

Rezoning Application: RZ-STD 23-0636

Zoning Hearing Master Date: October 16, 2023

BOCC Land Use Meeting Date: December 12, 2023



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Matt Medi Farhedi	
FLU Category:	R-4	
Service Area:	Urban	
Site Acreage:	2.67	
Community Plan Area:	Northwest and Town & Country	
Overlay:	None	

Introduction Summary:

The owner of the property at 8331 Double Branch Road would like to rezone the property from a Planned Development 16-0995 to RSC - 4.

Zoning:	Existing	Proposed
District(s)	PD	RSC - 4
Typical General Use(s)	Planned Development	Residential, Single-Family Conventional
Acreage	2.67	2.67
Density/Intensity	50 bed CRH / FAR: 0.50	4 DU per GA/ FAR: NA
Mathematical Maximum*	1 DU per GA/ FAR: 1.34 58,152 sf	10.68/ FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	RSC - 4
Lot Size / Lot Width	217,000 SqFt / 150'	10,000 SqFt / 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> North: 10' East: 10' West: 10' South: 10' Buffering: 10' type A screening along the North and South boundaries 	<ul style="list-style-type: none"> Front: 25' Sides: 7.5' Rear: 25' No required buffering and screening
Height	50'	35'

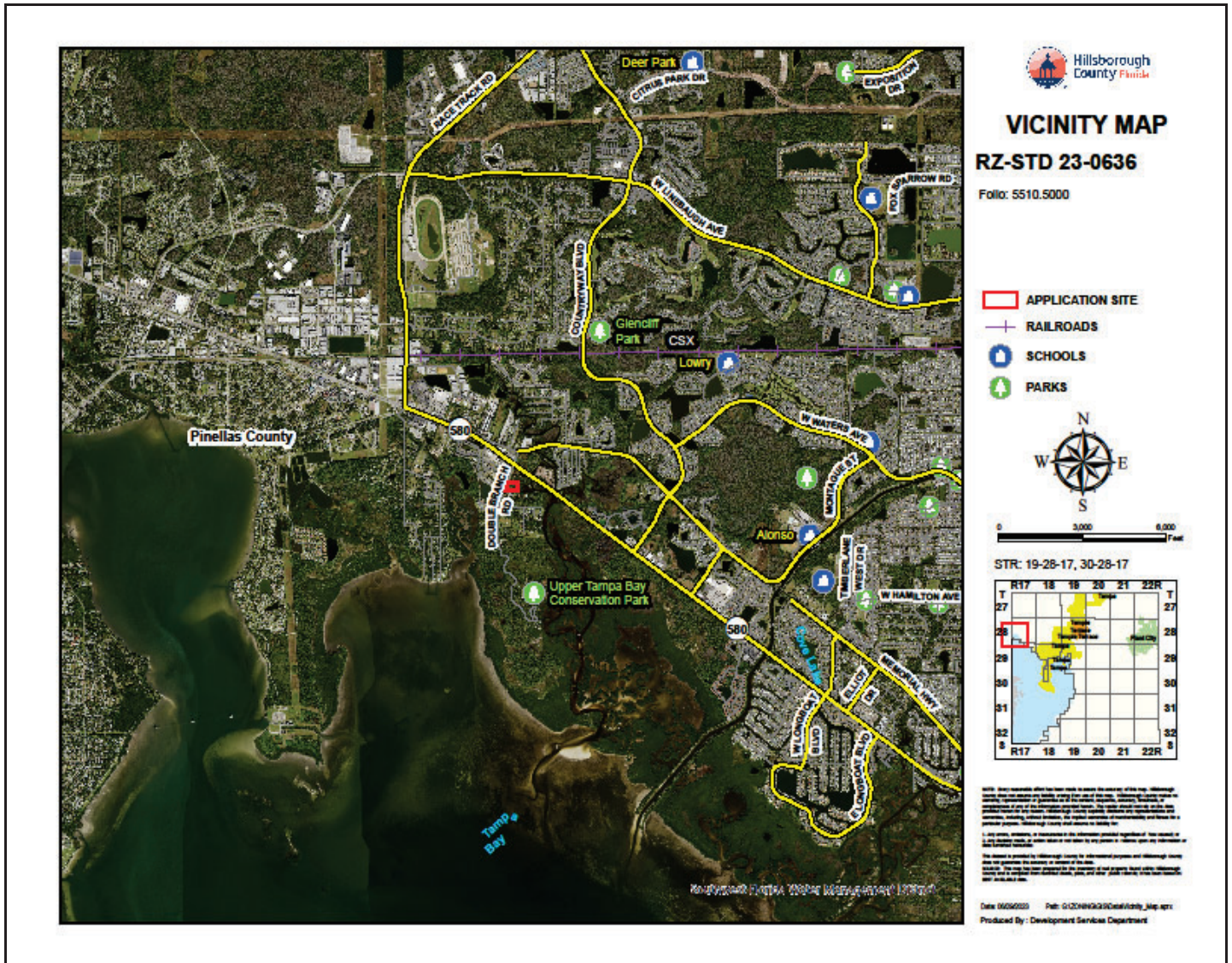
Additional Information:

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

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

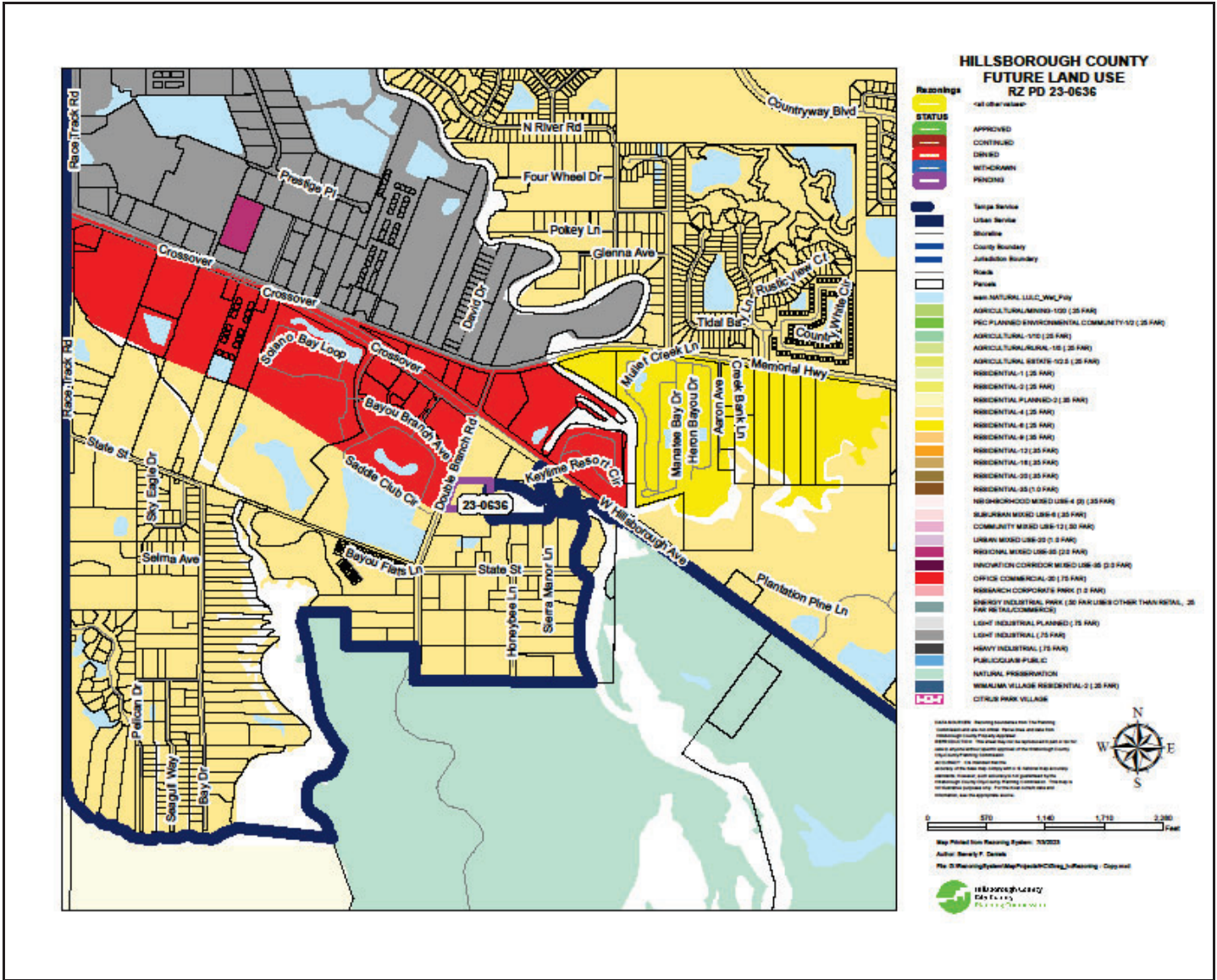


Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Developments that allow recreational vehicle parks. The adjacent parcels to the north and east are owned by the state and are currently vacant. The Tampa Shores Community Church is located on the adjacent parcel to the south. The parcel to the west is a multi-family development called The Sedona which is separated from the subject parcel by Double Branch Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

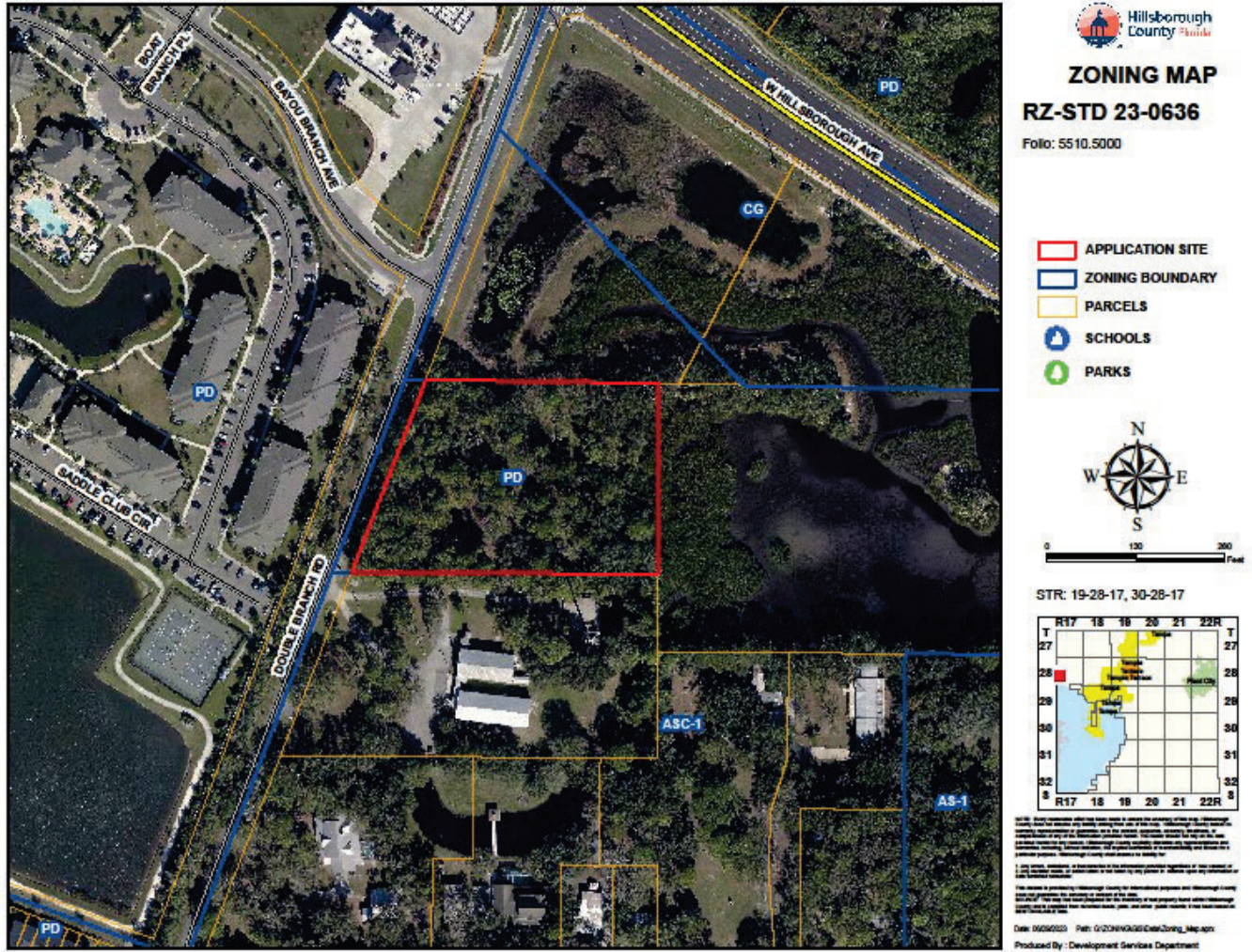
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU per GA / 0.25
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1, CG	<ul style="list-style-type: none"> 1 DU per acre/0.25 CG: NA/0.27 	Agriculture, Single-Family and Commercial	STORMWATER POND
South	ASC-1	1 DU per acre /NA	Agriculture, Single Family	CHURCHES
East	ASC-1	1 DU per acre /NA	Agriculture, Single-Family	STORMWATER POND
West	PD	Parcel C of PD 96-0308: 17 DU per acre /0.50	Multi-family and Commercial	MULTI-FAMILY

2.0 LAND USE MAP SET AND SUMMARY D

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

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
	County Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/1)	(-) 8	No Change	(-) 1

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

Connectivity and Cross Access

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

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" 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 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	
Service Area/ Water & Wastewater	<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	
Urban <input type="checkbox"/> City of Tampa Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board	<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	
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	<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	
<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				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned ASC - 1 to the north, south, and east, and PD to the north and west. The site is surrounded by a mixture of uses consisting of single-family residential, multi-family residential uses, and Planned Developments that allow recreational vehicle parks. The subject site is surrounded by R - 4 Future Land Use (FLU) categories which permits residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The site is located within the Urban Service Area's Water and Wastewater Service Area; therefore, the subject property should be served by the County.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/15/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 23-0636

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.67 ac. parcel from Planned Development (PD) to Residential Single-Family Conventional – 4 (RSC-4). The existing PD has entitlements which permit a 50 bed Community Residential Home (Type C).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0995, 50 bed Community Residential Home (ITE LUC 254)	130	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 10 single-family detached dwelling units (ITE LUC 210)	122	9	11

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8	No Change	(-) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Double Branch Rd. is a 2-lane, publicly maintained, substandard local roadway. The roadway is characterized by +/-21 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-80 feet. There is a +/- 5-foot-wide sidewalk along the west side of

Double Branch Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

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

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Double Branch Rd. was not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/-)	(-) 8	No Change	(-) 1

*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:		

Transportation Comment Sheet

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 23-0636

DATE OF HEARING: October 16, 2023

APPLICANT: Matt Medi Farhadi

PETITION REQUEST: The request is to rezone a parcel of land from PD to RSC-4

LOCATION: 8331 Double Branch Road

SIZE OF PROPERTY: 2.67 acres m.o.l.

EXISTING ZONING DISTRICT: PD 16-0995

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: Matt Medi Farhedi

FLU Category: R-4

Service Area: Urban

Site Acreage: 2.67

Community Plan Area: Northwest and Town & Country

Overlay: None

Introduction Summary:

The owner of the property at 8331 Double Branch Road would like to rezone the property from a Planned Development 16-0995 to RSC - 4.

PD Variation(s): None Requested

Setbacks/Buffering and Screening	<ul style="list-style-type: none">• North: 10'• East: 10'• West: 10'• South: 10'	<ul style="list-style-type: none">• Front: 25'• Sides: 7.5'• Rear: 25'
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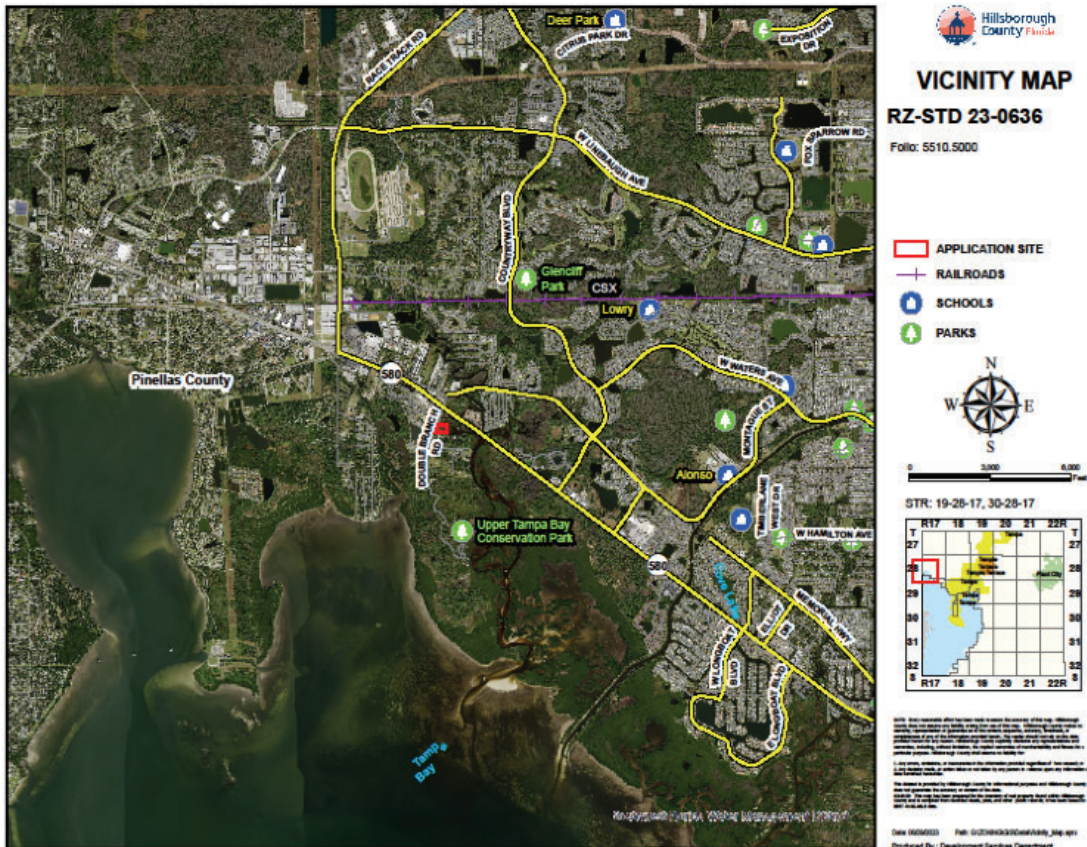
	<ul style="list-style-type: none"> • Buffering: 10' type A screening along the North and South boundaries 	<ul style="list-style-type: none"> • No required buffering and screening
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Waiver(s) to the Land Development Code: N/A

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable

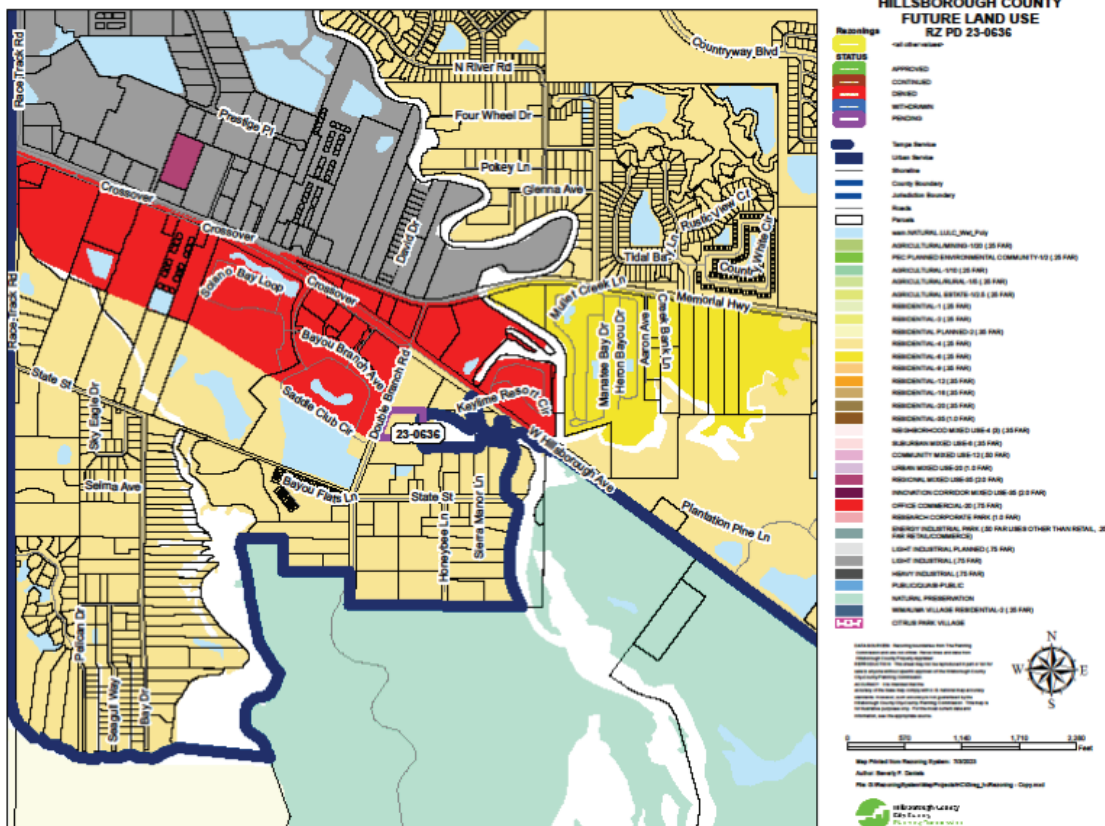
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Developments that allow recreational vehicle parks. The adjacent parcels to the north and east are owned by the state and are currently vacant. The Tampa Shores Community Church is located on the adjacent parcel to the south. The parcel to the west is a multi-family development called The Sedona which is separated from the subject parcel by Double Branch Road.

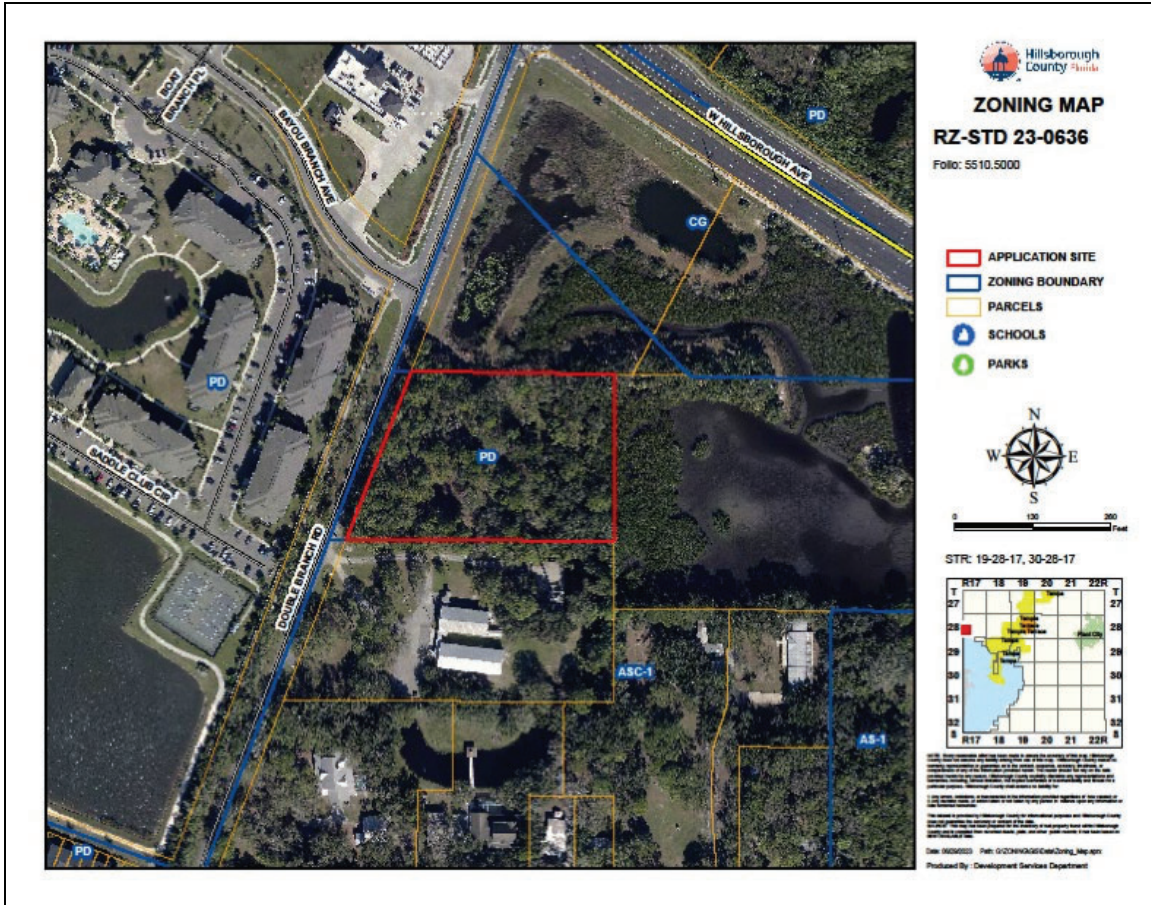
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



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

Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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



Adjacent Zonings and Uses

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

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Double Branch Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
	County Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments

Check if Applicable:

- Wetlands/Other Surface Waters
- Use of Environmentally Sensitive Land Credit
- Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				

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 immediate adjacent properties are zoned ASC - 1 to the north, south, and east, and PD to the north and west. The site is surrounded by a mixture of uses consisting of single-family residential, multi-family residential uses, and Planned Developments that allow recreational vehicle parks. The subject site is surrounded by R - 4 Future Land Use (FLU) categories which permits residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The site is located within the Urban Service Area's Water and Wastewater Service Area; therefore, the subject property should be served by the County.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 16, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Matt Farhadi 12303 Memorial Highway Tampa testified as the property owner and the applicant. Mr. Farhadi stated that he rezoned the property a few years ago and was approved for a Planned Development for a 50 bed Assisted Living Facility. He added that due to the cost of the project, he has changed his mind

and now would like to rezone the property back to RSC-4.

Hearing Master Finch asked Mr. Farhadi how many homes he hoped to develop. Mr. Farhadi replied ten.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. Ms. Peddle stated that the applicant is requesting a rezoning from Planned Development to RSC-4. She described the surrounding land uses and concluded her remarks by stating that the request for RSC-4 is compatible with the development pattern in the area and staff found the request to be approvable.

Ms. Karla Llanos, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Llanos stated that the subject property is within the Residential-4 Future Land Use classification and the Urban Service Area and the Town and Country Community Plan. Ms. Llanos described the surrounding area and stated that the rezoning meets the intent of the Town and Country Community Plan. She concluded her presentation by stating that the proposed rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Farhadi and County staff did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Heinrich submitted a revised staff report 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 2.67 acres in size and is zoned Planned Development (PD 16-0995) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Town and Country Community Plan.

2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-4 (RSC-4) zoning district.
3. The existing Planned Development is currently approved for a 50 bed Community Residential Home.
4. The property owner testified that he hoped to develop ten (10) single-family homes.
5. No waivers are requested as a part of the rezoning application.
6. The Planning Commission staff supports the rezoning request and stated that the request is consistent with the Town and Country Community Plan. The Planning Commission staff found the proposed rezoning is consistent with the development pattern in the area and the Future of Hillsborough Comprehensive Plan.
7. The vehicular traffic generated by the proposed ten single-family homes is slightly less than the traffic generated by the approved 50-bed Community Residential Home.
8. The request for RSC-4 is consistent with the development pattern in the surrounding area. The rezoning is consistent with the Town and County Community Plan and also consistent with the Land Development Code and the Comprehensive Plan.

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 2.67 acres in size and is currently zoned PD 16-0995 and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Town and Country Community Plan. The existing PD is approved for a 50-bed Community Residential Home.

The applicant is requesting a rezoning to the RSC-4 zoning district. The applicant and property owner testified that he hopes to develop ten (10) single-family homes.

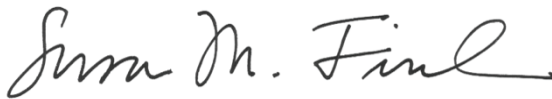
The Planning Commission staff supports the rezoning request and stated it is consistent with the Town and Country Community Plan and the Comprehensive Plan.

The vehicular traffic generated by the proposed ten single-family homes is slightly less than the traffic generated by the approved 50-bed Community Residential Home.

The request for RSC-4 is consistent with the development pattern in the surrounding area as well as the Town and Country Community Plan and also consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

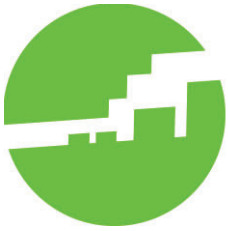
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-4 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



November 6, 2023

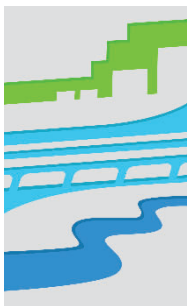
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 16, 2023	Petition: RZ 23-0636
Report Prepared: October 4, 2023	8331 Double Branch Road <i>East side of Double Branch Road, south of West Hillsborough Avenue</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	Town 'n Country, Northwest Hillsborough
Request	Planned Development (PD 16-0995) to Residential, Single-Family Conventional-4 (RSC-4)
Parcel Size (Approx.)	2.67 +/- acres (116,501 square feet)
Street Functional Classification	Double Branch Road – Local West Hillsborough Avenue – Principal Arterial
Locational Criteria	N/A
Evacuation Area	A



Context

- The subject site is located on approximately 2.67± acres on the east side of Double Branch Road and south of West Hillsborough Avenue.
- The site is in the Urban Service Area and within the limits of the Town 'n Country and Northwest Hillsborough Community Plans.
- The site has a Future Land Use designation of Residential-4 (RES-4), which allows for consideration of up to 4 dwelling units per gross acre and a maximum Floor Area Ratio (FAR) of 0.25. The intent of the RES-4 Future Land Use category is to designate areas that are suitable for low density residential development. In addition, suburban scale neighborhood commercial, office, multi-purpose and mixed use projects serving the area may be permitted. Typical uses in the RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- The subject site is surrounded by Residential-4 (RES-4) to the north, east and south. Office Commercial-20 (OC-20) is located to the west and further north along West Hillsborough Avenue.
- The subject site is mainly surrounded by public institutional land and light commercial to the north and east, a church and single family dwellings to the south, and multifamily dwellings to the west.
- The subject site is zoned Planned Development (PD 16-0995). It is mainly surrounded by PD zoning and Agricultural, Single-Family Conventional-1 (ASC-1) zoning. Commercial General (CG) zoning is located north of the site along West Hillsborough Avenue.
- The site is located entirely in the Coastal High Hazard Area (CHHA) and there are approximately 0.42 acres of wetlands.
- The applicant requests to rezone from Planned Development (PD 16-0995) 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

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.

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 9.2: 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.

Land Use Suitability

Objective 10: Development orders shall not be issued unless development is suitable for the physical conditions of the land, including, but not limited to, topographical and soil conditions, and development mitigates those adverse impacts that it creates upon the physical conditions of the land that may affect the health, safety and/or welfare of the people who live and work within those particular areas.

Policy 10.9: Continue to implement, review and amend, as needed, measures to restrict and eliminate inappropriate and unsafe development in the Coastal High Hazard Area (CHHA) through plan designated uses, zoning and density and intensity limitations.

Policy 10.10: Residential land uses within the CHHA will be limited to areas planned to accommodate such development through the provision of adequate public facilities and services.

Policy 10.11: Development proposals within the CHHA shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area and level of service standards established for shelter capacity and clearance times.

Policy 10.12: Consider the impacts of new development on evacuation and shelter space standards within the CHHA during the development review process.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
 - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
 - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
 - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
 - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
 - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

Neighborhood/Community Development

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,

- b) *limiting commercial development in residential land use categories to neighborhood scale;*
- c) *requiring buffer areas and screening devices between unlike land uses;*

Policy 16.2: *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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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 (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Environmental and Sustainability Section (ESS)

Objective 3.5: *Apply adopted criteria, standards, methodologies and procedures to manage and maintain wetlands and/or other surface waters for optimum fisheries and other environmental values in consultation with EPC.*

Policy 3.5.1: Collaborate with the EPC to conserve and protect wetlands and/or other surface waters from detrimental physical and hydrological alteration. Apply a comprehensive planning-based approach to the protection of wetland ecosystems assuring no net loss of ecological values provided by the functions performed by wetlands and/or other surface waters authorized for projects in Hillsborough County.

Policy 3.5.2: Collaborate with the EPC through the land planning and development review processes to prohibit unmitigated encroachment into wetlands and/or other surface waters and maintain equivalent functions.

Policy 3.5.4: Regulate and conserve wetlands and/or other surface waters through the application of local rules and regulations including mitigation during the development review process.

Livable Communities Element

Northwest Area

Section B

Provide incentives for an alternative development pattern characterized by:

- a) Neighborhoods that are compact, pedestrian-friendly, and mixed-use.
- b) Neighborhoods within which the activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
- c) Neighborhoods with a broad range of housing types and price levels which can bring people of diverse ages and incomes into daily interaction, strengthening the personal civic bonds essential to an authentic community.

Section C

Flexible and innovative mobility options have been identified to offset the deficient street network by:

- Requiring new development to be designed with a continuous local network of roads characterized by short blocks with minimal use of cul-de-sacs. This network separates community based trips from long-distance through traffic, and provides a variety of alternative routes and itineraries that connect to adjacent neighborhoods as often as possible.

Section D

Social and economic vitality and sustainability has been ensured through:

- Requiring a range of housing suitable for younger and older people in addition to housing for families in the neighborhood.
- Enable market forces to affect housing type and density without compromising the neighborhood structure.
- Stabilizing property values by master planning at the neighborhood and community scale.

Town 'N Country Community Plan

4. Relieve Traffic Congestion And Improve Transit

- Discourage cul-de-sacs in new subdivisions and require connections to streets within adjacent subdivisions, community facilities and land uses
- Restrict access points from individual properties along major roads
- Encourage the use of shared access points, cross easements and entry from side streets

Staff Analysis of Goals Objectives and Policies:

The subject site is located on approximately 2.67± acres on the east side of Double Branch Road and south of West Hillsborough Avenue. The site is in the Urban Service Area and within the limits of the Town 'n Country and Northwest Hillsborough Community Plans. The applicant requests to rezone from Planned Development (PD 16-0995) to Residential, Single-Family Conventional-4 (RSC-4). The subject site is mainly surrounded by public institutional land and light commercial to the north and east, a church and single family dwellings to the south, and multifamily dwellings to the west.

The subject site is in the Urban Service Area where, per Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's future growth is to be directed throughout the horizon of the currently adopted Comprehensive Plan. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed RSC-4 zoning district in the RES-4 FLU designation is compatible with the existing character of development in the area. The site is surrounded by the RES-4 and Office Commercial-20 (OC-20) designations. The area immediately surrounding the site contains single and multi-family residential uses. The proposal to rezone to RSC-4 is consistent with Policy 1.2, as it would allow the site to meet the minimum density expected for the acreage of this site.

The proposal is consistent with Policy 1.2, and 13.3 as it relates to minimum density and environmental considerations. The allowable density has been calculated as follows: 2.67 acres x 4 du/ac = 10 dwelling units for maximum consideration. The site is less than 25% wetlands; therefore, it is consistent with Policy 13.3. The Environmental Protection Commission Wetlands Division has reviewed the proposed site and has determined that a resubmittal is not necessary. Given that there is a separate approval process for wetland impacts with the Environmental Protection Commission and they currently do not object, Planning Commission staff finds this request consistent with Objective 13 and associated policies in the FLUE and Objective 3.5 in the Environmental and Sustainability Section (ESS).

The site is located entirely within the Coastal High Hazard Area (CHHA). The proposed rezoning meets the intent of Objective 10 and policies relating to land use suitability as the potential density is consistent with the Future Land use designation of RES-4. The proposed rezoning meets the intent of Objective 16 and associated Policies relating to neighborhood protection. The proposed zoning district would allow for residential development that is reflective of the surrounding neighborhoods.

Objective 12-1 and Policy 12-1.4 of the Community Design Component (CDC) discuss how new development shall be compatible with the established character of the surrounding area. The development pattern and character of this immediate area contains single and multi-family residential, and therefore the proposed residential zoning district is compatible with the surrounding development pattern.

The proposed rezoning meets the intent of Northwest Area and Town N' Country Community Plans. The proposed zoning district would allow for a potential range of housing types that are within close proximity to goods and services along West Hillsborough Avenue.

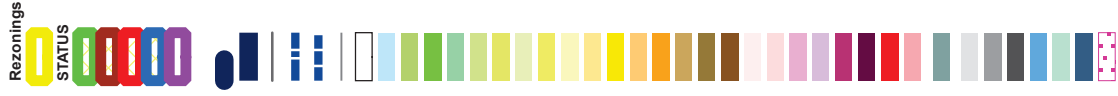
Overall, staff finds that the proposed rezoning to RSC-4 is consistent with policy direction in the Urban Service Area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives, and Policies in the *Unincorporated Hillsborough County Comprehensive Plan*. The request is compatible with the existing development pattern found within the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 23-0636

<all other values>

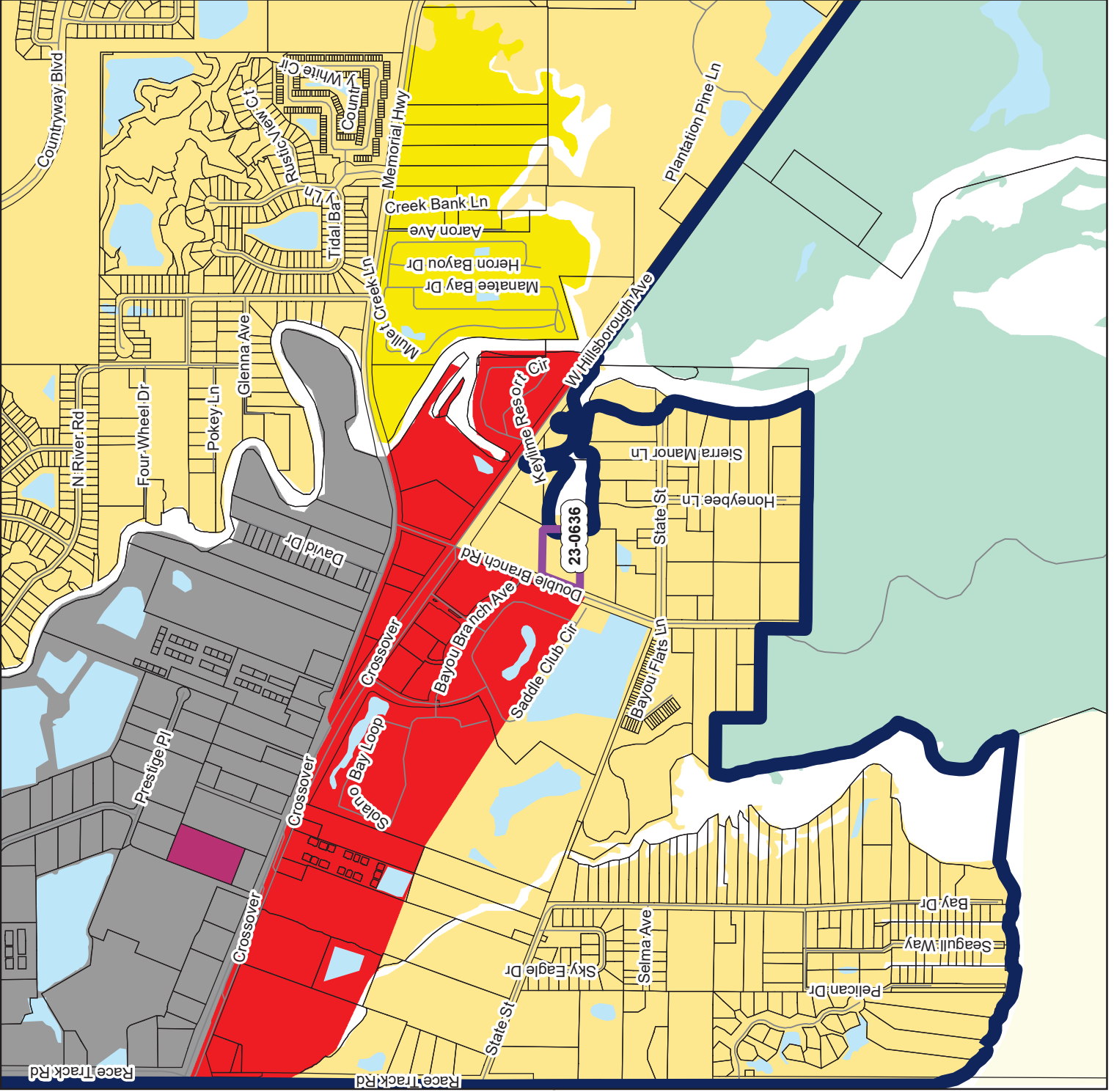


DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning boundaries are subject to change without specific approval of the Hillsborough County City/County Planning Commission.

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



Map Printed from Rezoning System: 7/3/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning_Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/15/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 23-0636

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.67 ac. parcel from Planned Development (PD) to Residential Single-Family Conventional – 4 (RSC-4). The existing PD has entitlements which permit a 50 bed Community Residential Home (Type C).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0995, 50 bed Community Residential Home (ITE LUC 254)	130	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 10 single-family detached dwelling units (ITE LUC 210)	122	9	11

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8	No Change	(-) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Double Branch Rd. is a 2-lane, publicly maintained, substandard local roadway. The roadway is characterized by +/-21 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-80 feet. There is a +/- 5-foot-wide sidewalk along the west side of

Double Branch Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

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

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Double Branch Rd. was not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/-)	(-) 8	No Change	(-) 1

*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:		

Transportation Comment Sheet

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

COMMISSION

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 Donna Cameron Cepeda
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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 21, 2023</p> <p>PETITION NO.: STD 23-0636</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: July 20, 2023</p> <p>PROPERTY ADDRESS: 8331 Double Branch Road, Tampa</p> <p>FOLIO #: 0055105000</p> <p>STR: 30-28S-17E</p>
<p>REQUESTED ZONING: Rezoning from Planned Development to RSC-4</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	June 29, 2023
WETLAND LINE VALIDITY	Pending approval
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands exist in the eastern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have been delineated, but surveys have not been approved. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Matt Medi Farhadi, Owner / Applicant - Matt@dolphinllc.com



Adequate Facilities Analysis: Rezoning

Date: 8/3/20233

Acreage: 2.67 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: RZ 23-0636

Future Land Use: RSC-4

HCPS #: RZ 544

Maximum Residential Units: 10

Address: 8331 Double Branch Road

Residential Type: Single Family Detached

Parcel Folio Number(s): 5510.5000

School Data	Lowry Elementary	Farnell Middle	Alonso High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1063	1290	2895
2022-23 Enrollment K-12 enrollment on 2022-23 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	720	1212	2818
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	68%	94%	97%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 07/06/2023	18	10	17
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	70%	95%	98%

Notes: At this time, adequate capacity exists at Lowry Elementary, Farnell Middle, and Alonso High School for the proposed rezoning

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

Andrea A. Stingone

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

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

PETITION NO.: RZ-STD 23-0636 REVIEWED BY: Clay Walker, E.I. DATE: 7/31/2023

FOLIO NO.: 5510.5000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located west of the subject property within the east Right-of-Way of Double Branch 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A 10 inch wastewater force main exists (adjacent to the site), (approximately 60 feet from the site) and is located west of the subject property within the west Right-of-Way of Double Branch 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 and wastewater systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 7 Jul. 2023

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

APPLICANT: Matt Farhadi

PETITION NO: RZ-STD 23-0636

LOCATION: 8331 Double Branch Rd, Tampa, FL 33635

FOLIO NO: 5510.5000

SEC: 30 TWN: 28 RNG: 17

- 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

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 ZONE HEARING MASTER)
 HEARINGS)
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ZONING HEARING MASTER HEARING
 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
 Land Use Hearing Master

DATE: Monday, October 16, 2023

TIME: Commencing at 6:00 p.m.
 Concluding at 10:13 p.m.

LOCATION: Hillsborough County BOCC
 601 East Kennedy Boulevard
 Tampa, Florida 33601

Reported by:
 Diane DeMarsh, AAERT No. 1654

1 MS. HEINRICH: Our next item is Item C.3, Standard
2 Rezoning 23-0636. The applicant is wishing to rezone from PD
3 zoning to RSC-4. Carolanne Peddle with Development Services
4 will present Staff findings. And you should have the revised
5 Staff Report that was provided to you, which corrects the
6 proposed FAR and square footage and corrects a typo in the
7 introduction summary.

8 HEARING MASTER: I do have it. Thank you.

9 MS. HEINRICH: Thanks.

10 HEARING MASTER: All right. Is the applicant here?
11 Good evening.

12 MR. FARHADI: Hello. My name is Matt Farhadi. I live
13 at 12303 Memorial Highway, Tampa, Florida 33635.

14 I'm the applicant and the property owner.

15 HEARING MASTER: All right. If you could just tell us
16 a little bit about your request.

17 MR. FARHADI: Yes. I would like to -- the property
18 was zoned for PD a few years ago from RSC-1 and I was planning
19 to put a 50 bed ALF, assisted living facility. But due to the
20 cost of the project and I have changed my mind since then and I
21 would like to change it back to.

22 HEARING MASTER: That was -- that was my first
23 question was what is it currently approved for. So thank you
24 for that.

25 MR. FARHADI: Right.

1 HEARING MASTER: All right. And how many -- what's
2 the maximum, if you know, how many single-family homes do you
3 hope to --

4 MR. FARHADI: Ten homes.

5 HEARING MASTER: Ten, okay. All right. All right.
6 Those are my only questions. Does that conclude your
7 presentation?

8 MR. FARHADI: Okay. Thank you.

9 HEARING MASTER: Thank you. If you could please sign
10 in with the clerk's office.

11 MR. FARHADI: Yes.

12 HEARING MASTER: Thank you. Development Services.
13 Good evening.

14 MS. PEDDLE: Good evening. Carolanne Peddle,
15 Development Services. This is rezoning 23-0636.

16 The applicant requests to rezone the property from
17 plan development 160995 to RSC-4. The property has a land
18 use -- or excuse me, a future land use designation of R-4, which
19 permits residential densities to up to a -- maximum of four
20 dwelling units per acre and a nonresidential intensity of up to
21 a maximum FAR of 2.5.

22 Surrounding the subject parcel, the Future Land Use
23 Category is RS -- or excuse me, R-4 with the adjacent
24 multi-family parcel having R-4 and NOC-20. The properties in
25 the immediate vicinity are developed for single-family

1 residential, multi-family and religious uses. The abutting
2 properties to the north and east are vacant state owned property
3 zoned ASC-1. The properties to the south is developed for the
4 Tampa Shore or Tampa Shore Community Church. And the parcel to
5 the west is a multi-family development called the Sedona, which
6 is separated by the parcel by Double Branch Road.

7 Based on the R-4 Future Land Use classification, the
8 surrounding zoning development pattern and the proposed use is
9 development standards for the RSC-4 zoning district. Staff
10 finds the request approvable. That concludes my presentation.

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

13 MS. LLANOS: Karla Llanos with Planning Commission
14 Staff. The site is in the urban service area and within the
15 limits of the Town and Country Community Plan. Also, in the
16 northwest Hillsborough Community Plan.

17 The site has a Future Land Use designation of
18 Residential-4 which allows for consideration up to four dwelling
19 units per the gross acre or a floor area maximum ratio of 0.25.
20 And the intent of the RES-4 Future Land Use Category is to
21 designate areas that are suitable for low density residential
22 development. In addition, suburban scale neighborhood
23 commercial office uses, mixed use projects, etcetera and they
24 are subject to locational criteria.

25 Typical uses in the surrounding area. We have public

1 institutional land use, light commercial to the north and east
2 and then there's a church and single-family dwellings to the
3 south and multi-family dwellings to the west.

4 Now, the subject site is completely surrounded by
5 Residential-4 to the north, east and south. And then we have
6 office commercial 20, which is located to the west and further
7 north along west Hillsborough Avenue. Now, the site is entirely
8 in the Coastal High Hazard. There are approximately --
9 approximately 0.42 acres of wetlands. And the subject site,
10 since it's in the urban service area, it is consistent with
11 Objective one of the Future Land Use Element where we want to
12 see 80% of the County's growth to be directed towards. Now
13 Policy 1.4 also requires that new developments be compatible
14 with the surrounding area. The -- the proposed RSC-4 zoning
15 district in the Residential-4 Future Land Use designation is
16 compatible with that existing development.

17 The proposal to rezone the property is consistent with
18 the Policy 1.2 as it would allow the site to meet minimum
19 density expected for the acreage of the site. Now, the proposal
20 is also consistent with Policy 13.3 as it relates to minimum
21 density, but with environmental considerations. So the
22 allowable density -- density had been calculated to allow for
23 a -- a maximum of ten dwelling units. So it's understood that
24 once this goes through site planning, they -- they would have to
25 abide by that. Now -- and this is due because the site was

1 actually less than 25% wetlands. So they couldn't qualify for
2 that 1.25 credit.

3 Now, furthermore since this site is completely located
4 in Coastal High Hazard, the proposed rezoning does meet in --
5 the intent of Objective 10 and policies relating to land use
6 ability and potential density consistent with the Future Land
7 Use designation of Residential-4. The proposed zoning district
8 would allow for residential development that is compliant with
9 Policy 12.1.4 of the community design component. And it is
10 similar to what is being -- what is surrounding the -- the
11 surrounding density and the development pattern. A proposed --
12 the rezoning meets the intent of the northwest area and Town and
13 Country Community Plan. It allows for a potential range of
14 housing types that are within close proximity to goods and
15 services along West Hillsborough Avenue.

16 That said, the Planning Commission Staff finds that
17 the proposed rezoning is consistent with the Unincorporated
18 Hillsborough County Comprehensive Plan. And I would be glad to
19 answer any questions.

20 HEARING MASTER: None at this time, but thank you.

21 Is there anyone in the room or online that would like
22 to speak in support? Anyone in favor. I'm seeing no one.

23 Anyone in opposition to this request? No one.

24 Ms. Heinrich, anything else?

25 MS. HEINRICH: No, ma'am.

1 HEARING MASTER: Sir, you have the last word, if you'd
2 like it. I lost you in the crowd. Anything further?

3 MR. FARHADI: No.

4 HEARING MASTER: Okay. Thank you. Then with that,
5 we'll close Rezoning 23-0636 and go to the next case.

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, August 21, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 8:43 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654

1 MS. HEINRICH: Our next item is C.4. This is Standard
2 Rezoning 23-0636. The applicant is requesting to rezone
3 property currently zoned PD to RSC-4. Carolanne Peddle with
4 Development Services will provide Staff findings after the
5 applicant's presentation.

6 HEARING MASTER: Thank you. All right. Is the
7 applicant here or online? This is Rezoning 23-0636. I'm not
8 hearing from the applicant.

9 Shall we skip this one and go to the next one and try
10 to contact the applicant in the meanwhile?

11 MS. HEINRICH: Sure.

12 HEARING MASTER: All right.

13 MS. HEINRICH: Sure. No problem.

14 HEARING MASTER: All right. We'll go to the next case
15 then.

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1 Gibsonton. They're -- it's a bedroom community for Tampa. A
2 project like this that's affordable that gives that opportunity,
3 that gives surface parking that allows for trade parking, you
4 know, vehicles that would otherwise be outside storage. It's an
5 opportunity we can't miss. It would be a shame if we did. And
6 I will stop right there. Thank you.

7 HEARING MASTER: All right. Thank you, Mr. Molloy.

8 All right. This is closes the hearing on Major
9 Modification 22-0671.

10 Did we ever get in touch with the applicant for the --
11 the case we had to skip?

12 HEARING MASTER: We were not able to reach that
13 applicant. I don't know if since then, he's come into the room.

14 HEARING MASTER: Okay.

15 MS. HEINRICH: Standard Rezoning 23-0636.

16 HEARING MASTER: Right. Is the applicant here for
17 Rezoning 23-0636? All right. Are we going -- would it be
18 appropriate then, to continue that case?

19 MS. HEINRICH: Yes, ma'am. And that would be to the
20 October 16th ZHM hearing.

21 HEARING MASTER: Okay. So we're going to continue
22 Rezoning Standard 23 -- 23-0636 to the October 16, 2023 Zoning
23 Hearing Master Meeting. All right.

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/16/2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Todd Fueszmann</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33451</u> PHONE <u>889-1700</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Ariel Quintela</u> MAILING ADDRESS <u>9511 Nova Ln Odessa</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33516</u> PHONE <u>8132635727</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Melissa Nurdbeck</u> MAILING ADDRESS <u>16068 Hammock Woods Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813-505-9311</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Elizabeth White</u> MAILING ADDRESS <u>17905 Gurrell Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33557</u> PHONE <u>813/404-5125</u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Trish Lawton</u> MAILING ADDRESS <u>8310 Jana Pr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33576</u> PHONE <u></u>
APPLICATION # 23-0443	PLEASE PRINT NAME <u>Regina P. Hernandez</u> MAILING ADDRESS <u>8703 Lake Colm Ln</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-760-6368</u>

DATE/TIME: 10/16/2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0443	PLEASE PRINT NAME <u>Nancy Pateracki</u> MAILING ADDRESS <u>18128 Gunn Hwy</u> CITY <u>Oakessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 453 1255</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Joe Merediz</u> MAILING ADDRESS <u>400 N. Ashley</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>-</u> PHONE <u>813 392 9446</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Christian Silva</u> MAILING ADDRESS <u>18101 Hamden Parkway</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-731-2536</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Christina Mafessini</u> MAILING ADDRESS <u>3214 W. Bay Villa Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 330 879-6227</u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Ravi Chatani</u> MAILING ADDRESS <u>1108 Abbays Way</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # 23-0422	PLEASE PRINT NAME <u>Sameer Chatani</u> MAILING ADDRESS <u>1108 Abbey Way</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>

DATE/TIME: 10-16-2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0422	PLEASE PRINT NAME <u>James M. Tatum</u> MAILING ADDRESS <u>2810 Ballet Ave</u> CITY <u>PLANT CITY</u> STATE <u>FL</u> ZIP <u>33566</u> PHONE <u>813-495-1682</u>
APPLICATION # 23-0588	PLEASE PRINT NAME <u>Matt Farhadi</u> MAILING ADDRESS <u>12303 Memorial Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>813-415-5620</u>
APPLICATION # 23-0729	PLEASE PRINT NAME <u>Danays Acosta Benitez</u> MAILING ADDRESS <u>7718 Hinedale Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 2442428</u>
APPLICATION # 23-0828	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave S #491</u> CITY <u>Pete</u> STATE <u>FL</u> ZIP <u>33519</u> PHONE <u>213-770-7700</u>
APPLICATION # 23-0932	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1st Ave S #491</u> CITY <u>Pete</u> STATE <u>FL</u> ZIP <u>33519</u> PHONE <u>213-770-7700</u>
APPLICATION # 23-0932	PLEASE PRINT NAME <u>RICHARD GONZALEZ</u> MAILING ADDRESS <u>612 CHASTAIN RD</u> CITY <u>SEFFNER</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-478-2904</u>

DATE/TIME: 10-16-2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0281	PLEASE PRINT NAME <u>John Eveland</u> MAILING ADDRESS <u>501 E Kennedy Blvd Ste 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 373-8251</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E. Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-822-5016</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Brian Funk</u> MAILING ADDRESS <u>2119 NE Coachman Rd</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33765</u> PHONE <u>727-641-8795</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Austin Zane</u> MAILING ADDRESS <u>401 S Bryan Circle</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>352-317-7326</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Toni Wiley</u> MAILING ADDRESS <u>1111 English Bluffs Ct</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>727-422-6617</u>
APPLICATION # 23-0407	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 222 5057</u>

DATE/TIME: 10-16-2023HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 23-0520	PLEASE PRINT NAME <u>John Eveland</u> MAILING ADDRESS <u>501 E Kennedy Blvd, Ste 1010</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 373-8251</u>
APPLICATION # 23-0520	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # 23-0610	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W Cass St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>239-409-2771</u>
APPLICATION # 23-0614	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # 23-0784	PLEASE PRINT NAME <u>Tyler Hudson</u> MAILING ADDRESS <u>400 N. Ashley Dr. #1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-335-4825</u>
APPLICATION # 23-0784	PLEASE PRINT NAME <u>Alex Schaler</u> MAILING ADDRESS <u>400 N. Ashley Dr. suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>

DATE/TIME: 10/16/2023

HEARING MASTER: Susan Finch

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

<p>APPLICATION #</p> <p>23-0588</p>	<p>PLEASE PRINT NAME <u>David Wright (virtual)</u></p> <p>MAILING ADDRESS <u>P.O. Box 273417</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: October 16, 2023

HEARING MASTER:

Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0443	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0443	Elizabeth White	2. Opposition Presentation Packet	No
RZ 23-0443	Nancy Pateracki	3. Applicant Presentation Packet	No
RZ 23-0636	Rosa Timoteo	1. Revised Staff Report – Email	Yes (Copy)
RZ 23-0828	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0828	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0932	Todd Pressman	1. Applicant Presentation Packet	No
RZ 23-0932	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0281	John Eveland	1. Applicant Presentation Packet	No
MM 23-0281	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
MM 23-0407	Nicole Neugebauert	1. Applicant Presentation Packet	No
MM 23-0407	Tori Wiley	2. Opposition Presentation Packet	No
MM 23-0407	Rosa Timoteo	3. Revised Staff Report - Email	Yes (Copy)
RZ 23-0422	Joe Moreda	1. Applicant Presentation Packet	No
RZ 23-0422	Joe Moreda	2. Applicant Letter	No
RZ 23-0422	James Tatum	3. Proponent Presentation Packet	Yes (Copy)
RZ 23-0422	Rosa Timoteo	4. Revised Staff Report - Email	
MM 23-0520	Kami Corbett	1. Applicant Presentation Packet	No
MM 23-0520	Rosa Timoteo	2. Revised Staff Report – Email	Yes (Copy)
RZ 23-0610	Colin Rice	1. Application Presentation Packet	No
RZ 23-0610	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
MM 23-0614	Kami Corbett	1. Application Presentation Packet	No
MM 23-0614	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)
RZ 23-0784	Tyler Hudson	1. Application Presentation Packet	No
RZ 23-0784	Rosa Timoteo	2. Revised Staff Report - Email	Yes (Copy)

OCTOBER 16, 2023 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 16, 2023, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

▶ Susan Finch, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

▶ Michelle Heinrich, Development Services (DS), reviewed the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS:

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0443

▶ Michelle Heinrich, DS, called RZ 23-0443.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0443.

C.2. RZ 23-0588

▶ Michelle Heinrich, DS, called RZ 23-0588.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 23-0588 to the December 18, 2023, ZHM hearing.

C.3. RZ 23-0636

▶ Michelle Heinrich, DS, called RZ 23-0636.

▶ Testimony provided.

MONDAY, OCTOBER 16, 2023

▶ Susan Finch, ZHM, closed RZ 23-0636.

C.4. RZ 23-0729

▶ Michelle Heinrich, DS, called RZ 23-0729.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0729.

C.5. RZ 23-0828

▶ Michelle Heinrich, DS, called RZ 23-0828.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0828.

C.6. RZ 23-0932

▶ Michelle Heinrich, DS, called RZ 23-0932.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0932.

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

D.1. MM 23-0281

▶ Michelle Heinrich, DS, called MM 23-0281.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 23-0281.

D.2. MM 23-0407

▶ Michelle Heinrich, DS, called MM 23-0407.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed MM 23-0407.

MONDAY, OCTOBER 16, 2023

D.3. RZ 23-0422

- ▶ Michelle Heinrich, DS, called RZ 23-0422.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0422.

D.4. MM 23-0520

- ▶ Michelle Heinrich, DS, called MM 23-0520.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0520.

D.5. RZ 23-0610

- ▶ Michelle Heinrich, DS, called RZ 23-0610.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0610.

D.6. MM 23-0614

- ▶ Michelle Heinrich, DS, called MM 23-0614.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0614.

D.7. RZ 23-0784

- ▶ Michelle Heinrich, DS, called RZ 23-0784.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0784.

E. ZHM SPECIAL USE

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 10:13 p.m.

Rezoning Application: RZ-STD 23-0636

Zoning Hearing Master Date: October 16, 2023

BOCC Land Use Meeting Date: December 12, 2023



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	Matt Medi Farhedi	
FLU Category:	R-4	
Service Area:	Urban	
Site Acreage:	2.67	
Community Plan Area:	Northwest and Town & Country	
Overlay:	None	

Introduction Summary:

The owner of the property at 8331 Double Branch Road would like to rezone the property from a Planned Development 16-0995 to RSC - 4.

Zoning:	Existing	Proposed
District(s)	PD	RSC - 4
Typical General Use(s)	Planned Development	Residential, Single-Family Conventional
Acreage	2.67	2.67
Density/Intensity	50 bed CRH / FAR: 0.50	4 DU per GA/ FAR: NA
Mathematical Maximum*	1 DU per GA/ FAR: 1.34 58,152 sf	10.68/ FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD	RSC - 4
Lot Size / Lot Width	217,000 SqFt / 150'	10,000 SqFt / 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> North: 10' East: 10' West: 10' South: 10' Buffering: 10' type A screening along the North and South boundaries 	<ul style="list-style-type: none"> Front: 25' Sides: 7.5' Rear: 25' No required buffering and screening
Height	50'	35'

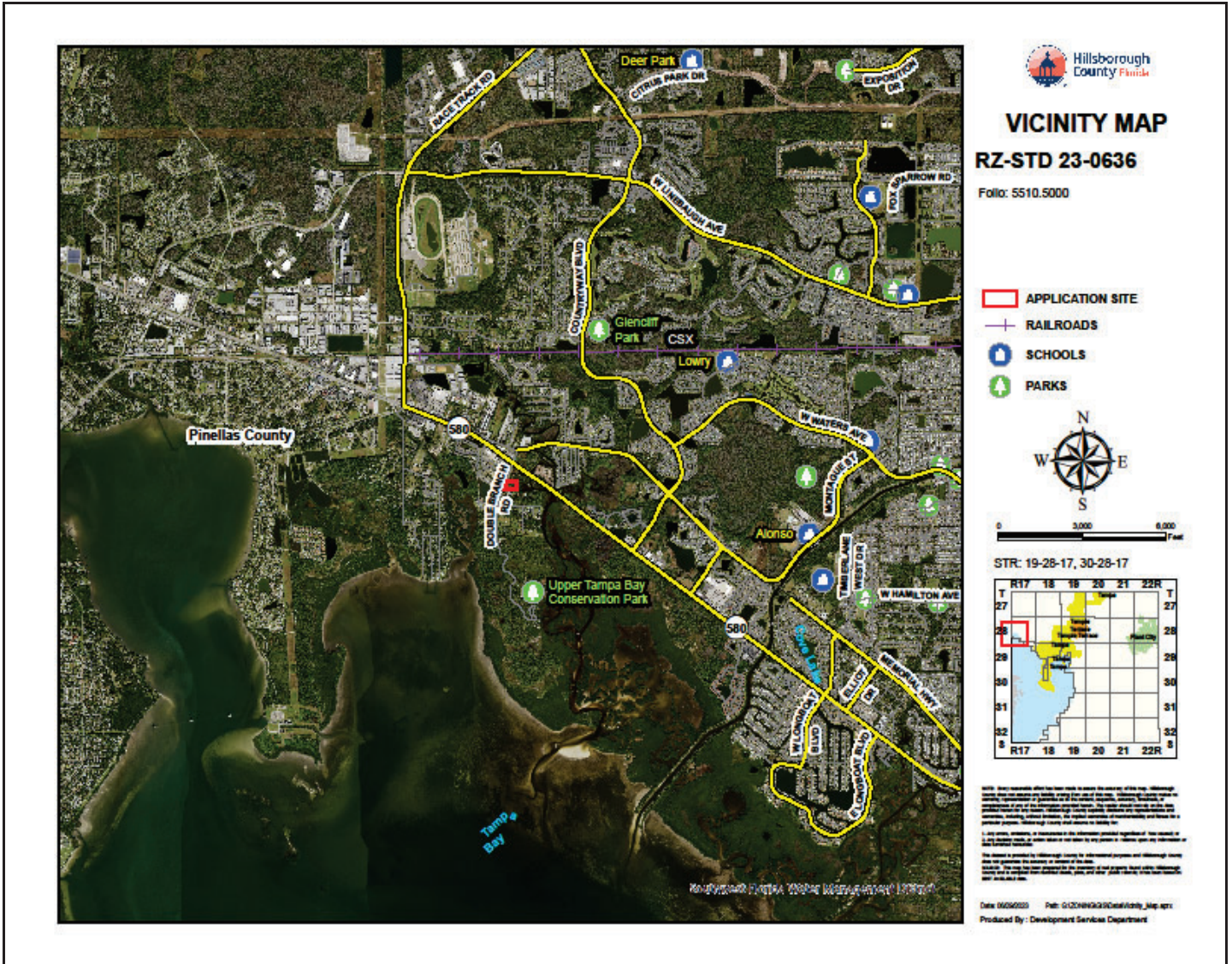
Additional Information:

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

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

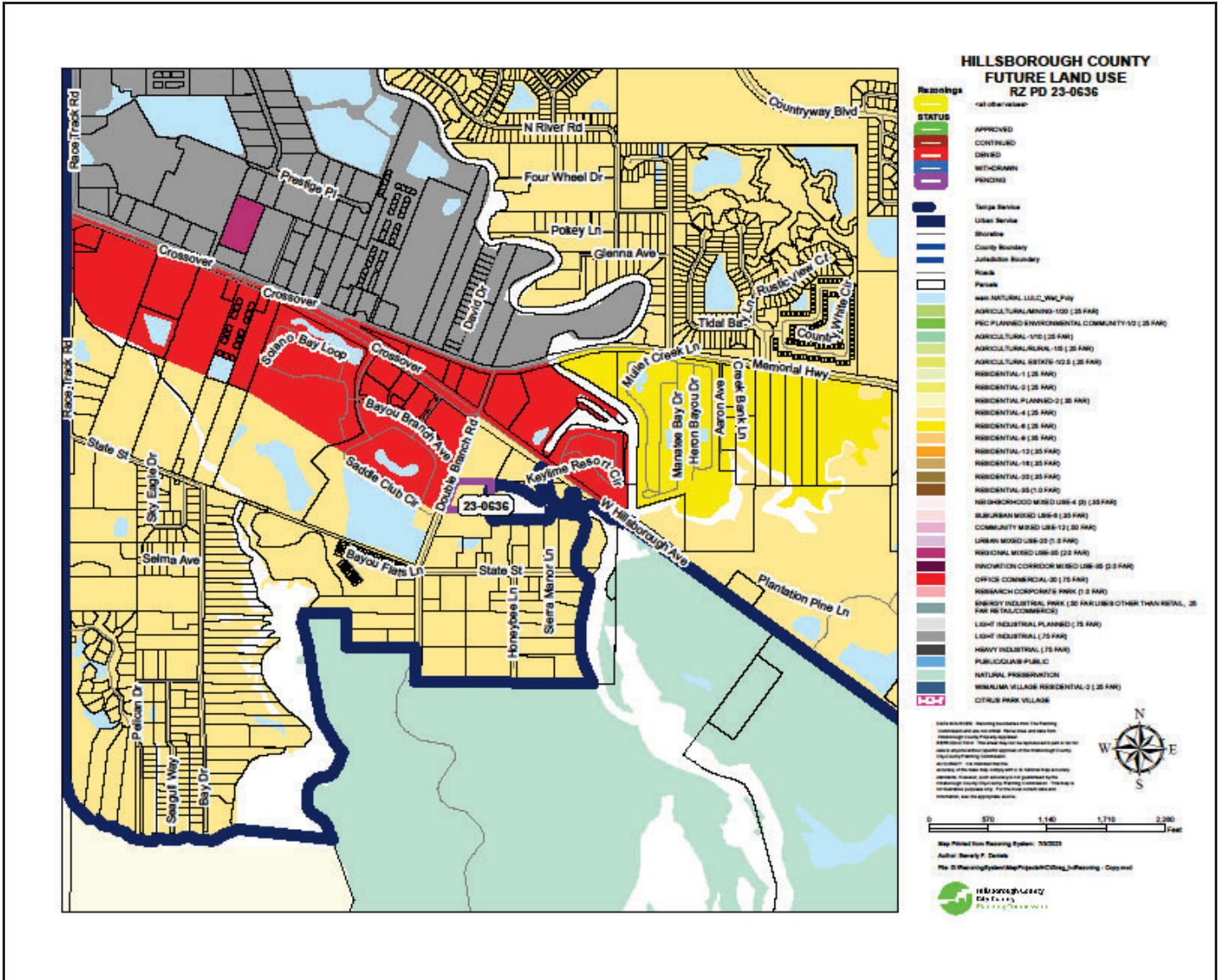


Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Developments that allow recreational vehicle parks. The adjacent parcels to the north and east are owned by the state and are currently vacant. The Tampa Shores Community Church is located on the adjacent parcel to the south. The parcel to the west is a multi-family development called The Sedona which is separated from the subject parcel by Double Branch Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

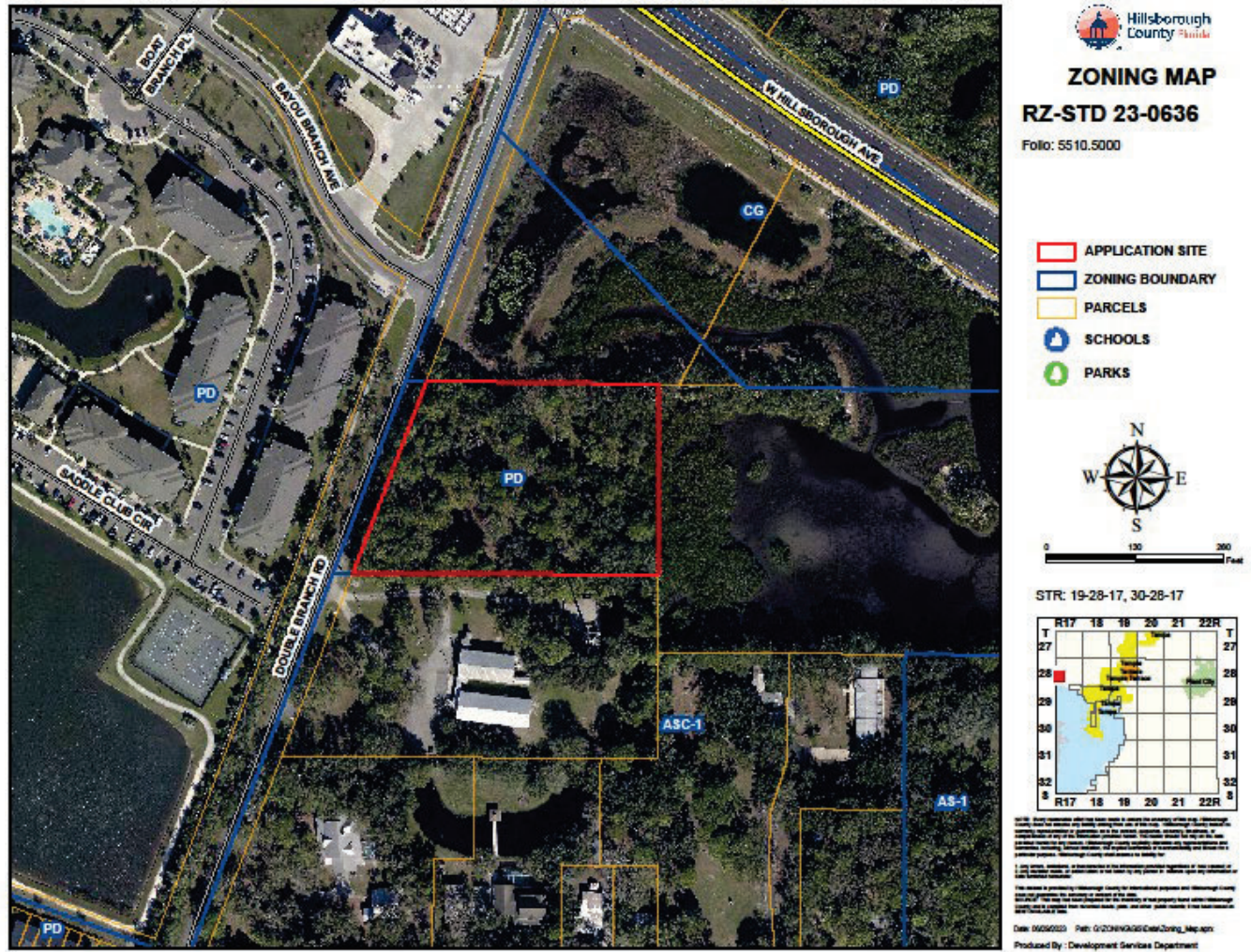
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R-4
Maximum Density/F.A.R.:	4 DU per GA / 0.25
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1, CG	<ul style="list-style-type: none"> 1 DU per acre/0.25 CG: NA/0.27 	Agriculture, Single-Family and Commercial	STORMWATER POND
South	ASC-1	1 DU per acre /NA	Agriculture, Single Family	CHURCHES
East	ASC-1	1 DU per acre /NA	Agriculture, Single-Family	STORMWATER POND
West	PD	Parcel C of PD 96-0308: 17 DU per acre /0.50	Multi-family and Commercial	MULTI-FAMILY

2.0 LAND USE MAP SET AND SUMMARY D

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

N/A

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other
	County Arterial - Urban	8 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	County Local - Rural	3 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	FDOT Arterial - Rural	4 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/1)	(-) 8	No Change	(-) 1

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

Connectivity and Cross Access

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

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input checked="" 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 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	
Service Area/ Water & Wastewater	<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	
Urban <input checked="" type="checkbox"/> City of Tampa Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board	<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	
Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A				
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	<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	
<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				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned ASC - 1 to the north, south, and east, and PD to the north and west. The site is surrounded by a mixture of uses consisting of single-family residential, multi-family residential uses, and Planned Developments that allow recreational vehicle parks. The subject site is surrounded by R - 4 Future Land Use (FLU) categories which permits residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

The site is located within the Urban Service Area's Water and Wastewater Service Area; therefore, the subject property should be served by the County.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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.

ZHM HEARING DATE: October 16, 2023
BOCC LUM MEETING DATE: December 12, 2023

Case Reviewer: Carolanne Peddle

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/15/2023

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: NWH

PETITION NO: RZ 23-0636

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 2.67 ac. parcel from Planned Development (PD) to Residential Single-Family Conventional – 4 (RSC-4). The existing PD has entitlements which permit a 50 bed Community Residential Home (Type C).

Consistent with the Development Review Procedures Manual (DRPM), the applicant was not required to submit a trip generation or site access analysis to process this request. Staff has prepared the below comparison of the maximum trip generation potential of the subject property under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Information shown below is based upon data from the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD 16-0995, 50 bed Community Residential Home (ITE LUC 254)	130	9	12

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 10 single-family detached dwelling units (ITE LUC 210)	122	9	11

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	(-) 8	No Change	(-) 1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Double Branch Rd. is a 2-lane, publicly maintained, substandard local roadway. The roadway is characterized by +/-21 feet of pavement in average condition. In the vicinity of the project site, the right-of-way width is approximately +/-80 feet. There is a +/- 5-foot-wide sidewalk along the west side of

Double Branch Rd. in the vicinity of the proposed project. There are no bicycle facilities along the roadway in the vicinity of the proposed project.

SITE ACCESS AND CONNECTIVITY

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

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request. Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Double Branch Rd. was not included within the 2020 Hillsborough County Level of Service Report. As such, information regarding the LOS for this facility cannot be provided.

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Double Branch Rd.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input checked="" type="checkbox"/> Sufficient ROW Width (for Urban Section)	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other - TBD
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
	Choose an item.	Choose an item. Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	130	9	12
Proposed	122	9	11
Difference (+/-)	(-) 8	No Change	(-) 1

*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:		

Transportation Comment Sheet

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



**PARTY OF
RECORD**

NONE