



# Hillsborough County Florida

## SM STAFF REPORT

<b>SUBJECT:</b>	PD 20-1248	<b>PLANNING AREA:</b>	Riverview
<b>REQUEST:</b>	Rezoning to Planned Development	<b>SECTOR</b>	South
<b>APPLICANT:</b>	Balm Grove LLC		
<b>Existing Zoning: AS-1</b>		<b>Comp Plan Category: SMU-6</b>	



## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting to rezone 1.22 +/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development). The PD will allow for the development five single-family detached lots, which is a partial extension of the adjacent single-family neighborhood (PD 20-0172 – see Figure 1). The proposed density will be 4.09 units per acre.



Figure 1: Project Location

The site area is located within the Future Land Use (FLU) category of SMU-6, which is a suburban land use category permitting a maximum of 6 units per acre. The size of the project does not require a mixed use proposal.

The project is located within the Urban Service Area and within the Riverview Community Plan area.

#### 1.2 Compliance Overview with Land Development Code and Technical Manuals

The application does not require any variations to Land Development Code Parts 6.05.00 (Parking and Loading), 6.06.00 (Landscaping/Buffering) or 6.07.00 (Fences and Walls).

### 1.3 Evaluation of Existing and Planned Public Facilities

The project area is located in the Urban Service Area with services provided by Hillsborough County. An 8-inch water main and 8-inch wastewater gravity main is located within the right-of-way of Calypso Orchid Court. A 16-inch wastewater force main exists adjacent to the site within the northern right-of-way of Big Bend Road.

Projected impact fees for the proposed project are as follows:

#### Estimated Fees:

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$5,094.00 \* 4 units = \$20,376.00

Parks: \$416.72 \* 4 units = \$ 1,666.88

School: \$8,227.00 \* 4 units = \$32,908.00

Fire: \$335.00 \* 4 units = \$ 1,340.00

Total Single Family Detached = \$56,290.88

#### Project Summary/Description:

Urban Mobility, Central Park, South Fire - 4 Single Family Detached

The project's access will occur through PD 20-0172 and Calypso Orchid Court to the immediate east within the adjacent residential neighborhood. Roadways within PD 20-0172 have not yet been constructed, but will consist of a network of local, public roadways that provide access to Symmes Road. Calypso Orchid Court is a 2-lane, undivided public road that has been stubbed out to the project's eastern border allowing for connectivity between the projects. Transportation staff has no objections to the proposed rezoning, subject to proposed conditions of approval.

### 1.4 Natural Resources/Environmental

The Environmental Protection Commission has reviewed this application and finds that the site contains no wetlands; therefore, EPC staff has no objections or proposed conditions of approval.

The project is not located within a Wellhead Resource Protection Zone, a surface Water Protection Area, a Significant Wildlife Habitat or the Coastal High Hazard Area. The site is not adjacent to any ELAPP properties.

Per the applicant's site plan, the site contains no natural water bodies, wetlands or other environmentally sensitive land areas. Therefore, intensity calculations are done without the use of the Environmentally Sensitive Land Credit.

### 1.5 Comprehensive Plan Consistency

The project is located within the SMU-6 Future Land Use (FLU) category and within the Riverview Community Plan Area. Planning Commission staff has found the proposed rezoning to be ~~INCONSISTENT~~ **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

### **1.6 Compatibility**

The site is located within in area developed with residential uses.

- Property to the west and south is zoned PD 20-0172 and approved for 4,000 square foot lots. This project will be a component of that larger residential neighborhood. PD 20-0172 has not yet been developed.
- Properties to the east are zoned PD 01-0967, which is developed with a single-family neighborhood. Lots are approximately 5,000 sf in size and 40 feet in width.
- Property to the north is zoned AS-1 and developed with a single-family home with easement access to Symmes Road.

### **1.7 Agency Comments**

The following agencies have reviewed the application and offer no objections:

- Transportation
- Environmental Protection Commission
- Water Resources
- Conservation and Environmental Lands Management
- Development Services Department, Impact & Mobility Fees

### **1.8 Exhibits**

Exhibit 1: Future Land Use Map

Exhibit 2: Aerial/ Zoning Map – General Area

Exhibit 3: Aerial/Zoning Map – Immediate Area

Exhibit 4: Proposed Site Plan (PD 20-1248)

Requirements for Certification:

1. Plan to provide the existing setbacks of all structures located on the lot along the north side of Calypso Orchid Court to the Calypso Orchid Court property line.

### **2.0 Recommendation**

Approvable, subject to conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 6, 2021.

1. The project shall be limited to a maximum of 5 single-family lots.
2. A maximum of four lots shall be permitted along the south side of Calypso Orchid Court. Lots shall be developed in compliance with the following:

Minimum lot size:	4,400 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet*
Minimum entry feature setback:	10 feet
Minimum front yard functioning as side yard:	10 feet
Minimum side yard setback:	5 feet / 8.4 feet**
Minimum rear yard setback:	20 feet
Maximum building height:	35 feet / 2-stories

\*see conditions of approval for garage setbacks

\*\*the easternmost lot shall provide an eastern side yard setback of at least 8.4 feet.

3. A maximum of one lot shall be permitted along the north side of Calypso Orchid Court. The lot shall be at least 21,780 square feet in size and permit one single-family residence. Setbacks shall be as depicted on the general site plan.
4. Lots developed at a lot width of under 50 feet shall comply with the following:
  - 4.2 All 1-story units on lots under 50 feet in width shall comply with the following:
    - a. Units shall be restricted to a one-car garage.
    - b. The garage door shall not exceed 40% of the unit's total façade width.
    - c. An off-street guest parking lot shall be provided at a ratio of 0.25 spaces per each 1-car garage unit. The guest parking lot shall be centrally located to the 1-car garage units they serve. The guest parking lot shall provide a 4 foot high, solid wood or PVC fence, or masonry wall along the side and rear yards that abut a roadway or open space/park/pond area. If the guest parking lot is adjacent to the side or rear yard of a residential lot, a 10 foot wide buffer and screening shall be provided. When adjacent to the side or rear of a residential lot, screening shall consist of a 6 foot high, solid wood or PVC fence or masonry wall. One shade tree island shall be provided for every 4 spaces provided. If fewer than 4 spaces are required, at least one shade tree island within the guest parking lot shall be provided. The shade tree island shall be no less than 17 feet in width, measured inside the curb, and shall extend the required length of a parking space. The tree type, height, and caliper at the time of planting shall be subject to Natural Resources review and approval at the time of platting. The island shall be landscaped with grass, vegetated ground cover, shrubs or other landscape treatment subject to the review and approval of Natural Resources staff at the time of platting.
  - 4.3 All 2-story units on lots under 50 feet in width shall comply with the following:
    - a. Each unit shall provide a 2-car garage.
    - b. The garage door shall not exceed 60% of the unit's total façade width.
    - c. A driveway of at least 18 feet in width shall be provided.
    - d. A transition between the first and second floors to break up the façade shall be provided using one or more of the following:
      - A roof feature with a minimum projection of 1 foot from the wall surface. The projection shall consist of overhangs or other roof elements.
      - A horizontal banding of 6 to 8 inches in height that projects at least 2 inches from the wall surface.
      - A change in materials between the first and second floors.
  - 4.4 All lots under 50 feet in width (both 1-story and 2-story) shall comply with the following:
    - a. All driveways shall be located in an alternating pattern on the left or right side of the unit's front façade. Homes shall not have the same driveway location (left or right) as the adjacent home. The alternating pattern may be adjusted to accommodate corner lots as necessary.
    - b. Street trees may include alternating shade and ornamental trees, subject to review and approval by Natural Resources staff.


- c. Each unit's front door shall face the roadway.
  - d. One and two car garages shall be permitted to extend a maximum of 5 feet in front of the door façade if an entry feature over the primary entrance is provided. The door façade is the horizontal front façade, or portion of the horizontal front façade, of the residential unit consisting of the home's primary entrance. Other horizontal or non-horizontal front facades, or portions of facades, consisting of windows and/or walls that do not contain the primary entrance shall not be used in these setback requirements. The minimum garage setback shall be 15 feet. The front yard setback for the residential unit (not including the garage or entry feature) shall be a minimum of 20 feet. The offset created between the garage and door facade shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. In no case shall this offset between the garage and door façade be less than 5 feet. The entry feature shall be permitted to extend further into the front yard at a minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.
  - e. Should 1 and 2 car garages be placed behind the front plane of the residential structure, the minimum garage setback shall be 25 feet while the minimum front yard setback (not including an entry feature if provided) shall be 20 feet. The offset between these two setbacks shall be at least 5 feet. This offset shall not require the use of an entry feature. Should an entry feature be provided, a minimum front yard setback of 10 feet shall be required.
  - f. In no case shall one or two car garages be placed flush with the front plane of the residential unit.
  - g. One and two car garages accessed front a front yard functioning as a side yard (corner lots) shall be located behind the front plane of the residential structure at a minimum setback of 15 feet if a 10 foot residential structure setback is utilized. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. Alternatively, the garage may be placed a maximum of 5 feet in front of the front plane of the residential structure if the front yard (functioning as a side yard) setback is increased to 25 feet. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. The maximum garage door widths shall not apply within front yards functioning as side yards.
- 5. Lots and internal roadways shall be developed where generally depicted on the site plan.
  - 6. PD 20-1248 and PD 20-0172 shall be submitted as a unified plan at site development/platting.
  - 7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
  - 8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

APPLICATION: PD 20-1248  
ZHM HEARING DATE: February 15, 2021  
BOCC MEETING DATE: April 9, 2021

CASE REVIEWER: Michelle Heinrich, AICP

**Staff's Recommendation: Approvable, subject to conditions.**

Zoning  
Administrator  
Sign-off:



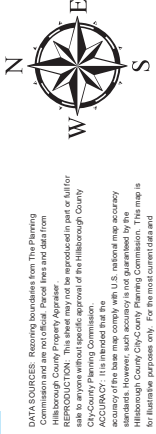
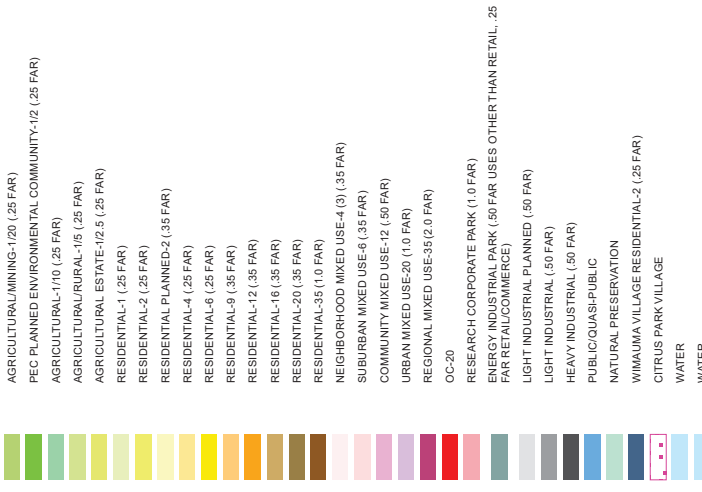
J. Brian Grady  
Tue Feb 16 2021 09:41:42

# HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

## RZ PD 20-1248

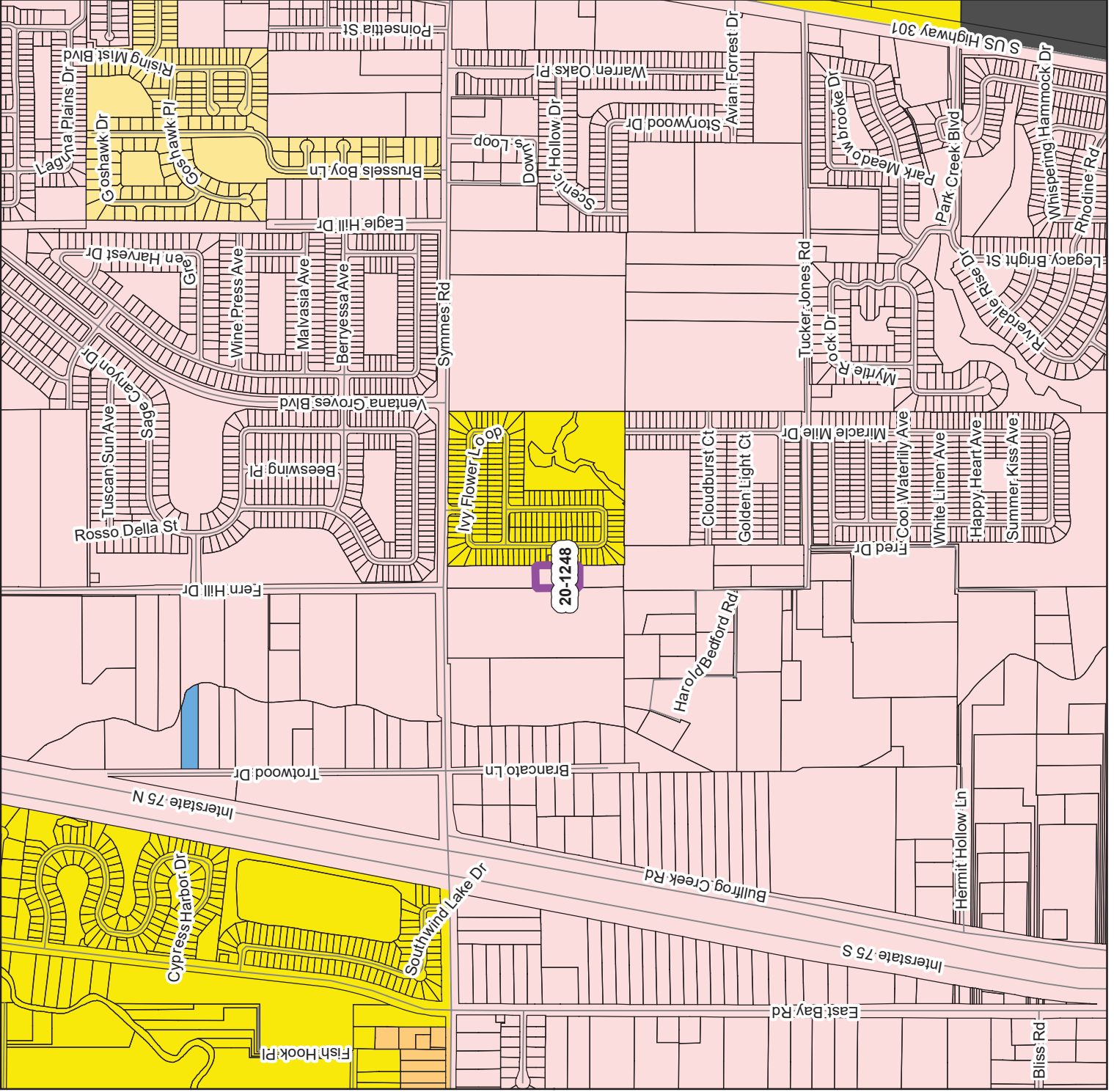
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Rezonings  
STATUS



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

Map Printed from Rezoning System: 10/17/2020  
Author: Beverly F. Daniels  
File: C:\Rezonings\System\MapProjects\HC\Geq\Rezonings.mxd










# General Aerial Zoning Map

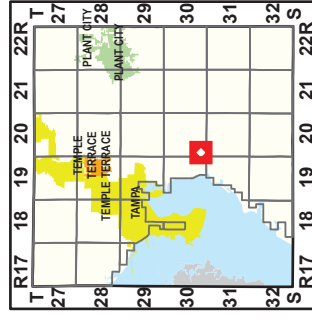
## RZ-PD 20-1248

Folio: 77956.6404

-  Application Site
-  Zoning Boundary
-  Parcels



STR: 31-30-20

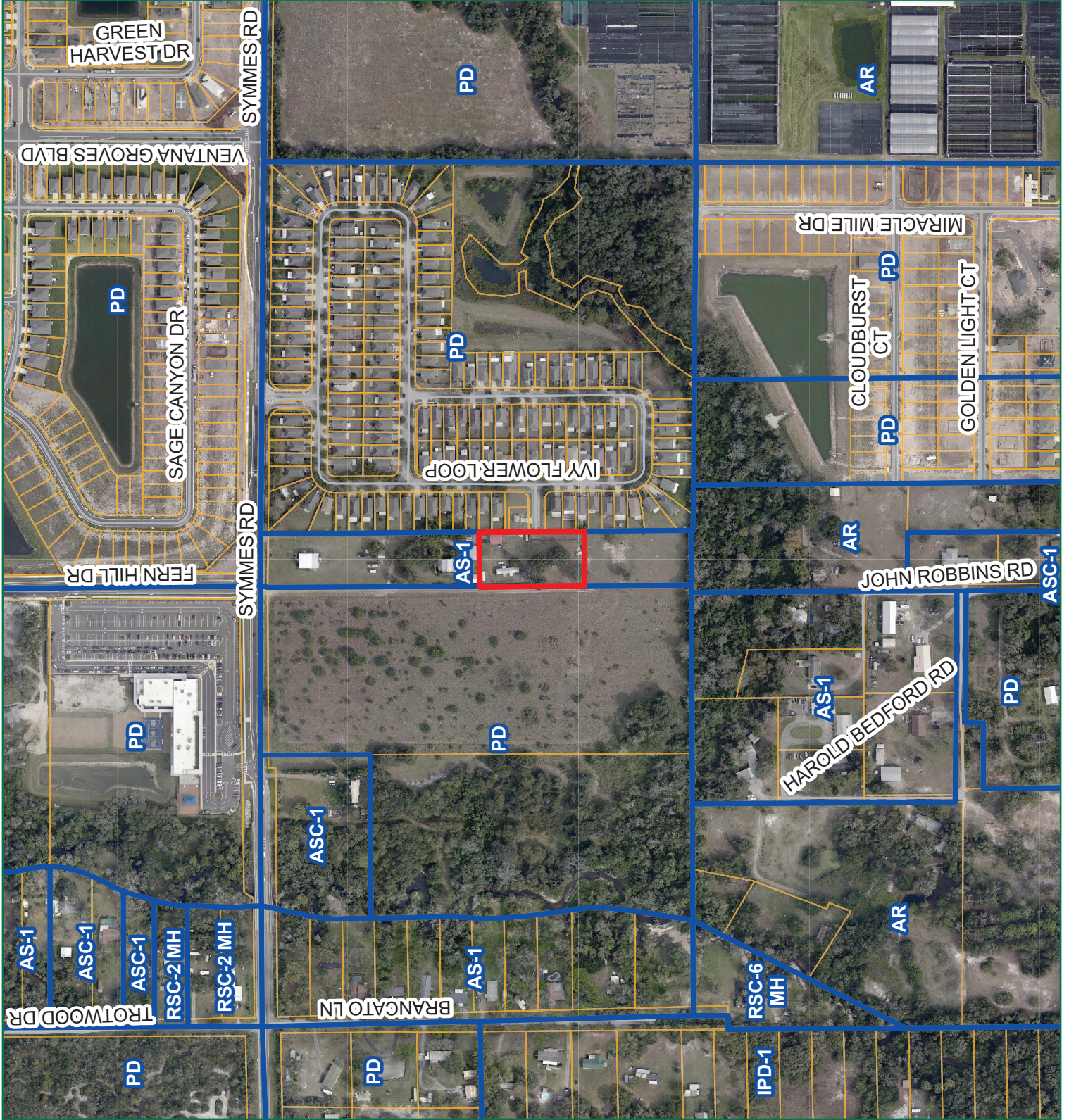


NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

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

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

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






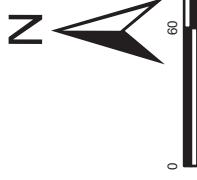


# Immediate Aerial Zoning Map

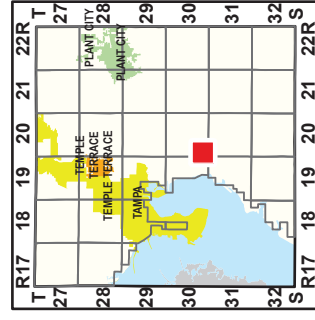
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STR: 31-30-20

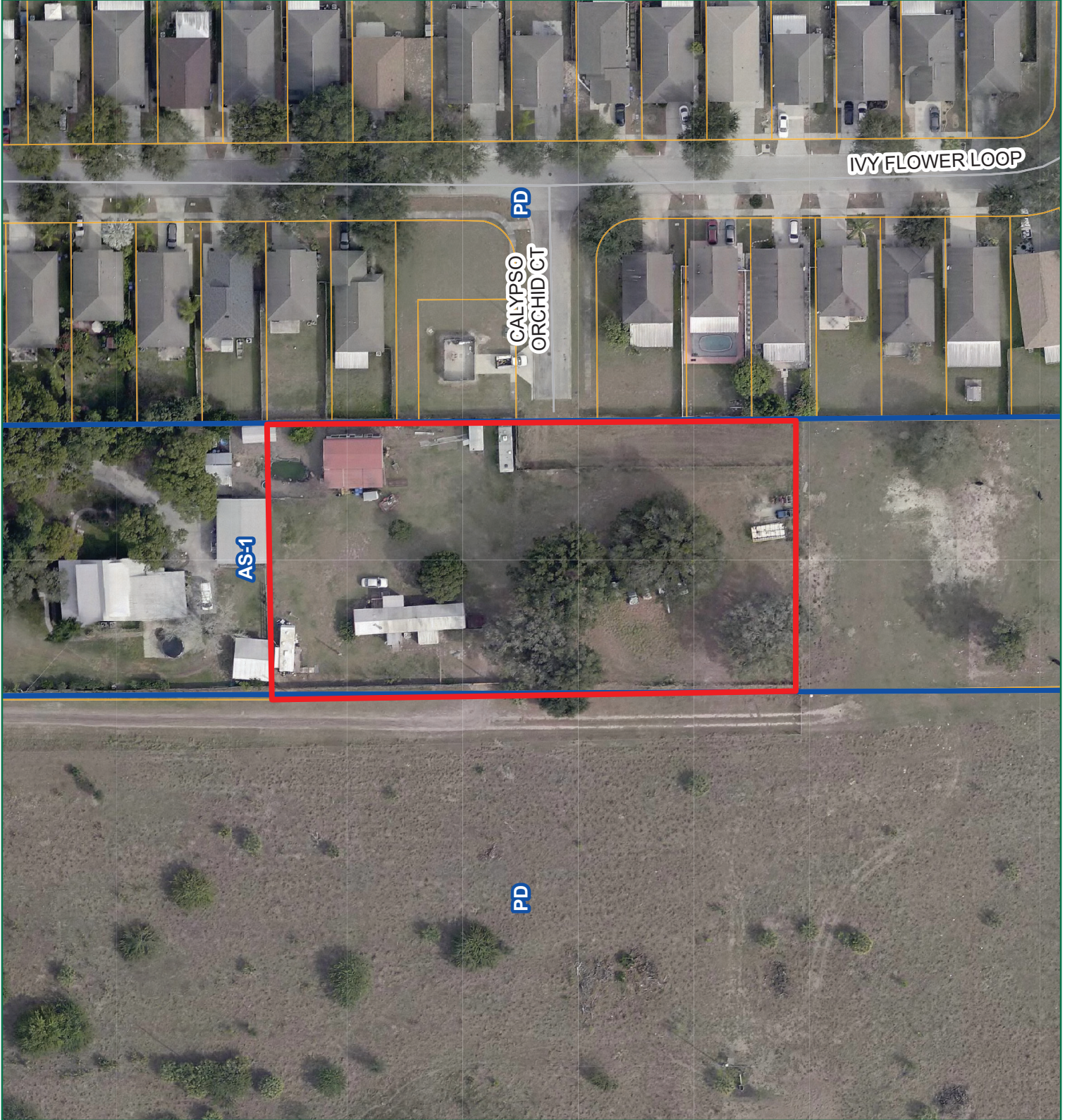


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**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ PD 20-1248
<b>Hearing date:</b>	February 15, 2021
<b>Applicant:</b>	Balm Grove LLC
<b>Request:</b>	Rezone approximately 1.22 acres from AS-1 to PD to allow five single-family detached lots
<b>Location:</b>	South of Symmes Road, west of Ivy Flower Loop
<b>Parcel size:</b>	1.22 acres
<b>Existing zoning:</b>	AS-1
<b>Future land use designation:</b>	SMU-6 (6 du/ga; 0.25/0.35/0.50 FAR)
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Riverview and Southshore Areawide Systems

**A. APPLICATION REVIEW**  
**DEVELOPMENT SERVICES STAFF REPORT**

## Application Review Summary and Recommendation

### 1.0 Summary

#### 1.1 Project Narrative

The applicant is requesting to rezone 1.22 +/- acres from AS-1 (Agricultural, Single-Family) to PD (Planned Development). The PD will allow for the development five single-family detached lots, which is a partial extension of the adjacent single-family neighborhood (PD 20-0172 – see Figure 1). The proposed density will be 4.09 units per acre.



Figure 1: Project Location

The site area is located within the Future Land Use (FLU) category of SMU-6, which is a suburban land use category permitting a maximum of 6 units per acre. The size of the project does not require a mixed use proposal.

The project is located within the Urban Service Area and within the Riverview Community Plan area.

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(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

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### 1.4 Natural Resources/Environmental

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The project is not located within a Wellhead Resource Protection Zone, a surface Water Protection Area, a Significant Wildlife Habitat or the Coastal High Hazard Area. The site is not adjacent to any ELAPP properties.

Per the applicant's site plan, the site contains no natural water bodies, wetlands or other environmentally sensitive land areas. Therefore, intensity calculations are done without the use of the Environmentally Sensitive Land Credit.

### 1.5 Comprehensive Plan Consistency

The project is located within the SMU-6 Future Land Use (FLU) category and within the Riverview Community Plan Area. Planning Commission staff has found the proposed rezoning to be ~~INCONSISTENT~~ **CONSISTENT** with the *Future of Hillsborough* Comprehensive Plan.

### **1.6 Compatibility**

The site is located within in area developed with residential uses.

- Property to the west and south is zoned PD 20-0172 and approved for 4,000 square foot lots. This project will be a component of that larger residential neighborhood. PD 20-0172 has not yet been developed.
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### **1.7 Agency Comments**

The following agencies have reviewed the application and offer no objections:

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- Water Resources
- Conservation and Environmental Lands Management
- Development Services Department, Impact & Mobility Fees

### **1.8 Exhibits**

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Requirements for Certification:

1. Plan to provide the existing setbacks of all structures located on the lot along the north side of Calypso Orchid Court to the Calypso Orchid Court property line.

### **2.0 Recommendation**

Approvable, subject to conditions.

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted January 6, 2021.

1. The project shall be limited to a maximum of 5 single-family lots.
2. A maximum of four lots shall be permitted along the south side of Calypso Orchid Court. Lots shall be developed in compliance with the following:

Minimum lot size:	4,400 square feet
Minimum lot width:	40 feet
Minimum front yard setback:	20 feet*
Minimum entry feature setback:	10 feet
Minimum front yard functioning as side yard:	10 feet
Minimum side yard setback:	5 feet / 8.4 feet**
Minimum rear yard setback:	20 feet
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- c. Each unit's front door shall face the roadway.
  - d. One and two car garages shall be permitted to extend a maximum of 5 feet in front of the door façade if an entry feature over the primary entrance is provided. The door façade is the horizontal front façade, or portion of the horizontal front façade, of the residential unit consisting of the home's primary entrance. Other horizontal or non-horizontal front facades, or portions of facades, consisting of windows and/or walls that do not contain the primary entrance shall not be used in these setback requirements. The minimum garage setback shall be 15 feet. The front yard setback for the residential unit (not including the garage or entry feature) shall be a minimum of 20 feet. The offset created between the garage and door facade shall be occupied by an entry feature and the offset amount shall serve as the minimum depth required of the entry feature. In no case shall this offset between the garage and door façade be less than 5 feet. The entry feature shall be permitted to extend further into the front yard at a minimum setback of 10 feet. The entry feature shall consist of, but not be limited to, a covered stoop, a covered porch or other architectural feature.
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  - g. One and two car garages accessed front a front yard functioning as a side yard (corner lots) shall be located behind the front plane of the residential structure at a minimum setback of 15 feet if a 10 foot residential structure setback is utilized. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. Alternatively, the garage may be placed a maximum of 5 feet in front of the front plane of the residential structure if the front yard (functioning as a side yard) setback is increased to 25 feet. The offset between these setbacks shall be a minimum of 5 feet. No entry feature shall be required. The maximum garage door widths shall not apply within front yards functioning as side yards.
- 5. Lots and internal roadways shall be developed where generally depicted on the site plan.
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  - 7. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.
  - 8. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the LDC regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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APPLICATION: PD 20-1248

ZHM HEARING DATE: February 15, 2021


BOCC MEETING DATE: April 9, 2021

CASE REVIEWER: Michelle Heinrich, AICP

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**Staff's Recommendation: Approvable, subject to conditions.**

Zoning  
Administrator  
Sign-off:



J. Brian Grady  
Tue Feb 16 2021 09:41:42

## **B. HEARING SUMMARY**

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

### **Applicant**

Mr. William Malloy spoke on behalf of the applicant. Mr. Malloy stated the subject property is just over an acre of land zoned ASC-1. He stated the applicant is requesting to rezone the property to Planned Development. He stated the Future Land Use designation is SMU-6.

Mr. Malloy stated there is one existing dwelling unit and the developer is asking to have four more, for a total of five units. He stated the applicant agreed to the development standards stated in the staff report, which include 40-foot lots, 4,400 square-foot minimum lot size. He stated this is entirely compatible with development west of the subject property.

Mr. Malloy stated there have been no objections or agency concerns, and project has approval recommendations from Development Service and Planning Commission.

Mr. Malloy concluded his presentation.

### **Development Services Department**

Ms. Michelle Heinrich, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. She stated the Planning Commission staff found the request to be consistent with the comprehensive plan and that no reviewing agencies submitted objections. She stated Development Services staff recommends approval subject to conditions.

The hearing officer asked Ms. Heinrich to clarify a typographical error in the staff report, which reflected a Planning Commission finding of "inconsistent." Ms. Heinrich confirmed this was an error and stated she would correct it and submit into the application file a revised staff report, which she has done.

### **Planning Commission**

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. Ms. Lienhard noted the subject property is in a unique location consisting of a mixture of lot sizes. She stated the proposed rezoning would allow development that is comparable to the approved and existing residential uses in the area, and the minimum lot size of 4,400 square feet is similar to existing residential development in the vicinity. Ms. Lienhard noted that Future Land Use Element policy 19.1 requires sites that are 20 acres or greater within the SMU-6 Future Land Use category to include a mix of uses and that because the site is only 1.22 acres a mix of uses is not required. Ms. Lienhard stated the proposed residential use supports the vision of the

Riverview Community Plan. She stated Planning Commission staff finds the proposed planned development consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by Development Services.

### **Proponents**

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

### **Opponents**

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

### **Development Services Department**

Mr. Grady stated Development Services Department had nothing further.

### **Applicant Rebuttal**

The applicant offered no further comments.

## **C. EVIDENCE SUBMITTED**

No documentary evidence was submitted into the record at the hearing.

## **D. FINDINGS OF FACT**

1. The subject property consists of approximately 1.22 acres located south of Symmes Road, west of Ivy Flower Loop.
2. The subject property is currently zoned AS-1 (Agricultural, Single Family-1). The subject property is designated SMU-6 on the Future Land Use Map.
3. The subject property is the Urban Services Area and is within the boundaries of the Riverview and SouthShore Areawide Systems Community Plans.
4. The applicant is requesting to rezone the subject property to Planned Development to allow for development of five single-family detached lots, which is a partial extension of the adjacent single-family development PD 20-0172.
5. The subject property is within an area developed with residential uses consisting of a mix of different lot sizes. The rezoning will allow development that is compatible with surrounding residential development.
6. The proposed rezoning is consistent with the SMU-6 Future Land Use designation and furthers the objectives, policies, land uses, and densities or intensities in the comprehensive plan.

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

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

**F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

**G. SUMMARY**

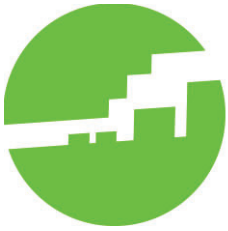
The applicant is requesting to rezone approximately 1.22 acres from AC-1 to Planned Development to allow for development of five single-family detached lots, which is a partial extension of the adjacent single-family development PD 20-0172.

**H. RECOMMENDATION**

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

*Pamela Jo Hatley*  
Pamela Jo Hatley, PhD, JD  
Land Use Hearing Officer

March 3, 2021  
Date



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> February 15, 2021	<b>Petition: PD 20-1248</b>
<b>Report Prepared:</b> February 4, 2021	<b>10500 Symmes Road</b> <i>South of Symmes Road, west of Ivy Flower Loop</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga; 0.25/0.35/0.50 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Riverview &amp; Southshore Areawide Systems Plan</b>
<b>Requested Zoning:</b>	Agricultural Single-Family-1 (AS-1) to Planned Development (PD) to allow for the development of 5 single family detached residences on 4,400 square foot lots.
<b>Parcel Size (Approx.):</b>	0.71+/- acres
<b>Street Functional Classification:</b>	Ivy Flower Loop – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not located in an Evacuation Zone



## **Context**

- The approximately 0.71+/- acre site is generally located south of Symmes Road, west of the local roadway Ivy Flower Loop. The subject property is located within the Urban Service Area (USA) and within the limits of the Riverview Community Plan and the Southshore Areawide Systems Plan.
- The subject site's Future Land Use designation is Suburban Mixed Use-6 (SMU-6). Typical uses of SMU-6 include Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.
- Other surrounding Future Land Use categories include SMU-6 in all directions and Residential-6 (RES-6) directly to the east.
- The subject property is zoned Agricultural Single Family-1 (AS-1) and is surrounded by AS-1 zoning to the north and further to the south. Surrounding the subject property in all directions are Planned Developments approved for residential development with some under construction.
- The applicant is requesting to rezone the property from Agricultural Single Family-1 (AS-1) to a Planned Development (PD) to allow for 5 single-family homes.

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element**

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

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

#### ***Policy 1.2: 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 1.4:*** Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements



affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

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

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

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

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

**Policy 16.11:** Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks and housing types.

## **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.

**OBJECTIVE 8-1:** Within future residential areas in the suburban locations promote better design that incorporates a greater mix of uses.

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

**Policy 12-1.3:** *New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.*

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

## **5.2 URBAN/SUBURBAN**

**GOAL 13:** *Make it possible to develop in a traditional urban pattern in designated urbanizing areas of the County.*

**Policy 13-1.4:** *Where conditions permit, design communities around a grid network of streets, or a modified grid, which will improve interconnections between neighborhoods and surrounding neighborhood-serving uses.*

**Policy 13-1.6:** *Produce a streetscape with pedestrian amenities, with safe and pleasant means to walk around in the commercial environment and to access the adjacent neighborhoods.*

### **Livable Communities Element: Riverview Community Plan**

**Goal 2** *Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts". (see Figure 10)*

*The following specific districts are incorporated into the Riverview District Concept Map. Require future development and redevelopment to comply with the adopted Riverview District Concept Map.*

1. **Residential** – *Encourage attractive residential development that complements the surrounding character and promotes housing diversity.*

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

The proposed Planned Development for a single-family detached residential is allowable within the Suburban Mixed Use-6 (SMU-6) Future Land Use classification. The proposed rezoning would allow development comparable to the approved and existing residential uses in the surrounding area. The proposed minimum lot size of 4,400 sq. ft. is similar to other approved and existing residential development in the vicinity, including an existing subdivision to the east with similar lot sizes and the more recently approved development directly to the west, PD 20-0172.

The subject property is in a unique location consisting of a mixture of lot sizes. West of the site, along Bullfrog Creek Road, is existing large lot residential. There is also a presence of smaller lots to the northeast and further south of the site. Comprehensive Plan policies indicate that compatibility does not require development “the same as” the surrounding development pattern and encourages a variety of lot sizes. The proposed five lot subdivision is consistent with policy direction relating to compatibility.

The subject property is located in the Urban Service Area, where growth and development should be directed according to the Future Land Use Element (FLUE) of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* (FLUE Objective 1). The proposed Planned Development meets the intent of FLUE Policy 1.2 pertaining to minimum density. The applicant is proposing 5 units and the maximum that could be considered under the SMU-6 Future Land Use category is 7 total units, which is consistent with policy direction.

Future Land Use Element Policy 19.1 requires sites 20 acres or greater within the Suburban Mixed Use-6 classification to include two land uses. As the site is 1.22 acres in size, a mix of uses is not required.

The site is within the Riverview Community Plan and the “Residential District” located on the community plan concept map. The proposed residential use supports the vision of the Riverview Community Plan.

#### **Recommendation**

Based upon the above considerations, the Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to the conditions proposed by the Development Services Department.

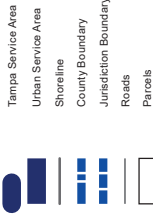
# HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

## RZ PD 20-1248

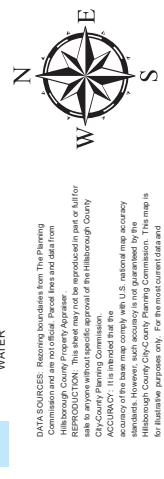
<all other values>

Rezonings

STATUS



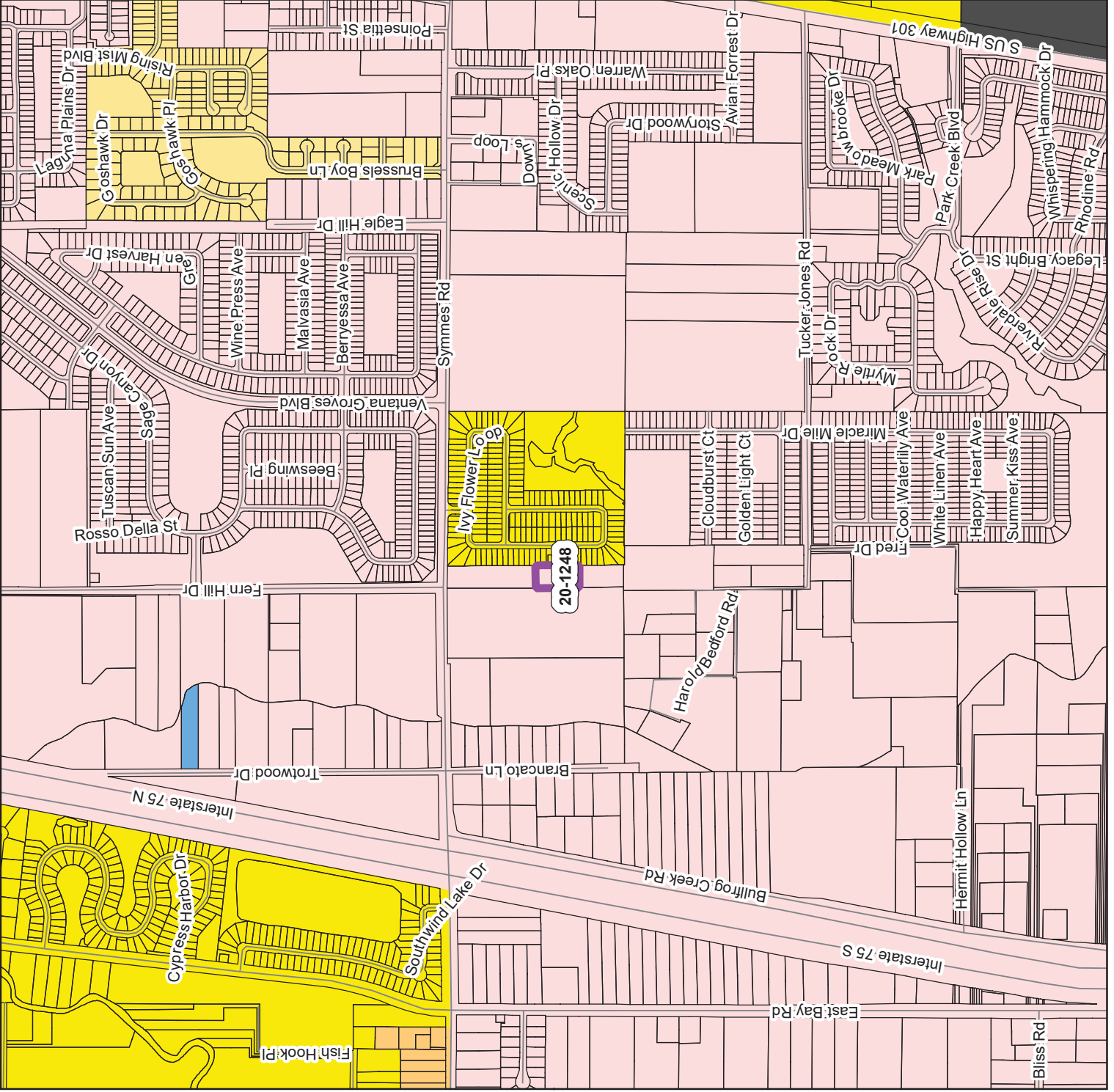
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- 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)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WILMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE
- WATER
- WATER



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

ACCURACY: It is intended that the information on this map is for informational purposes only. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 10/17/2020  
 Author: Beverly F. Daniels  
 File: C:\Rezonings\System\MapProjects\HC\Gen\_H\Rezoning.mxd





**GENERAL  
SITE PLAN  
FOR  
CERTIFICATION**



DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110

HILLSBOROUGH COUNTY  
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

DEPUTY COUNTY ADMINISTRATOR

Lucia E. Garsys

Project Name:

Zoning File:  Modification:

Atlas Page:  Submitted:

To Planner for Review:  Date Due:

Contact Person:  Phone:

Right-Of-Way or Land Required for Dedication: Yes  No

- The Development Services Department HAS NO OBJECTION to this General Site Plan.
- The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by:  Date:

Date Agent/Owner notified of Disapproval:





# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

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TO: Zoning Technician, Development Services Department

DATE: 12/6/2020

*Revised: 1/12/2020*

REVIEWER: James Ratliff, AICP, PTP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: RV/ South

PETITION NO: RZ 20-1248

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

### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning is anticipated to increase the number of trips potentially generated by development of the subject parcel (by 38 average daily trips, 3 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour).
- Primary project access is proposed to occur through adjacent related PD 20-0172. Additional access is proposed to occur to Calypso Orchid Ct., which will provide required community connectivity and serve as emergency access.
- Transportation Review Section has no objection to the request, subject to the conditions proposed hereinbelow.

### **CONDITIONS OF APPROVAL**

1. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 1.22 ac. parcel from Agricultural Single-Family Conventional - 1 (AS-1) to Planned Development (PD). The proposed PD is seeking entitlements for up to five (5) single-family detached dwelling units.

Per Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation and site access analysis for the proposed project, as it generates fewer than 50 peak hour trips. However, at the request of staff, the applicant did submit a trip generation and site access analysis which included the subject PD as well as related adjacent development to the west approved via PD 20-0172. This study examined the potential trip generation that could occur to/from the project to the subject PD's east. The applicant subsequently filed an amended trip impact letter based on a revised request to allow 5 units.

Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The information below is based on data from the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

Approved Uses:

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

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Single-Family Detached Dwelling Units (ITE LUC 210)	47	4	5

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+) 38</b>	<b>(+) 3</b>	<b>(+) 4</b>

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE AND SITE ACCESS**

The project will primarily take access through adjacent related PD 20-0172. Roadways within this project have not yet been named or constructed, but will consist of a network of local, public roadways with connection to Symmes Rd.

Calypso Orchid Ct. is a 2-lane, undivided, publically maintained, local roadway characterized by +/- 10-foot wide travel lanes in average condition. The roadway lies within a +/- 50-foot wide right-of-way There are no bicycle facilities present along Calypso Orchid Ct. There are +/- 5-foot wide sidewalks along both sides of Calypso Orchid Ct.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
Symmes Rd.	US 41	US 301	D	C

Source: Hillsborough County 2019 Level of Service Report.

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Ken Hagan  
 Lesley “Les” Miller, Jr.  
 Sandra L. Murman  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet L. Dougherty  
 EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION  
 Elaine S. DeLeeuw, ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> December 14, 2020  <b>PETITION NO.:</b> 20-1248  <b>EPC REVIEWER:</b> Abbie Weeks  <b>CONTACT INFORMATION:</b> (813)627-2600 X1101  <b>EMAIL:</b> weeksa@epchc.org	<b>COMMENT DATE:</b> October 16, 2020  <b>PROPERTY ADDRESS:</b> 10005 Symmes Rd, Riverview  <b>FOLIO #:</b> 077956.6404  <b>STR:</b> 31-30S-20E
<b>REQUESTED ZONING:</b> From AS-1 to PD	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	10/16/2020
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	N/A
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Therefore, a “no wetlands and other surface water determination” has been made for the subject property, which is valid for a period of five years (Expires: 10/16/2025).	

aow/



**NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.**

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**TO:** Zoning Review, Development Services

**DATE:** 11/20/2020

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Balm Grove LLC

**PETITION NO:** 20-1248

**LOCATION:** 10005 Symmes Rd

**FOLIO NO:** 77956.6404

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**Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$5,094.00 \* 4 units = \$20,376.00

Parks: \$416.72 \* 4 units = \$ 1,666.88

School: \$8,227.00 \* 4 units = \$32,908.00

Fire: \$335.00 \* 4 units = \$ 1,340.00

Total Single Family Detached = \$56,290.88

**Project Summary/Description:**

Urban Mobility, Central Park, South Fire - 4 Single Family Detached

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

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PETITION NO.: PD20-1248      REVIEWED BY: Randy Rochelle      DATE: 9/24/2020

FOLIO NO.: 77956.6404

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

**WATER**

- The property lies within the Hillsborough County Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A 8 inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the south Right-of-Way of Calypso Orchid Court.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

**WASTEWATER**

- The property lies within the Hillsborough County Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A 8 inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located within the Right-of-Way of Calypso Orchid Court.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_.

COMMENTS: This site is located within the Hillsborough County Urban Service Area, therefore the subject property should be served by Hillsborough County Water and Wastewater Service. This comment sheet does not guarantee water or wastewater service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 23 Sep. 2020**

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

**APPLICANT: Steve Luce**

**PETITION NO: RZ-PD 20-1248**

**LOCATION: 10005 Symmes Rd, Riverview, FL 33578**

**FOLIO NO: 77956.6404**

**SEC: 31 TWN: 30 RNG: 20**

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- 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**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)
IN RE: )
)
ZONE HEARING MASTER )
HEARINGS )
)
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, February 15, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 11:35 p.m.

PLACE: Appeared via Cisco Webex  
Videoconference

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 100  
Clearwater, FL 33762  
(800) 337-7740



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
February 15, 2021  
ZONING HEARING MASTER: PAMELA JO HATLEY

D6:  
Application Number: RZ-PD 20-1248  
Applicant: Balm Grove, LLC  
Location: 10005 Symmes Rd.  
Folio Number: 077956.6404  
Acreage: 1.22 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Existing Zoning: AS-1  
Request: Rezone to Planned Development

1 MR. GRADY: The next item is agenda item  
2 D-6, Rezoning-PD 20-1248. The applicant is Balm  
3 Grove, LLC.

4 The request is to rezone from AS-1 to  
5 Planned Development. Michelle Heinrich will  
6 provide staff recommendation after presentation by  
7 the applicant.

8 MR. MOLLOY: Good evening again. William  
9 Molloy, 325 South Boulevard.

10 This one by comparison to what I just  
11 explained is much simpler. This is just over an  
12 acre of ASC-1 land. The request is to take it to a  
13 PD. The Future Land Use is SMU-6.

14 There is one existing dwelling unit on the  
15 project. We'd ask to have four more. So it's a  
16 total of five units. The development standards  
17 that we've agreed to are in the staff report. It  
18 would be 40-foot lots, 4400 square feet minimum  
19 size, which is entirely compatible as far as we  
20 know with everything that is to the west of the  
21 site.

22 We have no objections or agency concerns, and  
23 we have recommendation of approval from Development  
24 Services and the Planning Commission. And with  
25 that simple amount of information, I'm happy to

1 answer any questions you might have.

2 HEARING MASTER HATLEY: All right. I have  
3 no questions right now.

4 All right. Development Services.

5 MS. HEINRICH: Good evening. Michelle  
6 Heinrich, Development Services.

7 This is a rezoning request for 1.22 acres  
8 from AS-1 to PD to allow for five single-family  
9 lots along the extension of Calypso Orchid Court.  
10 The project's southern lots will function as part  
11 of the adjacent PD, which is PD 20-0172, located to  
12 the immediate west and south of the subject area.

13 The project's one northern lot will be a half  
14 acre in size to reflect the current development and  
15 agricultural zonings found to the north.

16 The site is located in the SMU-6 Future Land  
17 Use category and within the Urban Service Area.

18 Because the majority of the site will  
19 function as part of the adjacent PD, lot sizes will  
20 be similar at 4,400 square feet. Properties to the  
21 east are also zoned PD and already developed with  
22 lot sizes of approximately 5,000 square feet.

23 Property to the north is zoned AS-1 with  
24 access to Symmes Road, the northernmost parcel as  
25 stated will remain similar to these projects at

1 half acre in size.

2 The site will access Symmes Road through  
3 either the PD to the west or east. Both of which  
4 front Symmes Road. Internal access is provided via  
5 Calypso Orchid Drive to the west and the east.

6 Planning Commission staff has found the  
7 project to be consistent with the Comprehensive  
8 Plan, and no objections from reviewing agencies  
9 were received.

10 Therefore, staff recommends approval subject  
11 to conditions. And I'm available if you have any  
12 questions. Thank you.

13 HEARING MASTER HATLEY: Ms. Heinrich, could  
14 you clarify, please. Ms. Heinrich, on page 3 of  
15 the staff report under Section 1.5, I believe  
16 there's a typo. It says inconsistent.

17 MS. HEINRICH: You are correct. Even though  
18 I had noted to correct that, I completely looked  
19 over that. So thank you for bringing that up. You  
20 are correct. That is a typo that we will be  
21 submitting a revised report to reflect that.  
22 Planning Commission has found the project to be  
23 consistent.

24 HEARING MASTER HATLEY: Thank you very much  
25 for clarifying that.

1 MS. HEINRICH: Thank you.

2 HEARING MASTER HATLEY: All right. Planning  
3 Commission.

4 MS. LIENHARD: Thank you. Melissa Lienhard,  
5 Planning Commission staff.

6 The subject project is located in the  
7 Suburban Mixed-Use-6 Future Land Use category. It  
8 is in the Urban Service Area, and the subject  
9 property is located within the limits of the  
10 Riverview Community Plan and the Southshore  
11 Areawide Systems Plan.

12 The proposed Planned Development for a  
13 single-family detached residential use is allowable  
14 within the SMU-6 Future Land Use category.

15 The proposed rezoning would allow development  
16 that is comparable to the approved and existing  
17 residential uses in the surrounding area. The  
18 proposed minimum lot size of 4400 square feet is  
19 similar to the other approved and existing  
20 residential development in the vicinity, including  
21 an existing subdivision to the east with similar  
22 lot sizes and the more recently approved  
23 development directly to the west, PD 20-0172.

24 The subject property is in a unique location  
25 consisting of a mixture of lot sizes. West of the

1 site along Bullfrog Creek Road is existing large  
2 lot residential.

3 There's also a presence of smaller lots to  
4 the northeast and further south of the site.  
5 Comprehensive Plan policies indicate that  
6 compatibility does not require development the same  
7 as the surrounding development pattern and  
8 encourages a variety of lot sizes.

9 The proposed five-lot subdivision is  
10 consistent with policy direction relating to  
11 compatibility. The subject property is located in  
12 the Urban Service Area where growth and development  
13 should be directed according to the Future Land Use  
14 Element of the Comprehensive Plan.

15 The proposed Planned Development meets the  
16 intent of Future Land Use Policy 1.2 pertaining to  
17 minimum densities. The applicant is proposing five  
18 units, and a maximum that could be considered in  
19 this Future Land Use category is seven total units,  
20 which is consistent with policy direction.

21 Future Land Use Element Policy 19.1 requires  
22 sites that are 20 acres or greater within the SMU-6  
23 Future Land Use category to include a mix of uses.  
24 As the site is 1.22 acres in size, a mix of uses is  
25 not required for this site.

1           The site is located within the Riverview  
2           Community Plan and the residential district located  
3           on the Community Plan Concept Map. The proposed  
4           residential use supports the vision of the  
5           Riverview Community Plan.

6           And based upon those considerations,  
7           Planning Commission staff finds the proposed  
8           Planned Development consistent with the Future of  
9           Hillsborough Comprehensive Plan for unincorporated  
10          Hillsborough County subject to the conditions  
11          proposed by Development Services. Thank you.

12          HEARING MASTER HATLEY: Thank you.

13          Is there anyone here tonight or online who  
14          wishes to speak in support of this proposal?

15          All right. Is there anyone here tonight or  
16          online who wishes to speak in opposition to this  
17          proposal?

18          MR. REGISTER: Hearing Master, we do have a  
19          Todd Amaden. I just wanted to make sure he signed  
20          up as the applicant team. I just wanted to make  
21          sure that he signed up correctly. Todd, I'm not  
22          sure if you're on, if you can confirm that?

23          MR. AMADEN: I did but not for this  
24          application. For the next one.

25          MR. REGISTER: I apologize then.

1 MR. AMADEN: It's okay. Thanks.

2 HEARING MASTER HATLEY: Okay. So no one to  
3 speak in opposition? Okay. Thank you.

4 All right. Does Development Services have  
5 any further comments?

6 MR. GRADY: Nothing further.

7 HEARING MASTER HATLEY: All right. And the  
8 applicant, do you wish to make any further  
9 comments? All right. Thank you.

10 So that will close the hearing on application  
11 20-1248.

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1 staff to the February 15th Zoning Hearing Master  
2 Hearing beginning at 6:00 p.m.

3 The next item is item D-1, Rezoning-PD  
4 20-0382. This item is also being continued by  
5 staff to the February 15th Zoning Hearing Master  
6 Hearing beginning at 6:00 p.m.

7 The next item then is item D-2, Rezoning-PD  
8 20-0394. This application is being continued by  
9 staff to the February 15th Zoning Hearing Master  
10 Hearing beginning at 6:00 p.m.

11 Then item D-3, Rezoning-PD 20-0985. This  
12 application is being continued by staff to the  
13 February 15th Zoning Hearing Master Hearing  
14 beginning at 6:00 p.m.

15 Item D-4, Rezoning-PD 20-1149. This  
16 application is being continued by staff to the  
17 February 15th Zoning Hearing Master Hearing  
18 beginning at 6:00 p.m.

19 And item D-5, Rezoning-PD 20-1248. This  
20 item is being continued by staff to the  
21 February 15th Zoning Hearing Master Hearing  
22 beginning at 6:00 p.m.

23 And then item D-6, Major Mod Application  
24 20-1258. This is being continued by staff to the  
25 February 15 Zoning Hearing Master Hearing beginning

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23 And then item D-6, Major Mod Application  
24 20-1258. This is being continued by staff to the  
25 February 15 Zoning Hearing Master Hearing beginning



1 MR. MOLLOY: Good evening. William Molloy,  
2 325 South Boulevard, Tampa, Florida.

3 For this one, 1149, we received word from  
4 the Planning Commission -- I believe it was the day  
5 before the continuance by our deadline that they  
6 still found the project inconsistent, and we'd like  
7 to take 30 days to give it our very best shot at  
8 redrawing the project to see if we can get to the  
9 finish line there with them.

10 HEARING MASTER HATLEY: All right. Thank  
11 you.

12 Is there anyone here tonight who wishes to  
13 speak -- who wishes to speak for the continuance?  
14 As a proponent of the continuance?

15 All right. Is there anyone here tonight who  
16 wishes to speak against, as in an opponent of the  
17 continuance?

18 All right. Not seeing anyone, then item  
19 20-1149 will be continued, and that is to the  
20 January 19th, 2021, Zoning Hearing Master Hearing.

21 MR. GRADY: The next change on the agenda is  
22 on page 7, item D-5, Rezoning-PD 20-1248.

23 The applicant is Balm Grove, LLC. The  
24 applicant's requesting a continuance to the  
25 January 19th 2021, Zoning Hearing Master Hearing.

1           The applicant is here to explain the reason for the  
2           request.

3                   HEARING MASTER HATLEY: All right.  
4           Applicant.

5                   MR. MOLLOY: William Molloy, 325 South  
6           Boulevard, Tampa, Florida, again.

7                   This case is very small, simple PD. But we  
8           discovered, I believe, actually on the day of the  
9           buy right continuance that if we went forward as  
10          we've withdrawn it, we'd be leaving behind a  
11          nonconforming lot, which Development Services was  
12          not thrilled with.

13                   So we were -- we're redrawing that plan  
14          right now.

15                   HEARING MASTER HATLEY: All right. Is that  
16          it? Thank you.

17                   Is there anyone in the room or online who  
18          wishes to speak as a proponent of the continuance  
19          of this item? All right.

20                   Is there anyone in the room or online who  
21          wishes to speak as an opponent of the continuance  
22          of this item? Okay. No one.

23                   All right. The continuance is granted, and  
24          this is item 20-1149. Did I get that right? 1248?

25                   MR. GRADY: It's 20-1248.

1 HEARING MASTER HATLEY: Thank you.

2 Item 20-1248 is continued to January 19th,  
3 2021.

4 MR. GRADY: All right. That concludes the  
5 changes to the published agenda. I will now go  
6 through the published withdrawals and continuances  
7 beginning on page 4 of the agenda.

8 Item A-1, Rezoning-PD 18-0798. This  
9 application is out of order to be heard and is  
10 being continued to the March 15th, 2021, Zoning  
11 Hearing Master Hearing.

12 Item A-2, Major Modification Application  
13 19-0521. This application is out of order to be  
14 heard and is being continued to the January 19th,  
15 2021, Zoning Hearing Master Hearing.

16 Item A-3, Rezoning Standard 20-0144. This  
17 application is being withdrawn by the Zoning  
18 Administrator in accordance with the LDC  
19 Section 10.03.02.C.2.

20 I would note for the record, we've handed  
21 out a change to this blurb. The continuance notice  
22 in the backup referenced the wrong petition number.  
23 So we've corrected the petition of the correctly  
24 referenced 20-0144.

25 Item A-4, Major Mod Application 20-0290.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**





**PARTY OF  
RECORD**

**NONE**