Durant Road. St Cloud Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. St Cloud Ave does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. Durant Road is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Durant Road has sidewalks on both sides of the roadway but no, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to St Cloud Ave and/or Durant Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
SAINT CLOUD AVE	DURANT RD	SR 60	D	C
DURANT RD	LUMSDEN RD	LITTLE RD	D	C

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
St Cloud Ave	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Durant Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	9	1	1
Proposed	57	4	6
Difference (+/-)	+48	+3	+5

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: July 25, 2022 PETITION NO.: 22-0980 EPC REVIEWER: Sarah Hartshorn CONTACT INFORMATION: (813) 627-2600 X 1237 EMAIL: hartshorns@epchc.org	COMMENT DATE: June 30, 2022 PROPERTY ADDRESS: 2716 Durant Rd, Valrico FOLIO #: 086665-0000 STR: 31-29S-21E
REQUESTED ZONING: ASC-1 to R-4	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	06/29/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands per site inspection
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.	

Sjh/ mst

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

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

PETITION NO.: STD22-0980 REVIEWED BY: Randy Rochelle DATE: 6/17/2022

FOLIO NO.: 86665.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the north Right-of-Way of Durant Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

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

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 June 2022

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

APPLICANT: Tu Mai

PETITION NO: RZ-STD 22-0980

LOCATION: 2716 Durant Rd, Valrico, FL 33594

FOLIO NO: 86665.0000

SEC: 31 TWN: 29 RNG: 21

- 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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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

C7:
Application Number: RZ-STD 22-0980
Applicant: Rachel Stoll
Location: 2716 Durant Rd.
Folio Number: 086665.0000
Acreage: 1.53 acres, more or less
Comprehensive Plan: R-4
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-4

1 MR. GRADY: The next item is agenda item
2 C-7, Rezoning-Standard 22-0980. The applicant is
3 Rachel Stroll -- Stoll.

4 The applicant -- the request is to rezone
5 from ASC-1 to RSC-4. Chris Grandlienard will
6 provide staff recommendation after presentation by
7 the applicant.

8 HEARING MASTER FINCH: Good evening.

9 MS. MAI: Thank you, Madam Hearing Master.
10 My name is Tu Mai. Office address is 14031 North
11 Dale Mabry Highway, Tampa, Florida 33618. I'm here
12 representing the applicant.

13 The applicant owns a parcel having Folio No.
14 08665.0000 located at 2716 Durant Road in Valrico.
15 The subject parcel comprises of 1.53 acres of total
16 land and is currently zoned ASC-1 with a Future
17 Land Use of R-4.

18 It is in the Urban Service Area. Water and
19 sewer are available on Durant Road and South
20 St. Cloud. The applicant wishes to rezone the
21 parcel from ASC-1 to RSC-4 to allow for three
22 single-family lots with RSC-4 development
23 standards.

24 The subject parcel has an existing
25 single-family home which will remain and is

1 currently using well and septic. The proposed two
2 new lots, lots 2 and 3, will connect to county
3 sewer and -- county sewer and water with a point of
4 connection on Durant Road or South St. Cloud.

5 The adjacent properties to the north and
6 west of the subject site are zoned ASC-1 with a
7 Future Land Use designation of R-4. The adjacent
8 properties to the east of the subject site are
9 zoned CN and RSC-6 with a Future Land Use
10 designation of R-4.

11 The property to the south of the subject
12 site is zoned RSC-6 with a Future Land Use
13 designation of R-4. Therefore, the proposed
14 rezoning to RSC-4 zoning district is consistent and
15 compatible with the surrounding area.

16 We concur with staff's recommendation of
17 approval and the Planning Commission's
18 recommendation of consistent. Therefore, we
19 respectfully request your approval for this
20 petition. Thank you.

21 HEARING MASTER FINCH: Thank you. If you
22 could please sign in with the clerk's office.

23 Development Services.

24 MR. GRANDLIENARD: Chris Grandlienard,
25 again, Development Services, here to present

1 Standard Rezoning 22-0980.

2 The applicant is rezoning from the existing
3 ASC-1, Agricultural Single-Family Conventional, to
4 RSC-4, Residential Single-Family Conventional. The
5 approximate 1.53-acre property is zoned ASC-1. The
6 parcel has a single-family residence on the lot.

7 The subject parcel is located at 2716 Durant
8 Road. The applicant proposed to rezone from ASC-1
9 to RSC-4 to allow for an additional two
10 single-family lots for a total of three which will
11 be subdivided.

12 As noted in my staff report, which is in the
13 record, the mathematical maximum under the RSC-4
14 district given the size of the parcel is six units.
15 The area consists of single-family residential and
16 commercial.

17 The property is located in the Urban Service
18 Area. The subject parcel is directly adjacent to
19 single-family residential zoned ASC-1 to the north
20 and west. Single-family residential zoned RSC-6
21 and PD 01-0291 is located to the south across
22 Durant Road.

23 A gas station zoned CN, Commercial
24 Neighborhood, is across St. Cloud Avenue to the
25 east. The subject property is designated R-4,

1 Residential-4, on the Future Land Use Map.

2 The Planning Commission found the proposed
3 use consistent with the Comprehensive Plan. The
4 surrounding uses are similar to the request
5 residential.

6 Therefore, the rezoning of the subject
7 parcel from ASC-1 to RSC-4 would be consistent with
8 the existing zoning pattern of the area. Based on
9 Residential-4 Future Land Use Classification, the
10 surrounding zoning and development pattern, and the
11 proposed uses for the RSC-4 zoning district, staff
12 finds the request approvable.

13 That concludes my staff report. Be glad to
14 answer any questions you might have.

15 HEARING MASTER FINCH: None at this time,
16 but thank you.

17 Planning Commission, please.

18 MS. MASSEY: Hi. This is Jillian Massey
19 with Planning Commission staff.

20 As mentioned, the site is located in the
21 Residential-4 Future Land Use Category. It's in
22 the Urban Service Area, and it's not within the
23 limits of any community plan.

24 The subject site is surrounded by the
25 Residential-4 Future Land Use Category. According

1 to Policy 1.2 of the Future Land Use Element,
2 properties in the Urban Service Area meet the
3 development -- developed at densities at four
4 dwelling units or more through direct growth in
5 areas where urban infrastructures are readily
6 available.

7 The proposed RSC-4 zoning will allow the
8 property to be developed at four dwelling units per
9 acre for approximately a total of six dwelling
10 units.

11 The Future Land Use Element Objective 8,
12 Policy 8.1, Objective 9, Policy 9.1 and 9.2
13 requires -- requires development to be consistent
14 with the Future Land Use Category and to be
15 consistent with the character of the area.

16 The subject site is surrounded by
17 residential neighborhoods with predominantly
18 single-family uses. The lot sizes in the area
19 range from an acre to a quarter acre. The proposed
20 rezoning is compatible with the development pattern
21 in the vicinity and should not have any adverse
22 impacts on the surrounding area.

23 The proposed rezoning helps protect the
24 existing neighborhoods by proposing single-family
25 use and by not expanding commercial neighborhood

1 rezoning that is located to the east.

2 And based upon these considerations, the
3 Planning Commission staff finds the proposed
4 rezoning consistent with the Future of Hillsborough
5 Comprehensive Plan for unincorporated Hillsborough
6 County. Thank you.

7 HEARING MASTER FINCH: Thank you.
8 Appreciate it.

9 Is there anyone in the room or online that
10 would like to speak in support of this application?

11 Seeing no one, is there anyone in opposition
12 that would like to speak in the room, online? No
13 one.

14 All right. Mr. Grady?

15 MR. GRADY: Nothing further.

16 HEARING MASTER FINCH: All right. The
17 applicant anything else? All right.

18 Then with that, we'll close Rezoning 22-0980
19 and go to the next case.
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE