

Rezoning Application: 23-0149

Zoning Hearing Master Date: April 17, 2023

BOCC Land Use Meeting Date: June 13, 2023

**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jon Neider

FLU Category: Residential -4 (Res-4)

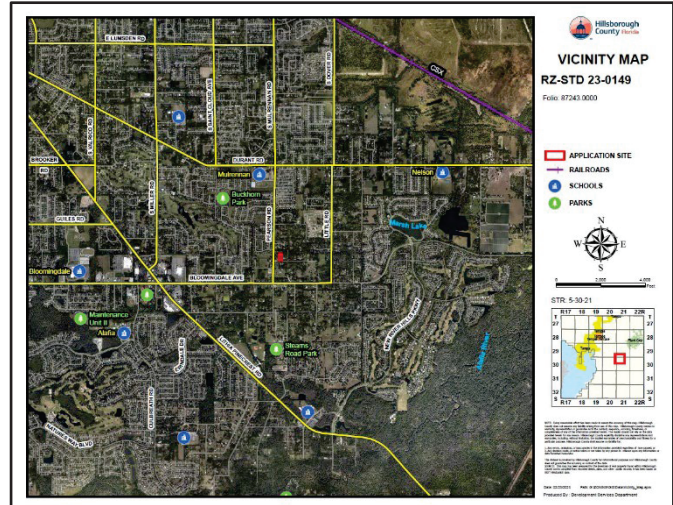
Service Area: Urban

Site Acreage: 0.8 +/-

Community Plan Area: Valrico

Overlay: None

Request: Rezone from **Agricultural Single-Family-Residential Conventional - 1 (ASC-1)** to **Single-Family Residential Conventional-2 (RSC-2)**

**Request Summary:**

The request is to rezone from the existing Agricultural Single-Family-Residential Conventional -1 (ASC-1) zoning district to the proposed to Single-Family Residential - (RSC-2) zoning district. The RSC-2 district permits single-family conventional development on lots containing a minimum area of 21, 520 square feet (sf).

Zoning:

Uses	Current ASC-1 Zoning	Proposed RSC-2 Zoning
	Agricultural Single Family Residential Conventional	Single Family Residential Conventional
Acreage	0.8 +/- ac ; 34, 848 sf	0.8 +/- ac
Density / Intensity	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	0 dwelling unit	1 dwelling unit

Development Standards:

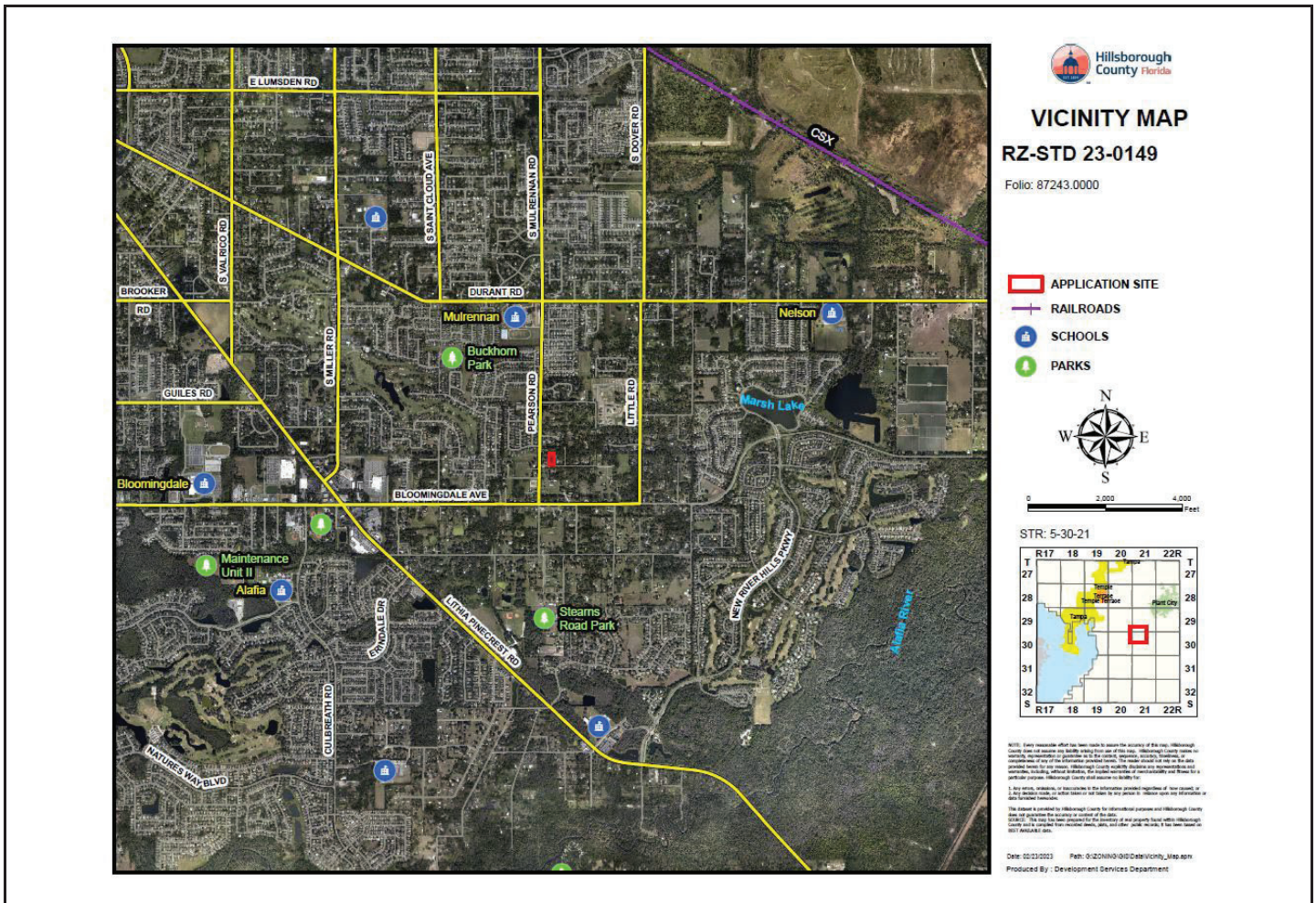
	Current ASC-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 1 ac	1 du/ 0.5 ac
Lot Size / Lot Width	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front 15' - Sides 50' - Rear	25' - Front 10' - Sides 25' - Rear
Height	50'	35'

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

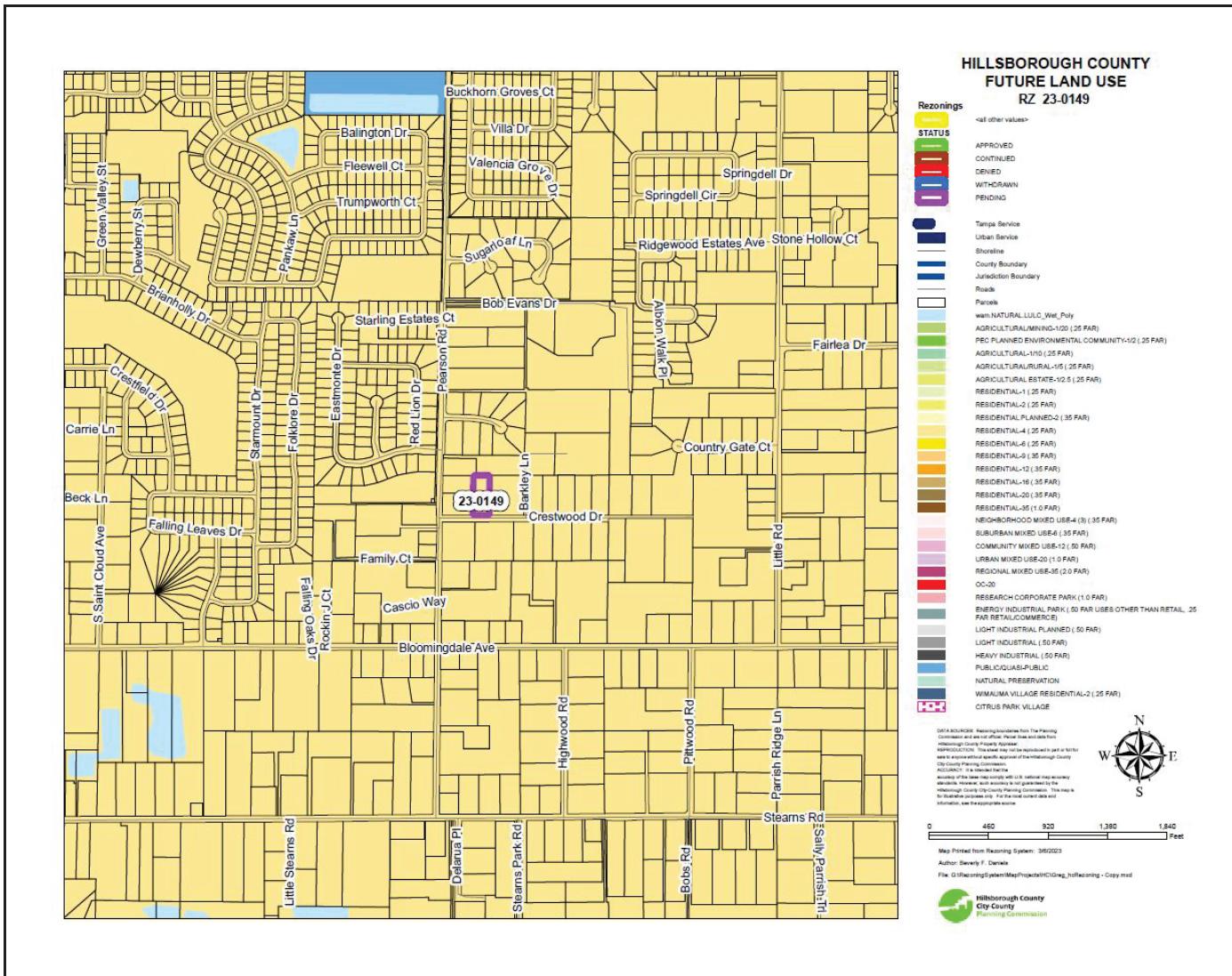


Context of Surrounding Area:

The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned RSC-2 to the north and west, and ASC-1 to the east and south.

2.0 LAND USE MAP SET AND SUMMARY DATA

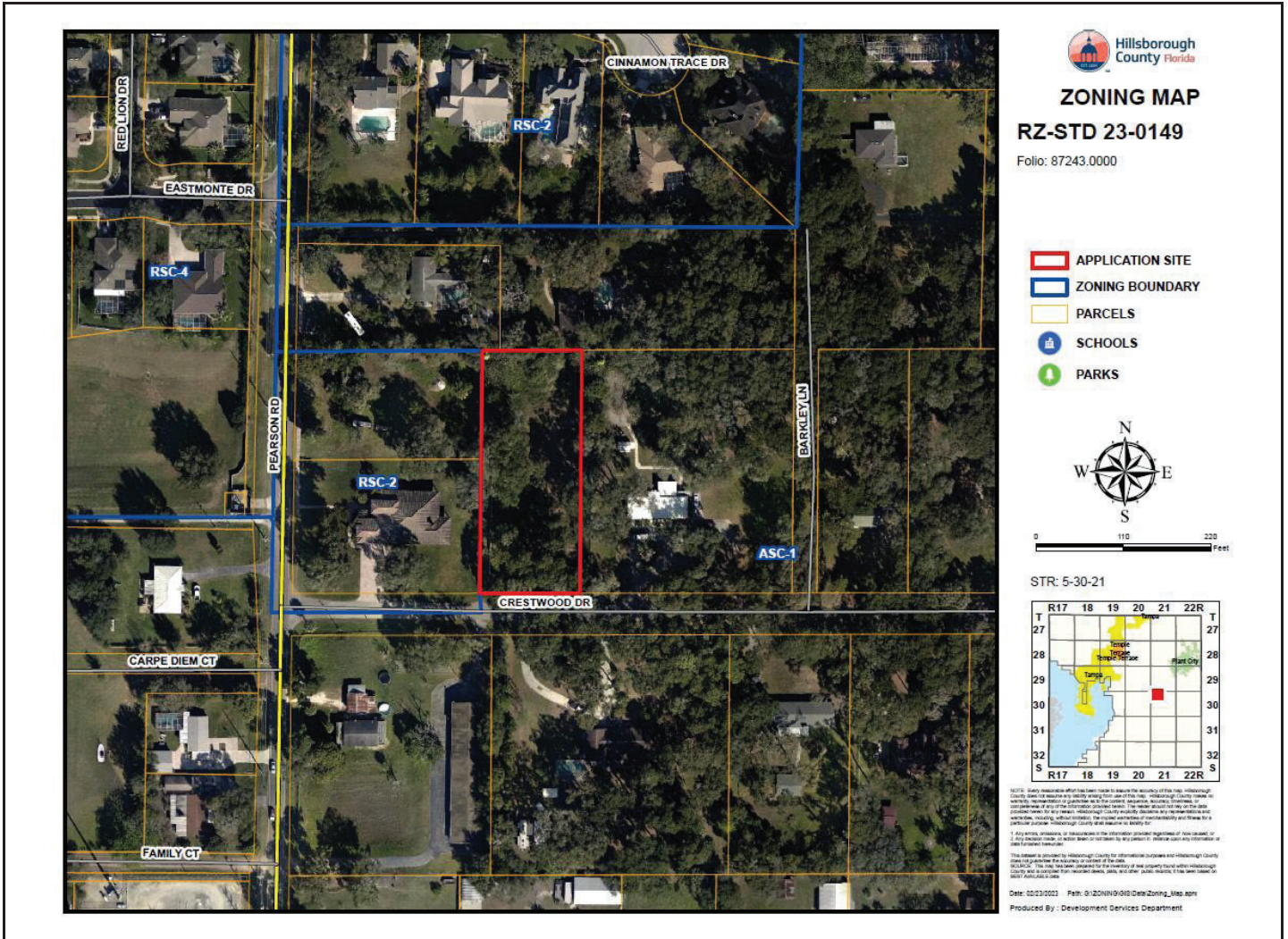
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established 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

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ 1 ac	Single-Family Residential (Conventional Only)	Single- Family Residential
South	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Single- Family Residential
East	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Single- Family Residential
West	RSC-2	1 du/ 21,780 sf	Single-Family Residential (Conventional Only)	Single- Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Crestwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned RSC-2 to the north and west, and ASC-1 to the east and south.

The subject property is within the Res-4 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

The subject site is located within the Hillsborough County Urban Service Area and would require connection to the County's potable water and wastewater systems. Additional and/or different points-of-connection will be determined at the time of the application for service.

The size and depth of the subject parcel in relation to other adjacent residential uses in the area would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-2 zoning district is compatible with the existing zoning districts and development pattern in the area. Staff finds the request **Approvable**.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 04/07/2023
 REVIEWER: Alex Steady, Senior Planner AGENCY/DEPT: Transportation
 PLANNING AREA/SECTOR: Valrico/Central PETITION NO.: STD 23-0149

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in any increase of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.88 acres from Agricultural Single Family - 1 (ASC-1) to Residential Single Family Conventional - 2 (RSC-2). The site is located on the north side of Crestwood Drive +/- 239 feet east of the intersection of Crestwood Drive and Pearson Road. The Future Land Use designation of the site is Residential - 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition.

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Crestwood Drive. Crestwood Drive is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Crestwood Drive lies within +/- 50 feet of Right of Way in the vicinity of the project. Crestwood Drive does not have sidewalk, curb and gutter, or bike lanes on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Crestwood Drive is not a regulated roadway and as such was not included in the Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 23-0149
DATE OF HEARING:	April 17, 2023
APPLICANT:	Jon Neider
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RSC-2
LOCATION:	3701 Crestwood Drive
SIZE OF PROPERTY:	0.8 acres mol
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY

Applicant: Jon Neider

FLU Category: Residential -4 (Res-4)

Service Area: Urban

Site Acreage: 0.8 +/-

Community Plan Area: Valrico

Overlay: None

Request: Rezone from **Agricultural Single- Family-Residential Conventional - 1 (ASC-1)** to **Single-Family Residential Conventional-2 (RSC- 2)**



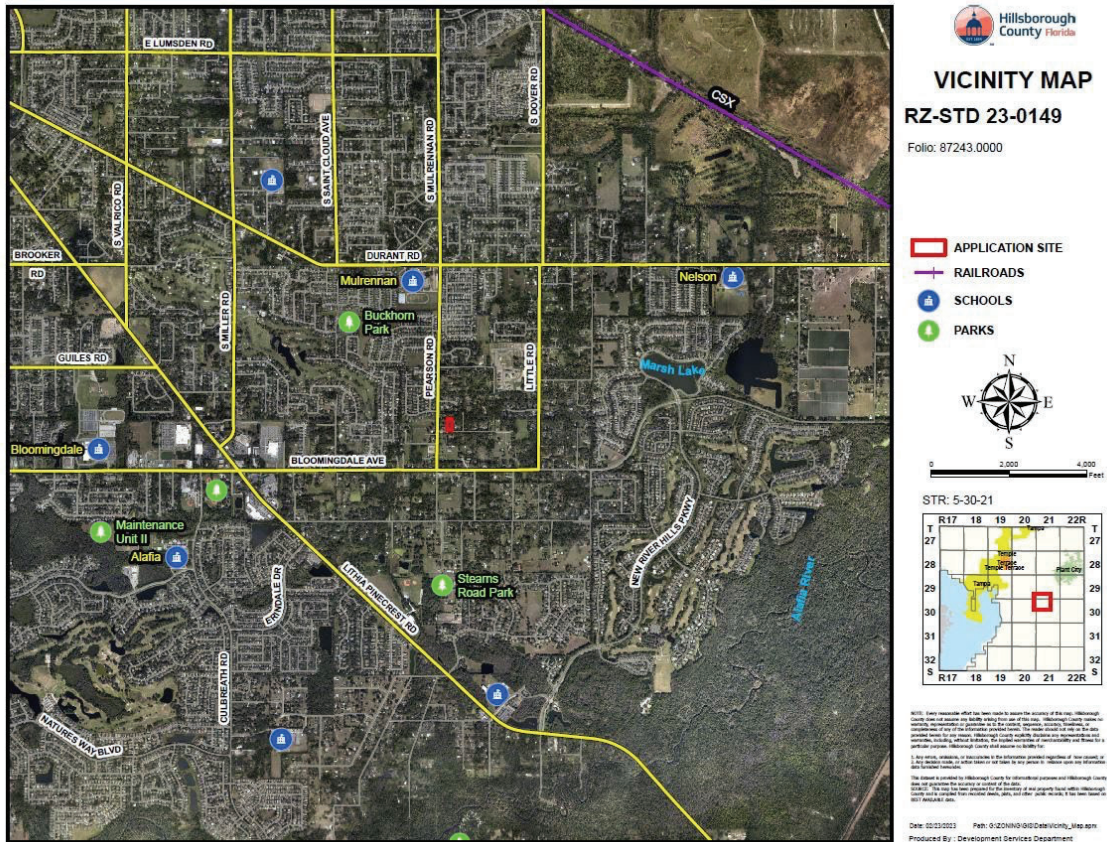
Request Summary:

The request is to rezone from the existing Agricultural Single-Family-Residential Conventional -1 (ASC-1) zoning district to the proposed to Single-Family Residential - (RSC-2) zoning district. The RSC-2 district permits single-family conventional development on lots containing a minimum area of 21, 520 square feet (sf).

Planning Commission Recommendation: Consistent

Development Services Department Recommendation: Approvable

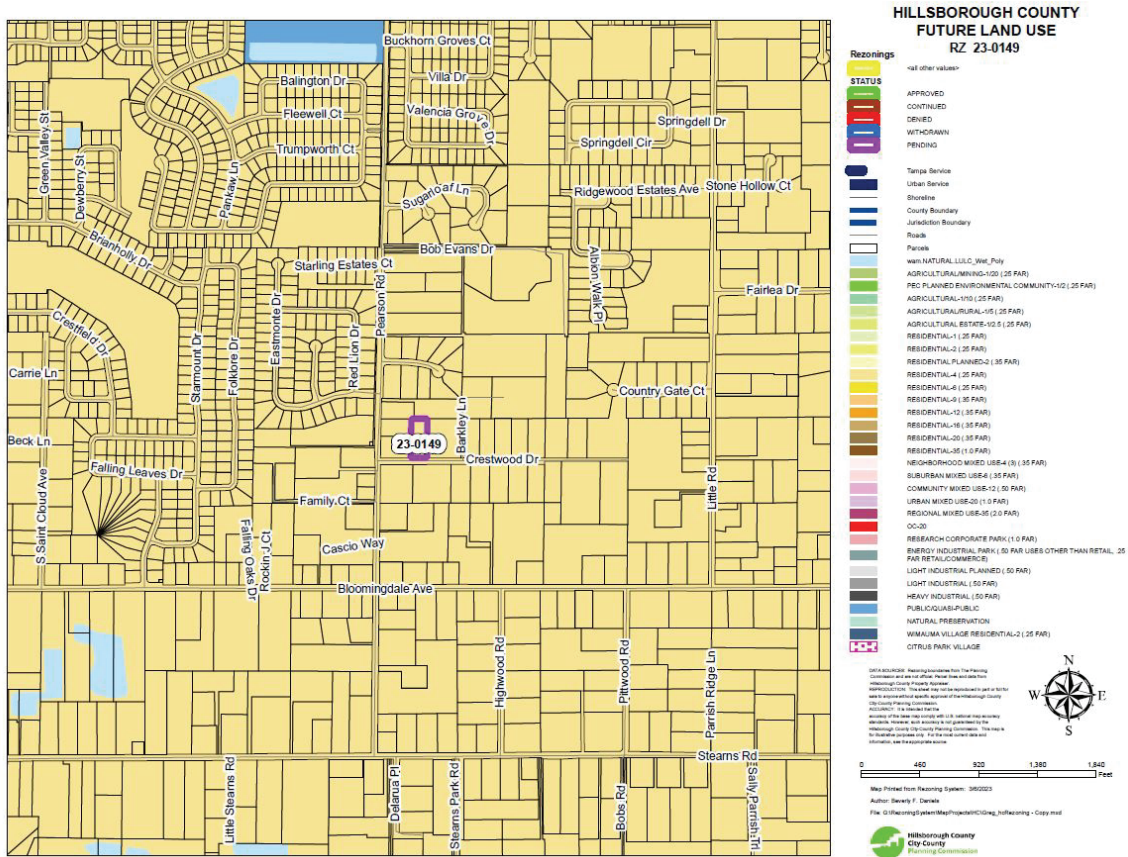
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

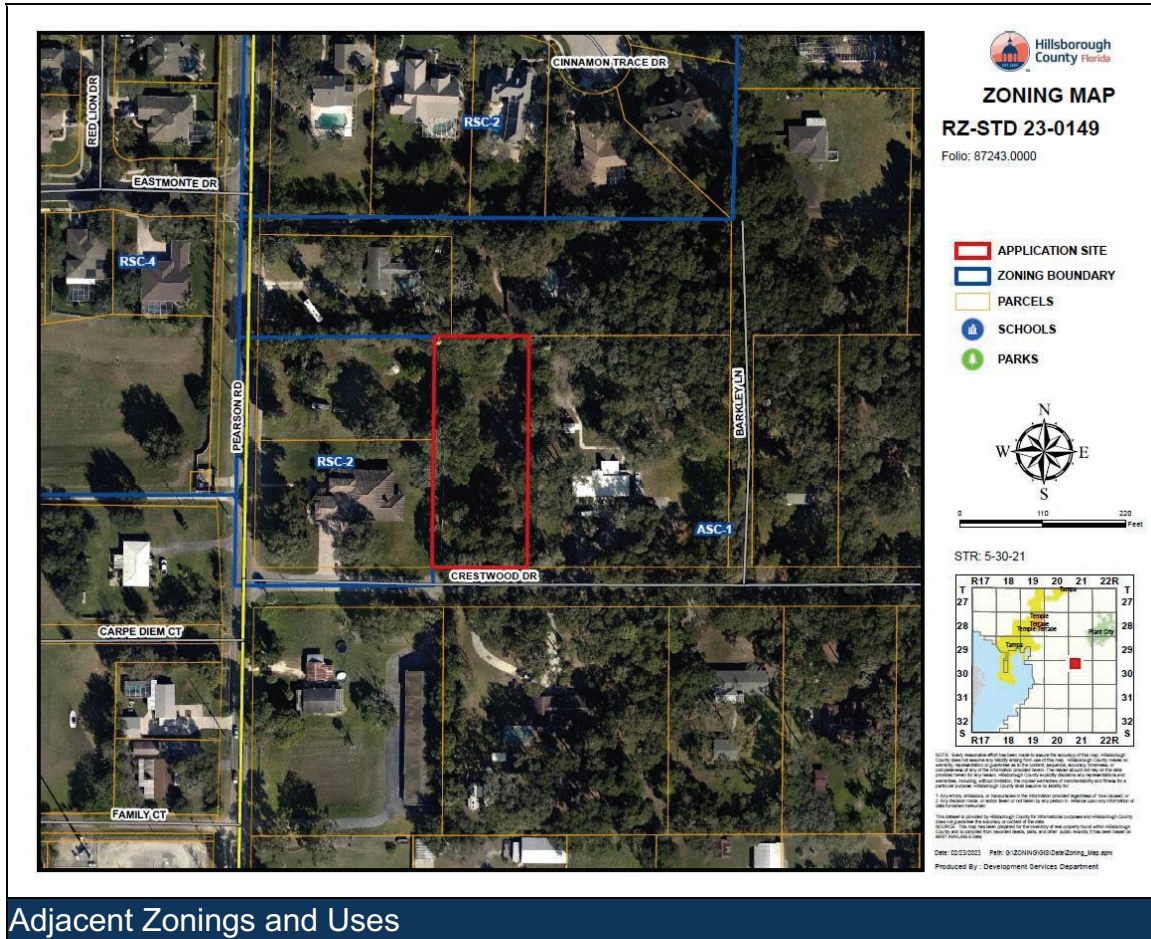
The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned RSC-2 to the north and west, and ASC-1 to the east and south.

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



<p>Typical Uses:</p>	<p>Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established 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.</p>
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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

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

Adjoining Roadways (check if applicable)

Crestwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
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Project Trip Generation Not applicable for this request

Connectivity and Cross Access Not applicable for this request

Design Exception/Administrative Variance Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY		
Environmental: Objections	Conditions Requested	Additional Information/Comments

Environmental Protection Commission Natural Resources Conservation & Environmental Lands Mgmt.

This agency has no comments.

Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____		
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Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

Utilities Service Area/ Water & Wastewater			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board			
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Fees Request
Impact/Mobility Fees			
N/A			
Comprehensive Plan: Findings		Conditions Requested	Additional Information/Comments
Planning Commission			
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The adjacent properties are zoned RSC-2 to the north and west, and ASC-1 to the east and south.

The subject property is within the Res-4 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

The subject site is located within the Hillsborough County Urban Service Area and would require connection to the County's potable water and wastewater systems. Additional and/or different points-of-connection will be determined at the time of the application for service.

The size and depth of the subject parcel in relation to other adjacent residential uses in the area would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC-2 zoning district is compatible with the existing zoning districts and development pattern in the area. Staff finds the request **Approvable**.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on April 17, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Amaden 8515 Palm River Road testified on behalf of the applicant and stated that the request is to correct a non-conforming lot from ASC-1 that is 0.9 acres in size and rezone to RSC-2.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from ASC-1 to RSC-2. The lot is currently non-conforming as it does not have the required acreage. She described the surrounding zoning districts and stated that the request is consistent with the RES-4 land use category. Staff found the request approvable.

Ms. Melissa Lienhard, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Lienhard stated that the subject property is within the Residential-4 Future Land Use classification and also located within the Rural Service Area. Ms. Lienhard described the surrounding area and testified that the request meets Policy 1.4 regarding compatibility as well as Objective 16 regarding neighborhood protection. Ms. Lienhard concluded her presentation by stating that the Planning Commission finds the proposed rezoning 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.

Mr. David Webb 3903 Crestwood Drive Valrico testified in opposition and asked if the request is to subdivide the property into two parcels. Hearing Master Finch replied that the request is for the parcel which is 0.8 acres in size for one home.

County staff did not have additional comments.

Mr. Amaden testified during the rebuttal period that the request is to correct the acreage non-conformity and allow one lot only.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.8 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-2 (RSC-2) zoning district. The applicant's representative testified that the purpose of the request is to correct a non-conformity regarding minimum lot size.
3. The Planning Commission staff supports the request. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The property is surrounded by land that is developed with a mixture of residential and agricultural land uses.
5. One person spoke in opposition due to a concern that the subject property would be developed with two lots. The applicant's representative testified that the parcel would be developed with only one lot therefore the citizen stated on the record that he was not opposed to the request.
6. The proposed rezoning will result in development that is consistent with the Comprehensive Plan and the development pattern in the surrounding area.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

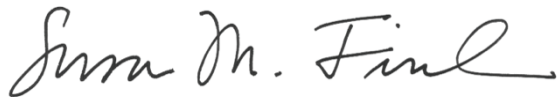
The applicant is requesting a rezoning to the RSC-2 zoning district. The property is 0.8 acres in size and zoned ASC-1 and designated RES-4 by the Comprehensive Plan.

The Planning Commission found that the request is consistent with the surrounding development pattern and the Comprehensive Plan.

The subject property is located in an area with a mixture of residential and agricultural land uses. The proposed rezoning is compatible with the development pattern in the area and is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

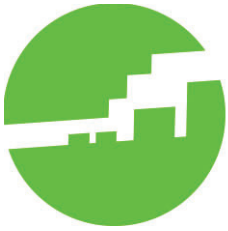
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-2 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



May 8, 2023

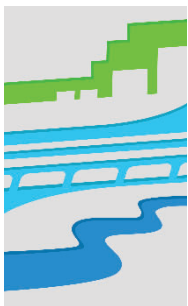
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: April 17, 2023 Report Prepared: April 5, 2023	Petition: RZ 23-0149 3701 Crestwood Dr <i>On the north side of Crestwood Drive, east of Pearson Road and west of Barkley Lane</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	N/A
Request	Rezoning from Agricultural, Single-Family Conventional (ASC-1) to Residential, Single-Family Conventional (RSC-2) for the purpose of building a single-family home.
Parcel Size	0.89 ± acres
Street Functional Classification	Pearson Road – Collector Crestwood Drive - Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 0.89acre subject property is located on the north side of Crestwood Drive, east of Pearson Road and west of Barkley Lane.
- The site is located within the Urban Service Area and is not located within the limits of a Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses include but are not limited to residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- The subject site is surrounded by the RES-4 Future Land Use category to the north, east, south, and west.
- The area is surrounded by single family land uses to the north, south, and west. There is public/quasi-public/institution use directly east from the subject site. Vacant uses are located west of the site as well. Further north are agricultural uses and further southwest are public communications/utilities and mobile home park uses.
- The site is currently zoned as Agricultural, Single Family-Conventional 1 (ASC-1). Additional ASC-1 zoning can be found directly north, east, and south of the site. Residential, Single Family Conventional-2 (RSC-2) zoning is located directly west and further north, east, and south of the subject site. Residential, Single-Family Conventional (RSC-4) is located further west as well.
- The applicant is requesting a rezoning from Agricultural, Single Family-Conventional 1 (ASC-1) to Residential, Single Family Conventional-2 (RSC-2) for the purpose of developing a single-family home on the property.

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 (USA)

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

Policy 1.4: Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting,

noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Land Use Categories

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

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

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

- a) the creation of like uses; or
- b) creation of complementary uses; or

- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections

Policy 16.8: *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.*

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Staff Analysis of Goals, Objectives, and Policies:

The 0.89 ± acre subject property is located east of Pearson Road, north of Crestwood Drive, and west of Barkley Lane. The site is located within the Urban Service Area and is not located within the limits of any Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Agricultural, Single-Family Conventional 1 (ASC-1) to Residential, Single-Family Conventional-2 (RSC-2) for the purpose of building a single-family home on the subject property.

The subject site is located within the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. FLUE 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 subject site is currently zoned as ASC-1. The applicant is proposing to rezone the subject

site to allow for the construction of a single-family home. The proposed change to RSC-2 is compatible with the existing character development of the area. There is extensive RSC-2 zoning to the west and further to the north, northeast, and south of the subject site. The zoning pattern is consistent with the Urban Service Area and Policy 1.4 of the FLUE.

FLUE Objective 9 states that all existing and future land development regulations shall be made consistent with the Comprehensive Plan. FLUE Policies 9.1 and 9.2 permit zoning and developments that meet the regulations established by Hillsborough County. The proposed rezoning to RSC-2 is consistent with this policy direction.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows several other single-family and residential uses along Pearson Road, Crestwood Drive, and Barkley Lane. A rezoning to RSC-2 would reflect a development pattern that is aligned with the existing development pattern, and consistent with the policy direction of the surrounding area.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. CDC Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. CDC Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 23-0149

Rezonings
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

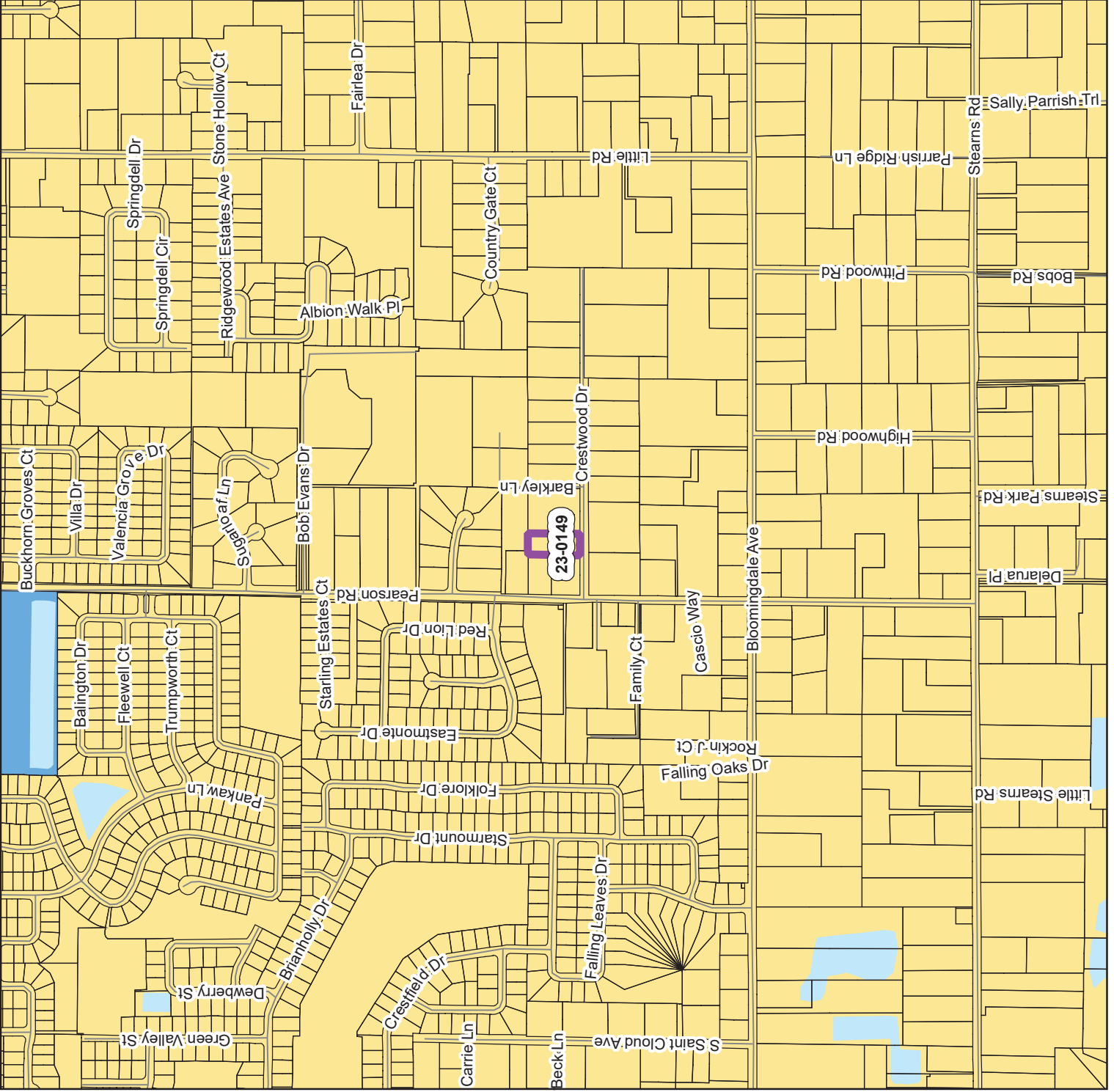
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Reads
- Parcels

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



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user seek to approve without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map be accurate within the standards of the U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 3/16/2023
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProjects\HIC\Grez_h\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 04/07/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0149

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result in any increase of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.88 acres from Agricultural Single Family - 1 (ASC-1) to Residential Single Family Conventional – 2 (RSC-2). The site is located on the north side of Crestwood Drive +/- 239 feet east of the intersection of Crestwood Drive and Pearson Road. The Future Land Use designation of the site is Residential - 4 (RES-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 11th Edition.

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Crestwood Drive. Crestwood Drive is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Crestwood Drive lies within +/- 50 feet of Right of Way in the vicinity of the project. Crestwood Drive does not have sidewalk, curb and gutter, or bike lanes on either side of the roadway within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Crestwood Drive is not a regulated roadway and as such was not included in the Level of Service Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Crestwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	+0	+0	+0

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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 Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: April 17, 2023 PETITION NO.: 23-0149 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: March 31, 2023 PROPERTY ADDRESS: 3701 Crestwood Drive, Valrico FOLIO #: 0872430000 STR: 05-30S-21E
REQUESTED ZONING: Rezone from ASC-1 to RSC-2	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	03/31/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands present
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

kmh / app

ec: Jon Neider, Owner - jneider@tampabay.rr.com
 Todd Amaden, Agent - comments@lesc.com

Environmental Excellence in a Changing World

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 April 2023

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

APPLICANT: Todd Amaden

PETITION NO: RZ-STD 23-0149

LOCATION: 3701 Crestwood Dr., Valrico, FL 33596

FOLIO NO: 87243.0000

SEC: 05 TWN: 30 RNG: 21

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, April 17, 2023

TIME: Commencing at 6:00 p.m.
Concluding at 9:43 p.m.

Reported via Cisco Webex Videoconference by:
Diane DeMarsh, CER No. 1654

1 MS. HEINRICH: The next case that's Item C.7, Standard
2 Rezoning 23-0149. The applicant is requesting to rezone
3 property from ASC-1 to RSC-2. Isis Brown will provide Staff
4 findings after presentation by the applicant.

5 HEARING MASTER: Good evening.

6 MR. ABADEND: Good evening, Ms. Finch. Todd Abadend,
7 8515 Palm River Road in Tampa. This is probably the simplest
8 application you'll ever review. This is simply a file to
9 correct nonconforming lot to rezone 0.9 acres from ASC-1 to
10 RC-2. That Staff Report says that all -- it's the existing
11 nonconforming density is one unit and the proposed conforming
12 density is one unit. The property owners Jon and Angie Neider
13 are here tonight if you have any questions for them as well.

14 HEARING MASTER: No questions at this time. Thank
15 you. If you could please sign in.

16 Development Services.

17 MS. BROWN: Isis Brown, Development Services. Case
18 23-0149, as stated by the applicant, this request is to rezone
19 the existing ASC-1 zoning district to the proposed RC-2 zoning
20 district district. The RSC-2 district from a single-family
21 conventional development on lots containing a minimum of 21 --
22 21,520 square feet, which is half an acre. And as he stated,
23 that is a nonconformity based on that. Okay. Sorry.

24 The site is located in an area comprising of
25 single-family residential units. Adjacent properties are zoned

1 RSC to the north and west and ASC-1 to the east and south. The
2 subject parcel is located within the RES-4 Future Land Use
3 Category and permits low-density residential development.

4 The site is located within the urban service area and
5 would be required to connect, but is already connected to -- oh,
6 sorry, sorry, sorry. Based on the above considerations, Staff
7 finds that the proposed RSC-2 zoning district is compatible with
8 the existing zoning district of and development pattern in the
9 area. Staff finds the request approvable. I'm available for
10 questions.

11 HEARING MASTER: No questions, but thank you for your
12 testimony. Planning Commission.

13 MS. LIENHARD: Melissa Lienhard, Planning Commission
14 Staff. The subject property is located in the Residential-4
15 Future Land Use Category. It is in the urban service area and
16 the subject property is not located within the limits of the
17 community plan.

18 The Residential-4 Future Land Use Category is intended
19 to designate areas that are suitable for low-density residential
20 development. Typical uses include residential development and
21 suburban scale neighborhood commercial and office uses that are
22 subject to commercial locational criteria. The subject site is
23 surrounded by the Residential-4 Future Land Use Category in all
24 directions. The proposed rezoning to RSC-2 is compatible with
25 the existing character of the area and there's extensive RSC-2

1 zoning to the west and further to the north itself in the
2 subject site.

3 The zoning pattern is consistent with the urban
4 service area of policy direction and Policy 1.4 of the Future
5 Land Use Element with regard to compatibility. The proposed
6 rezoning meets the intent to the neighborhood protection
7 policies of the Future Land Use Element, Objective 16 and it's
8 accompanying policies. The development pattern of the
9 surrounding area shows several other single-family and
10 residential uses along Pearson Road, Crestview Drive at
11 Barkley Lane. A rezoning to RSC-2 would reflect a development
12 pattern that is aligned with the existing development pattern
13 and consistent with policy direction.

14 Based upon those considerations, Planning Commission
15 Staff finds the proposed rezoning consistent with the
16 Unincorporated Hillsborough County Comprehensive Plan. Thank
17 you.

18 HEARING MASTER: Thank you. I appreciate it. Is
19 there anyone that would like to speak in support, anyone in
20 favor? I see no one. Anyone in opposition to this request? No
21 one.

22 Ms. Heinrich, anything else?

23 MS. HEINRICH: Nothing further. Thank you.

24 HEARING MASTER: Mr. Abadend.

25 MR. WEBB: In opposition.

1 HEARING MASTER: I'm sorry.

2 MR. WEBB: I would like to speak in opposition.

3 HEARING MASTER: Oh, okay. Well, come forward. Give
4 us your name and address please.

5 MR. WEBB: David Webb. My address is 3903 Crestwood
6 Drive, Valrico, Florida 33596.

7 Let me make sure that I get this correct. He wants to
8 split the property into two parcels?

9 HEARING MASTER: No. No, sir. This is for a piece of
10 property that's 0.8 acres in size and they're rezoning it for
11 one home.

12 MR. WEBB: Just the one home on the --

13 HEARING MASTER: Yes.

14 MR. WEBB: -- lot?

15 HEARING MASTER: That's correct.

16 MR. WEBB: Then --

17 HEARING MASTER: Because --

18 MR. WEBB: -- I'm not -- yeah, we're not in opposition
19 of that.

20 HEARING MASTER: All right.

21 MR. WEBB: But we it was my understanding that some of
22 the makers thought that he wanted to spit it into two parcels.

23 HEARING MASTER: Well, I don't believe --

24 MR. WEBB: Because it's not even a conforming lot
25 right now.

1 HEARING MASTER: That's correct. And --

2 MR. WEBB: And no one's in objection to building a
3 house on it. They just didn't want two houses on it.

4 HEARING MASTER: You know what, we'll ask Mr. Aadend
5 to come back up, but it's my understanding that they can only --

6 MR. WEBB: Okay.

7 HEARING MASTER: -- achieve one home on here.

8 THE CLERK: Sir --

9 HEARING MASTER: Oh, sir, if you could sign-in with
10 the Clerk's Office.

11 Mr. Abadend, if you could answer --

12 MR. ABADEND: That is a concern. It's a nonconforming
13 lot. They're not looking to split the lot into two. RSC-2
14 RSC-2 zoning will only allow one lot.

15 HEARING MASTER: One home. That's it.

16 MR. WEBB: Okay. Yeah.

17 HEARING MASTER: Thank you, sir. All right. Thank
18 you. With that, Mr. Abadend, you didn't have any further
19 comments before I close?

20 MR. ABADEND: No, ma'am.

21 HEARING MASTER: All right. Thank you for your
22 testimony. Then with that, we'll close Rezoning 23-0149 and go
23 to the next case.

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE