

**Rezoning Application:** RZ-STD 22-0789  
**Zoning Hearing Master Date:** July 25, 2022  
**BOCC Land Use Meeting Date:** September 13, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** Jeffrey & Jaime Peck  
**FLU Category:** Urban Mixed Use-20 (UMU-20)  
**Service Area:** Urban  
**Site Acreage:** 0.37 MOL  
**Community Plan Area:** Seffner Mango  
**Overlay:** None



**Introduction Summary:**

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Duplex Conventional (RDC-12) which allows Single-Family and Two-Family (Conventional) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	RDC-12
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family and Two-Family (Conventional)
Acreage	0.37 MOL	0.37 MOL
Density/Intensity	1 du/5 gross acres	12 du/gross acre
Mathematical Maximum*	1 unit	4 units

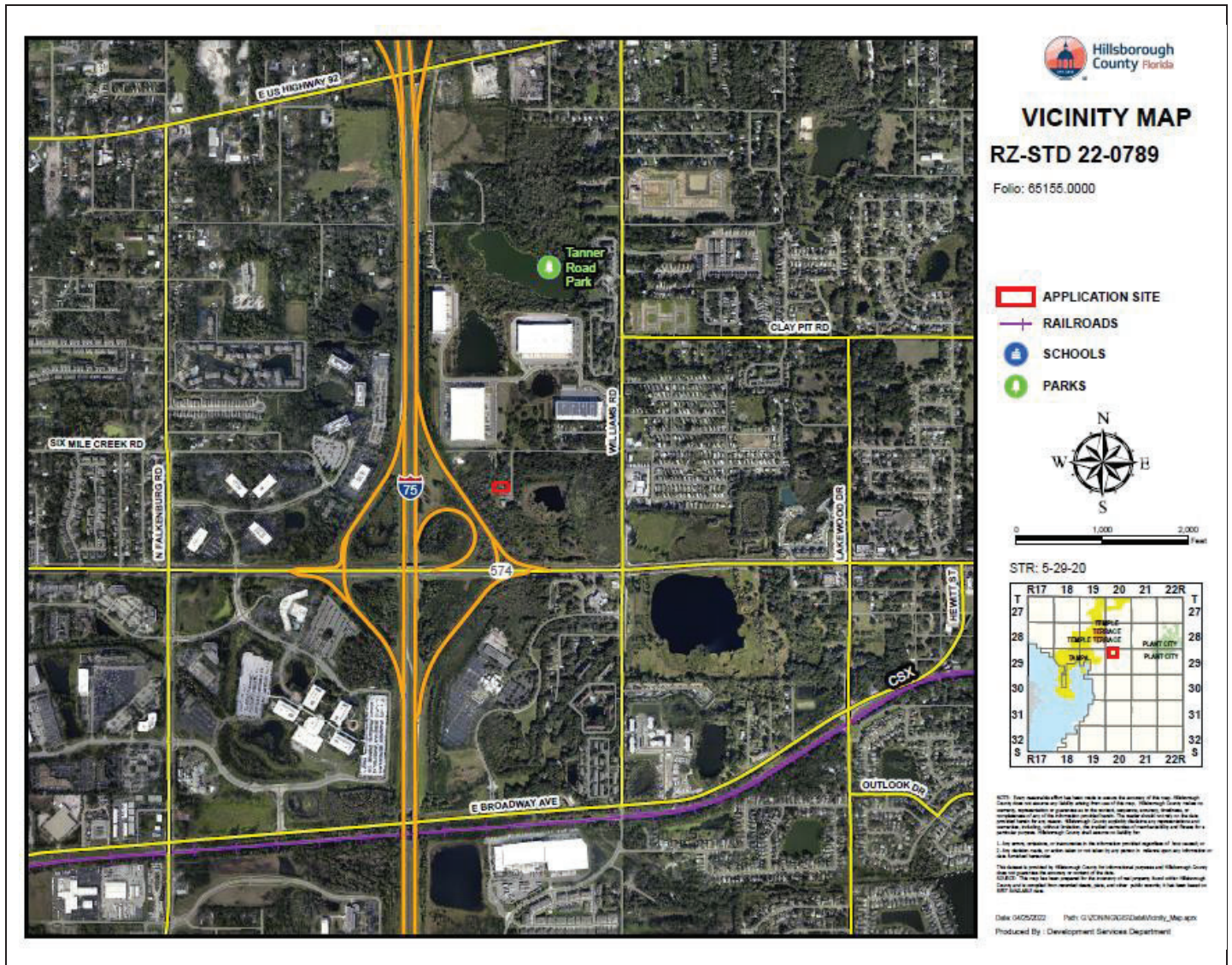
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	RDC-12
Lot Size / Lot Width	217,800 sf / 150'	3,500 sf / 40'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	50'	35'

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

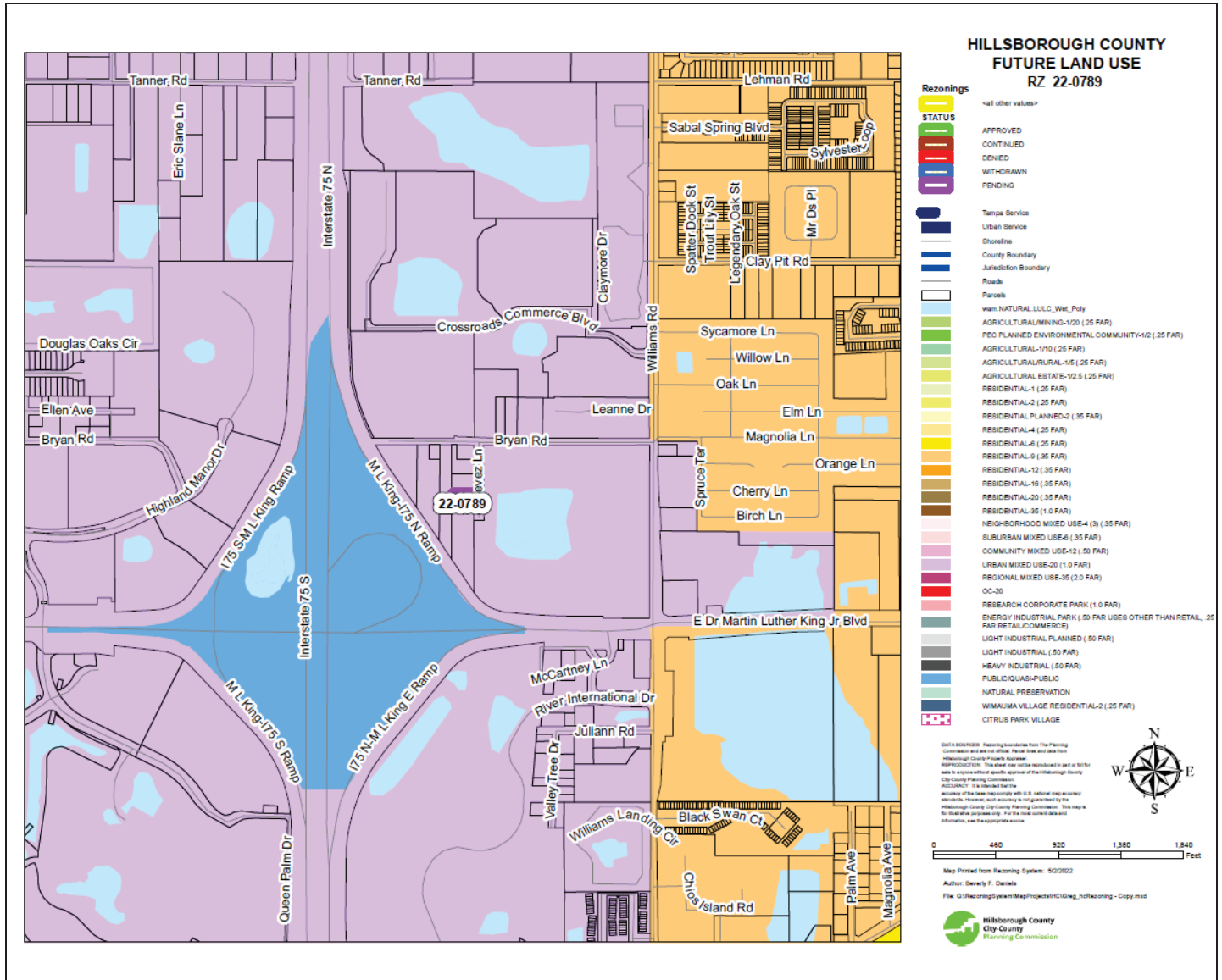


#### Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to residential to the north, south and west. To the east across Estevez Lane is a vacant lot zoned PD 20-0382 with an allowable use of Single-Family and Multi-Family Residential and Commercial.

2.0 LAND USE MAP SET AND SUMMARY DATA

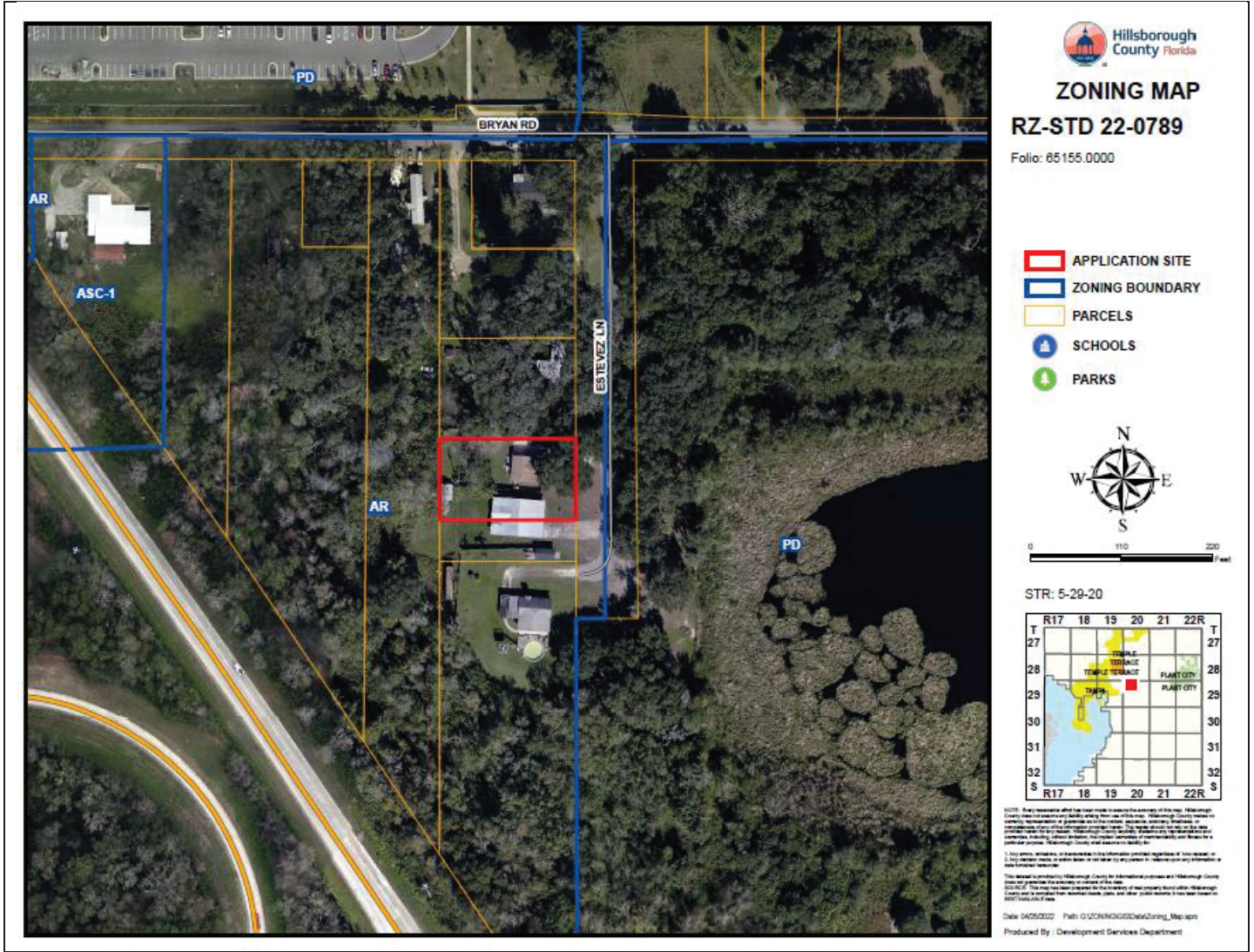
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Urban Mixed Use-20 (UMU-20)
Maximum Density:	20.0 dwelling units per gross acre / 1.0 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park use, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
South	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
East	PD 20-0382	Various, Per PD 20-0382	Single-Family and Multi-Family Residential, Commercial	Vacant
West	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential

**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
Estevez Lane	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	29	2	2
Difference (+/-)	+20	+1	+1

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

**Connectivity and Cross Access**  Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

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

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input checked="" 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 checked="" type="checkbox"/> Other: Airport Height Restriction: 130' AMSL				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

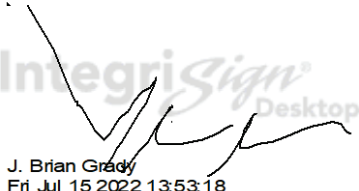
**5.1 Compatibility**

The approximate 0.37-acre property is zoned AR (Agricultural – Rural). The parcel has a single-family residence on the lot. The subject parcel is located at 4208 Estevez Lane. The area consists of single-family residential. The subject parcel is directly adjacent to residential zoned AR to the north, south and west. To the east across Estevez Lane is a vacant lot zoned PD 20-0382 with an allowable use of Single-Family and Multi-Family Residential and Commercial. The subject property is designated Urban Mixed Use-20 (UMU-20) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential. Also, the PD property across Estevez Lane has an allowable use of Single-Family and Multi-Family Residential and Commercial which makes the area conducive to higher density Two-Family Residential; therefore, the rezoning of the subject parcel from AR to RDC-12 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RDC-12 zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

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

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Jul 15 2022 13:53:18</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 FULL TRANSPORTATION REPORT (see following pages)

**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department  
 REVIEWER: Alex Steady, Senior Planner  
 PLANNING AREA/SECTOR: Seffner Mango/ Northeast

DATE: 07/14/2022  
 AGENCY/DEPT: Transportation  
 PETITION NO.: STD 22-0789

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 20 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 0.37-acre parcel from Agricultural Rural (AR) to Residential, Duplex Convention – 12 (RDC-12). The site is located +/- 350 feet south of the intersection of Bryan Road and Estevez Lane. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

*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, 10<sup>th</sup> Edition.

**Approved Zoning:**

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

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, 4 Multi Family Housing Dwelling Units (ITE Code 220)	29	2	2



**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+20</b>	<b>+1</b>	<b>+1</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 20 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Estevez Lane. Estevez Lane is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Estevez Lane does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access via Estevez Lane. 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**

Estevez Lane is not a Hillsborough County regulated roadway and was not included in the 2020 Level of Service (LOS) Report.

**COUNTY OF HILLSBOROUGH**

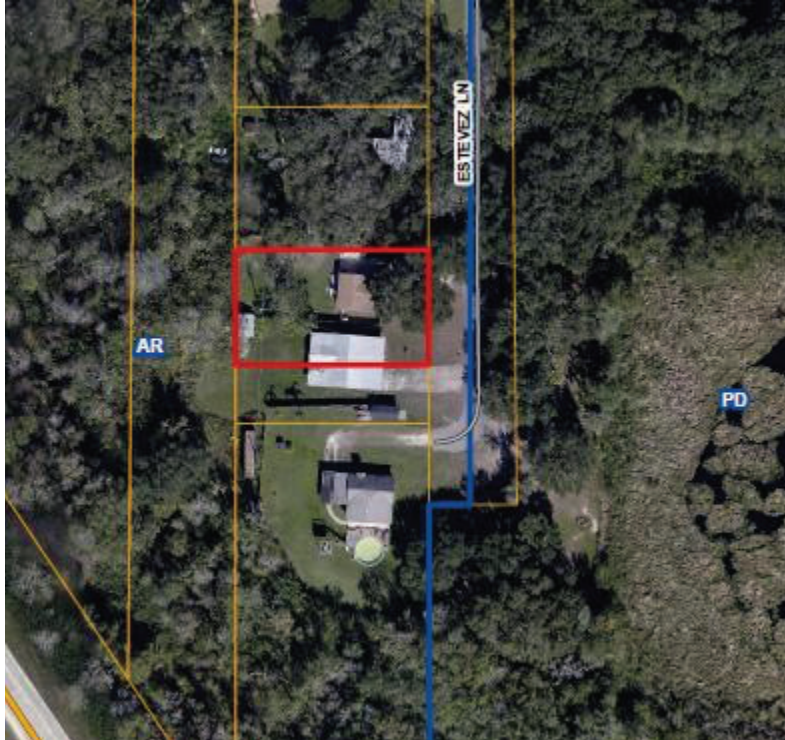
**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 22-0789
<b>DATE OF HEARING:</b>	July 25, 2022
<b>APPLICANT:</b>	Jeffrey and Jaime Peck
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from AR to RDC-12
<b>LOCATION:</b>	4208 Estevez Lane
<b>SIZE OF PROPERTY:</b>	0.37 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	AR
<b>FUTURE LAND USE CATEGORY:</b>	UMU-20
<b>SERVICE AREA:</b>	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: Jeffrey & Jaime Peck

FLU Category: Urban Mixed Use-20 (UMU-20)

Service Area: Urban

Site Acreage: 0.37 MOL

Community Plan Area: Seffner Mango

Overlay: None

**Introduction Summary:**

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Duplex Conventional (RDC-12) which allows Single-Family and Two-Family (Conventional) uses pursuant to the development standards in the table below.

**Zoning: Existing Proposed**

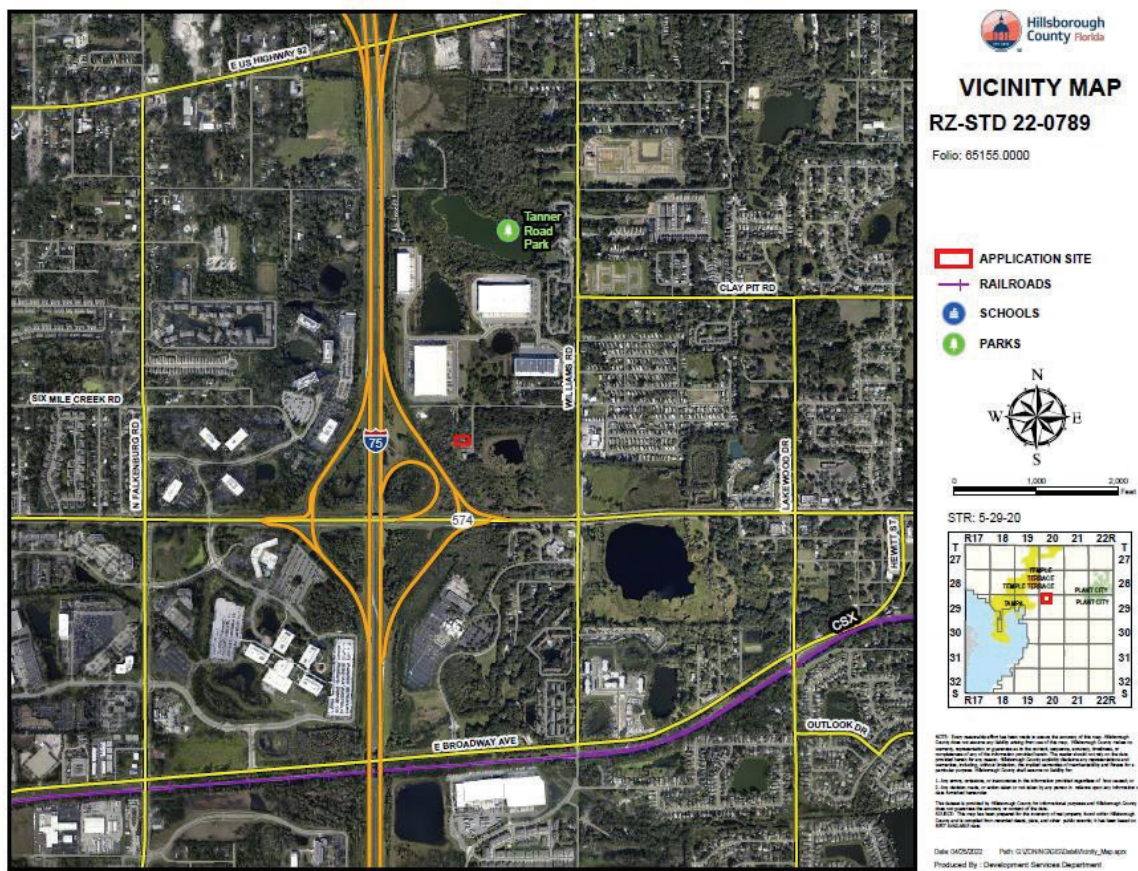
District(s)	AR	RDC-12
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family and Two-Family (Conventional)
Acreage	0.37 MOL	0.37 MOL
Density/Intensity	1 du/5 gross acres	12 du/gross acre
Mathematical Maximum*	1 unit	4 units

\*number represents a pre-development approximation

**Development Standards Existing Proposed**

District(s)	AR	RDC-12
Lot Size / Lot Width	217,800 sf / 150'	3,500 sf / 40'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	20' Front 20' Rear 5' Sides
Height	50'	35'
<b>Planning Commission Recommendation:</b>	<b>Development Services Recommendation:</b>	
Consistent	Approvable	

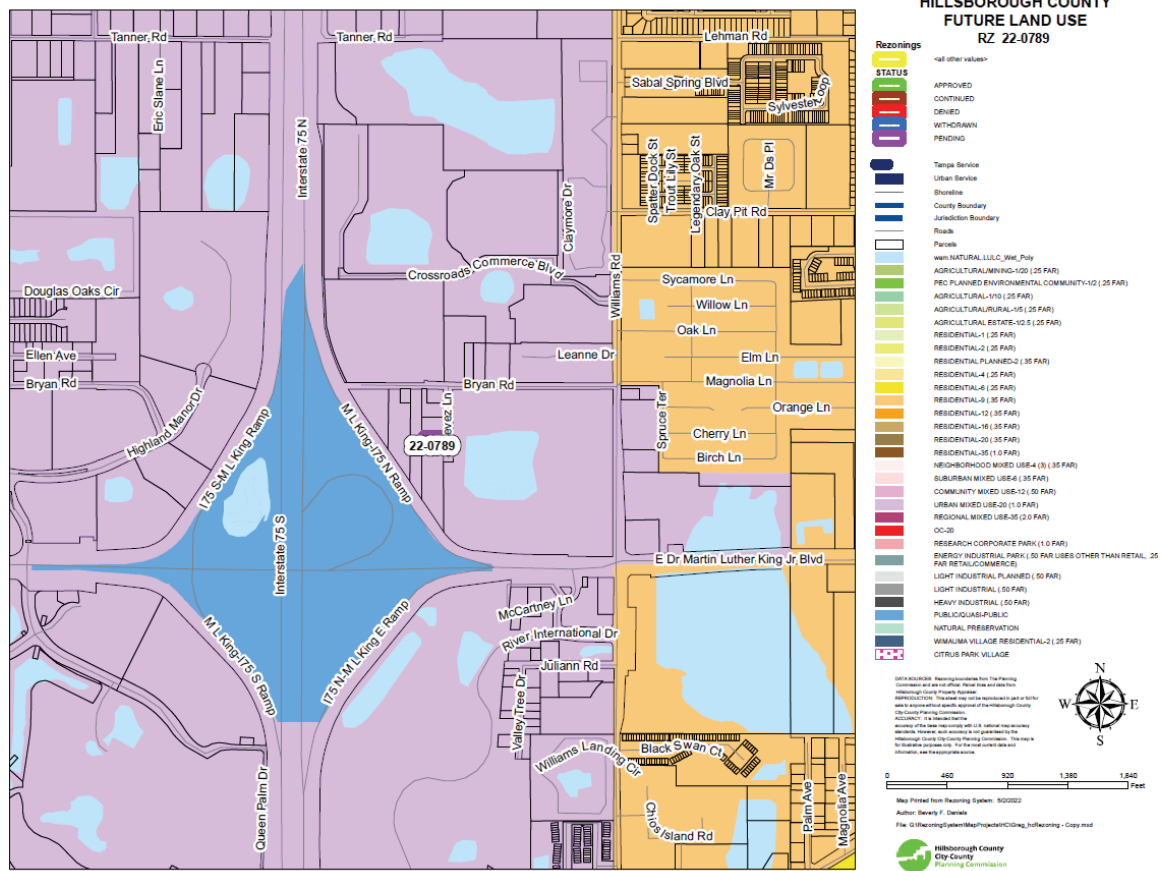
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to residential to the north, south and west. To the east across Estevan Lane is a vacant lot zoned PD 20-0382 with an allowable use of Single-Family and Multi-Family Residential and Commercial.

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



Subject Site	
Future Land Use Category:	Urban Mixed Use-20 (UMU-20)
Maximum Density:	20.0 dwelling units per gross acre / 1.0 F.A.R.
Typical Uses:	Residential, regional scale commercial uses such as a mall, office and business park use, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed-use projects at appropriate locations.

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



### Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
South	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
East	PD 20-0382	Various, Per PD 20-0382	Single-Family and Multi-Family Residential, Commercial	Vacant
West	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential

**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
Estevez Lane	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	29	2	2
Difference (+/-)	+20	+1	+1

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

**Connectivity and Cross Access**  Not applicable for this request

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



			Choose an item.	Choose an item.
Notes:				

**Design Exception/Administrative Variance**  Not applicable for this request

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

Notes:

**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Environmental:</b>				
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Check if Applicable:

- 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: Airport Height Restriction: 130' AMSL

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b>  <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b>  <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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b>  <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	

Density Bonus Requested    Consistent    Inconsistent

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The approximate 0.37-acre property is zoned AR (Agricultural – Rural). The parcel has a single-family residence on the lot. The subject parcel is located at 4208 Estevez Lane. The area consists of single-family residential. The subject parcel is directly adjacent to residential zoned AR to the north, south and west. To the east across Estevez Lane is a vacant lot zoned PD 20-0382 with an allowable use of Single-Family and Multi-Family Residential and Commercial. The subject property is designated Urban Mixed Use-20 (UMU-20) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential. Also, the PD property across Estevez Lane has an allowable use of Single-Family and Multi-Family Residential and Commercial which makes the area conducive to higher density Two-Family Residential; therefore, the rezoning of the subject parcel from AR to RDC-12 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RDC-12 zoning district compatible with the existing zoning and development pattern in the area.

### **5.2 Recommendation**

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

## **SUMMARY OF HEARING**

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

Mr. Jeffrey Peck 4208 Estevez Lane Tampa testified as the property owner. He stated that he would like to put a duplex on-site.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the 0.37 property from AR to Residential Duplex Conventional. Mr. Grandlienard described the surrounding area and zoning districts and stated the rezoning to RDC-12 would be consistent with the existing zoning pattern and staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that a revised staff report was submitted into the record. The subject property is within the Urban Mixed Use-20

Future Land Use classification, the Urban Service Area and the Seffner Mango Community Planning Areas. Ms. Massey described the surrounding land uses and testified that the request meets the intent of Objective 16 regarding neighborhood protection. Ms. Massey stated that the applicant originally changed their request from RMC-16 to RDC-12 to comply with appropriate buffering and setback standards. The request complies with Policies 16.8, 16.10 and 16.11 which requires new infill and redevelopment to be compatible with the surrounding area, character, lot size and density. Ms. Massey testified that the proposed development is consistent with Goal 2 of the Seffner Mango Community Plan which seeks to provide quality residential development and supports infill development that is compatible with the surrounding area. Ms. Massey 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. None replied.

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

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

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

No documents were submitted into the record.

### **PREFACE**

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

### **FINDINGS OF FACT**

1. The subject property is 0.37 acres in size and is currently zoned Agricultural Rural (AR) and is designated Urban Mixed Use-20 (UMU-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Seffner Mango Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Duplex Conventional – 12 (RDC-12) zoning district.

3. The Planning Commission staff supports the request. The Planning Commission found that the request meets the intent of Objective 16 and regarding neighborhood protection. Planning Commission staff found that the applicant originally changed their request from RMC-16 to RDC-12 to comply with appropriate buffering and setback standards. Further, staff found the request complies with Policies 16.8, 16.10 and 16.11 which requires new infill and redevelopment to be compatible with the surrounding area, character, lot size and density. Planning Commission staff testified that the proposed development is consistent with Goal 2 of the Seffner Mango Community Plan which seeks to provide quality residential development and supports infill development that is compatible with the surrounding area and found the application consistent with the Comprehensive Plan.
4. The area surrounding the subject property is developed with residential land uses.
5. No testimony in opposition was provided at the Zoning Hearing Master hearing.
6. The request for the RDC-12 zoning district on the subject property is compatible with the surrounding zoning pattern and the UMU-20 Future Land Use category.

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

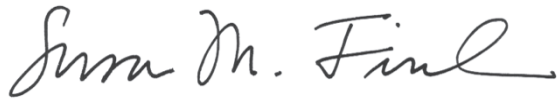
The applicant is requesting a rezoning to the RDC-12 zoning district. The property is 0.37 acres in size and is currently zoned AR and designated UMU-20 by the Comprehensive Plan. The property is located in the Urban Service Area and the Seffner Mango Community Planning Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding neighborhood protection. Planning Commission staff testified that the rezoning is consistent with both the Seffner Mango Community Plan and the Comprehensive Plan.

The request for the RDC-12 zoning district on the subject property is compatible with the surrounding zoning pattern and the UMU-20 Future Land Use category.

### **RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RDC-12 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

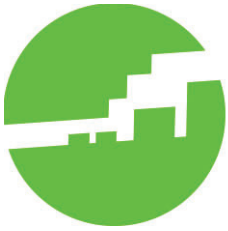


August 15, 2022

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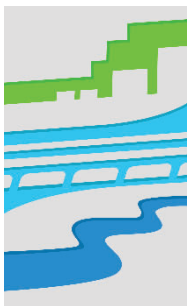
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> July 25, 2022	<b>Petition: RZ 22-0789</b>
<b>Report Prepared:</b> July 13, 2022	<b>4208 Estevez Lane</b>  On the west side of Estevez Lane, south of Bryan Road
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Urban Mixed Use-20 (20 du/ga; 1.0 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan:</b>	<b>Seffner Mango</b>
<b>Requested Zoning:</b>	Agricultural Rural (AR) to Residential, Duplex Conventional-12 (RDC-12).
<b>Parcel Size (Approx.):</b>	0.37 acres (16,117.2 sq. ft.)
<b>Street Functional Classification:</b>	Estevez Lane – <b>Local Road</b> Bryan Road – <b>Local Road</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not in an Evacuation Zone



## Context

- The approximately 0.37 +/- acre subject property is located on the west side of Estevez Lane, south of Bryan Road. The subject property is in the Urban Service Area and within the limits of the Seffner Mango Community Plan.
- The subject site's Future Land Use designation is Urban Mixed-Use-20 (UMU-20) on the Future Land Use Map. Typical uses of the UMU-20 Future Land Use Category include: residential, regional scale commercial uses such as a mall, office and business park uses, research corporate park uses, light industrial, multi-purpose and clustered residential and/or mixed use projects at appropriate locations. UMU-20 surrounds the site on all sides. Public/ Quasi Public is in the general vicinity to the southwest of the subject site at the intersection of interstate 75 and County Road 574.
- The subject property is zoned Agricultural Rural (AR) and currently developed with single-family residential uses. AR is located to the north, south, and west of the subject site, developed with single-family residential. Agricultural Single-Family Conventional-1 (ASC-1) uses are to the northwest. Across Estevez Lane is Planned Development (PD) zoning district that is currently undeveloped, but recently approved for multi-family uses. Light industrial uses are located across Bryan Road to the north. A mobile home park with PD zoning is located further northeast of the subject site.
- The applicant is requesting to rezone the property from Agricultural Rural (AR) to Residential Duplex Conventional-12 (RDC-12).

## 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 1.2: 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.

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

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

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

**Policy 16.2:** 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.

**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**

### **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.*

### **Livable Communities Element: Seffner Mango Community Plan**

**2. Goal:** *Enhance community character and ensure quality residential and nonresidential development.*

- *Support in-fill development and redevelopment within the Urban Service Area while providing for compatibility with existing uses.*

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

The applicant is requesting to rezone the approximately 0.37 acre subject site from Agricultural Rural (AR) to Residential Duplex Conventional-12 (RDC-12). The Future Land Use of the subject site is Urban Mixed Use-20 (UMU-20). The subject site is in the Urban Service Area and within the limits of the Seffner Mango Community Plan and is generally located in the area east of Interstate-75.

According to Appendix A of the Future Land Use Element of the Comprehensive Plan (FLUE), the intent of the UMU-20 Future Land Use Category is to designate those areas *“that are urban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.”* The surrounding area is currently in transition to higher intensity and density of uses with a mixture of vacant, light industrial, mobile home dwellings, and single-family residential dwellings. Across Estevez Lane, a recent Planned Development (PD 20-0382) was approved for three (3) development options that allows for a minimum of 110 multi-family dwelling units up to a maximum of 348 units as well as the potential for commercial uses, thus indicating the transitional nature of the greater surrounding area.

The proposal meets the intent of Objective 1 in the Future Land Use Element (FLUE) of the Comprehensive Plan for Unincorporated Hillsborough County where 80 percent of the growth is to be directed in the Urban Service Area of Hillsborough County. The Future Land use Classification of the site as UMU-20 may allow up to 8 dwelling units on the site, and the original request was for Residential Multi-Family Conventional-16 (RMC-16). The request was revised to RDC-12 so that the applicant could comply with acceptable buffering and screening standards in the code. Planning Commission staff do not evaluate Euclidian zoning districts for minimum density. This would allow the applicant to build up to 4 dwelling units on the site in a manner that would yield greater code compliance. The proposed rezoning therefore meets the intent of Policy 1.4 as well as Objective 9 and Policy 9.2 which requires compatibility with the surrounding area and compliance with all local, state, and federal land development regulations.

Objective 16 and its accompanying policies (16.1, 16.2, 16.3, 16.8, 16.10, and 16.11) require the protection of established neighborhoods and that proposed development be compatible with the development pattern of the surrounding area. Compatibility may be achieved through various tools such as site planning, buffering, and screening. As noted, the applicant changed their original request from RMC-16 to RDC-12 to comply with

appropriate buffering and setback standards. Policies 16.8, 16.10, and 16.11 require as new development, infill, and redevelopment to be compatible to the surrounding area in character, lot size, and density. In this case, the proposal is consistent with the general character of the surrounding area which is transitioning to higher density and intensity of uses. Although the nearby parcels on the west side of the site are currently single-family residential, the density proposed is an appropriate transition from lower density to a higher density going eastward especially in the UMU-20 FLU category that anticipates this area that will be ultimately urban in character.

Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. The proposed rezoning will maintain a residential character of the immediate area while also providing for a variety of housing types and styles in the area. Although the UMU-20 FLU could permit up to 8 dwelling units on the site, the applicant will be limited to 4 dwelling units through the proposed rezoning district.

The proposed development is also consistent with Goal 2 of the Seffner Mango Community Plan that seeks to provide quality residential development and supports infill development that is compatible with the surrounding area. Duplex units are an appropriate use of the existing parcel that will provide a middle-range of housing types that will be adjacent to the future multifamily on the east side.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and that 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 *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0789

<all other values>

## Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Reads

Parcels

WATER NATURAL LULC, Wet Poly

AGRICULTURAL/MINING-120 (.25 FAR)

PFC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL-RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

OC-20

RESEARCH CORPORATE PARK (1.0 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)

LIGHT INDUSTRIAL PLANNED (.50 FAR)

LIGHT INDUSTRIAL (.50 FAR)

HEAVY INDUSTRIAL (.50 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

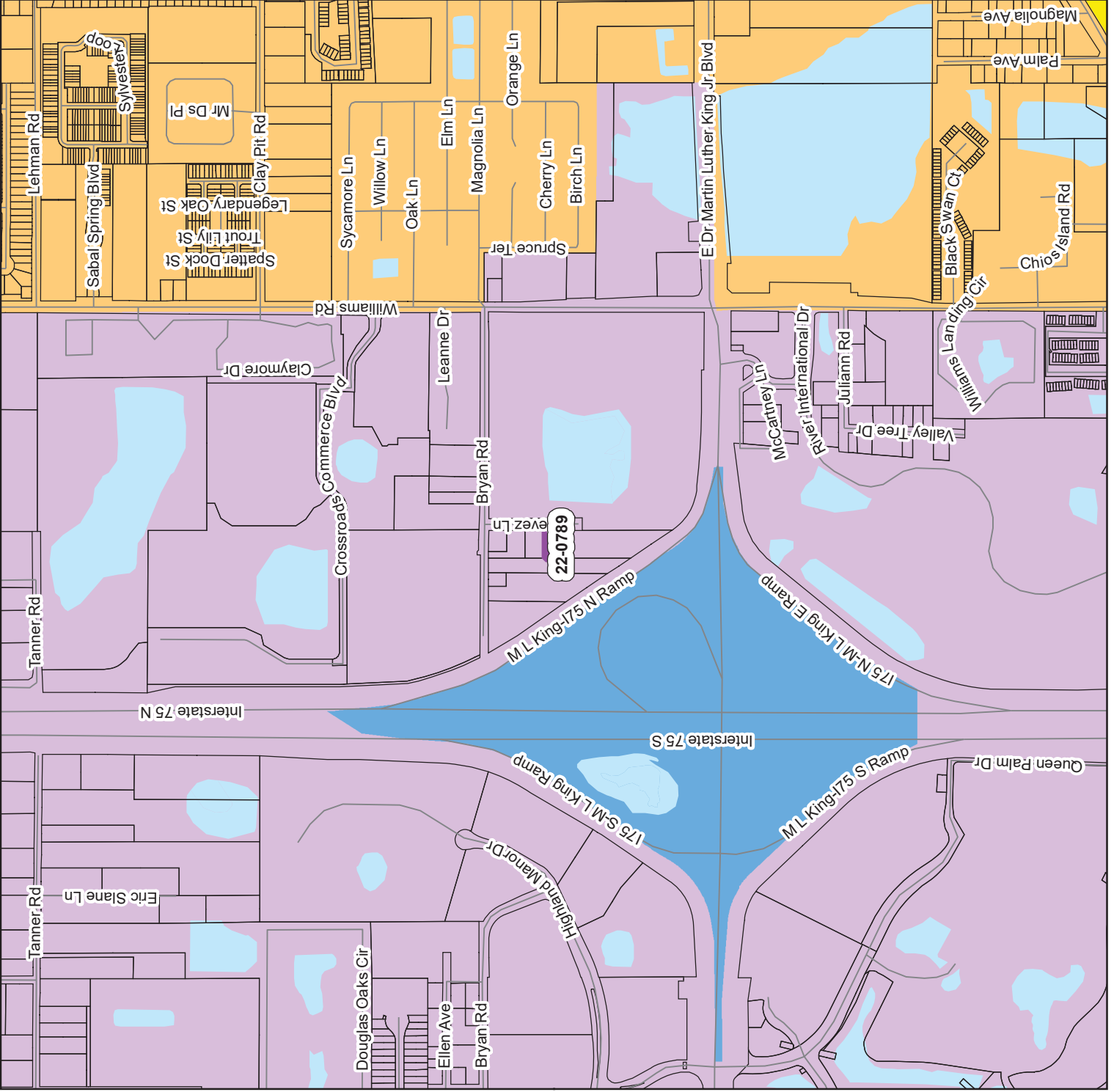
CITRUS PARK VILLAGE



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

Hillsborough County Property Appraiser  
 11000 N. Dale Mabry Hwy., Suite 100, Tampa, FL 33610  
 Hillsborough County Planning Commission  
 1000 N. Dale Mabry Hwy., Suite 100, Tampa, FL 33610  
 ACCURACY: It is intended that this map be used for informational purposes only. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 5/2/2022  
 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  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Seffner Mango/ Northeast

**DATE:** 07/14/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0789

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

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 20 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.37-acre parcel from Agricultural Rural (AR) to Residential, Duplex Convention – 12 (RDC-12). The site is located +/- 350 feet south of the intersection of Bryan Road and Estevez Lane. The Future Land Use designation of the site is Urban Mixed Use – 20 (UMU-20).

#### *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, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

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

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, 4 Multi Family Housing Dwelling Units (ITE Code 220)	29	2	2

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+20</b>	<b>+1</b>	<b>+1</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 20 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Estevez Lane. Estevez Lane is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 10-foot travel lanes. Estevez Lane does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access via Estevez Lane. 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**

Estevez Lane is not a Hillsborough County regulated roadway and was not included in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Estevez Lane	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	29	2	2
Difference (+/-)	+20	+1	+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:		

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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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> June 13, 2022</p> <p><b>PETITION NO.:</b> 22-0789</p> <p><b>EPC REVIEWER:</b> Sarah Hartshorn</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1237</p> <p><b>EMAIL:</b> hartshorns@epchc.org</p>	<p><b>COMMENT DATE:</b> May 17, 2022</p> <p><b>PROPERTY ADDRESS:</b> 4208 Estevez Ln, Tampa, FL 33610</p> <p><b>FOLIO #:</b> 0651550000</p> <p><b>STR:</b> 05-29S-20E</p>
<p><b>REQUESTED ZONING:</b> AR to RMC-16</p>	
FINDINGS	
<p><b>WETLANDS PRESENT</b></p>	<p>NO</p>
<p><b>SITE INSPECTION DATE</b></p>	<p>05/17/2022</p>
<p><b>WETLAND LINE VALIDITY</b></p>	<p>NA</p>
<p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>	<p>No wetlands per site inspection</p>
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</p> <p>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.</p>	

Sjh/mst

*Environmental Excellence in a Changing World*

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

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 31 May 2022**

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

**APPLICANT: Jeff & Jaime Peck**

**PETITION NO: RZ-STD 22-0789**

**LOCATION: 4208 Estevez Ln, Tampa, FL 33610**

**FOLIO NO: 65155.0000**

**SEC: 05 TWN: 29 RNG: 20**

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- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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-----X
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IN RE: )
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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, July 25, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:20 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
July 25, 2022  
ZONING HEARING MASTER: SUSAN FINCH

C5:  
Application Number: RZ-STD 22-0789  
Applicant: Jeffrey & Jaime Peck  
Location: 4208 Estevez Lane  
Folio Number: 065155.0000  
Acreage: 0.37 acres, more or less  
Comprehensive Plan: UMU-20  
Service Area: Urban  
Existing Zoning: AR  
Request: Rezone to RDC-12

1           MR. GRADY: C-4 was continued at the  
2 beginning of the agenda. So the next item is  
3 agenda item C-5, Rezoning-Standard 22-0789.

4           The applicant is Jeffrey and Jaime peck.  
5 The request is to rezone from AR to RDC-12. Chris  
6 Grandlienard will provide staff recommendation  
7 after presentation by the applicant.

8           HEARING MASTER FINCH: All right. Is the  
9 applicant here? Good evening. Start by giving us  
10 your name and address, please.

11          MR. PECK: Name is Jeffrey Peck of 4208  
12 Estevez Lane, Tampa.

13          HEARING MASTER FINCH: Okay. If you want to  
14 tell us a little bit about your application, why  
15 you're rezoning.

16          MR. PECK: So we're rezoning to -- we want  
17 to put a duplex on the house because we want to  
18 knock it down -- a single-family house and make  
19 it -- we actually want to probably subdivide and  
20 put two duplexes there, but we're going to start  
21 with rezoning to duplex first.

22          HEARING MASTER FINCH: Let me just turn  
23 to -- we skipped a couple of cases. Let me just  
24 get to my notes. I don't think I have any  
25 questions for you. I don't.

1           Did you have anything you wanted to add?  
2           Pretty simple. All right. If you could please  
3           sign in with the clerk's office, I appreciate you  
4           coming down.

5           Development Services, please.

6           MR. GRANDLIENARD: Good evening. Chris  
7           Grandlienard again, planner with Development  
8           Services, presenting Standard Rezoning 22-0789.

9           The applicant is proposing to rezone from  
10          existing AR to RDC-12, Residential Duplex  
11          Conventional. The approximate 0.37-acre property  
12          is currently zoned AR, Agricultural Rural.

13          The parcel has a single-family residence on  
14          the lot. The subject parcel is located at 4208  
15          Estevez Lane. The area consists of single-family  
16          residential.

17          The subject parcel is directly adjacent to  
18          residential zoned AR to the north, south, and west.  
19          To the east across Estevez Lane is a vacant lot  
20          zoned PD 20-0382 with an allowable use of  
21          single-family and multifamily residential and  
22          commercial.

23          The property is in the Urban Service Area.  
24          The subject property is designated Urban  
25          Mixed-Use-20 on the Future Land Use Map. The

1 Planning Commission finds the proposed use  
2 consistent with the Comprehensive Plan.

3 Surrounding uses are similar to the request,  
4 residential. Also, the PD property across Estevez  
5 Lane has an allowable use, a single-family and  
6 multifamily residential, which makes the area  
7 conducive to higher density to family residential.

8 Therefore, the rezoning of the subject  
9 parcel from AR RDC-12 would be consistent with the  
10 existing zoning pattern of the area.

11 Based on the Urban Mixed-Use-20 Future Land  
12 Use Classification, the surrounding zoning and  
13 development pattern, and the proposed uses for the  
14 RDC-12 zoning district, staff finds the request  
15 approvable. That concludes my staff report. I'd  
16 like to answer any questions you have.

17 HEARING MASTER FINCH: None at this time but  
18 thank you.

19 Planning Commission, please.

20 MS. MASSEY: Hi. This is Jillian Massey  
21 with Planning Commission.

22 The subject site has a Future Land Use  
23 designation of Urban Mixed-Use-20. It's in the  
24 Urban Service Area and within the limits of the  
25 Seffner-Mango Community Plan and is generally



1 located in an area east of Interstate 75.

2 Objective 16 and its accompanying policies  
3 require the protection of established neighborhoods  
4 and other -- and that proposed development be  
5 compatible with the development pattern in the  
6 surrounding area.

7 Compatibility may be achieved through  
8 various tools, such as site planning, buffering,  
9 and screening. As noted, the applicant changed  
10 their original request from RMC-16 to RDC-12 to  
11 comply with appropriate buffering and setback  
12 standards.

13 Policy 16.8, 16.10, and 16.11 require new  
14 development infill and redevelopment to be  
15 compatible to the surrounding area and character,  
16 lot size, and density.

17 In this case, this proposal is consistent  
18 with the general character of the surrounding area  
19 which is transitioning to higher density and  
20 intensity of uses.

21 Although the nearby parcel on the west side  
22 of the site are currently single-family  
23 residential, the density proposed is an appropriate  
24 transition from lower density to a higher density  
25 going eastward, especially in the UMU-20 Future

1 Land Use Category that anticipates this area will  
2 ultimately be urban in character.

3 The proposed development is also consistent  
4 with Goal 2 of the Seffner-Mango Community Plan  
5 that seeks to provide quality residential  
6 development and supports infill development that is  
7 compatible with the surrounding area.

8 Duplex units are an appropriate use of the  
9 existing parcel that will provide a middle range of  
10 housing types that will be adjacent to the future  
11 multifamily on the east side.

12 And based upon these considerations, the  
13 Planning Commission staff finds the proposed  
14 rezoning consistent with the Future of Hillsborough  
15 Comprehensive Plan for unincorporated Hillsborough  
16 County. Thank you.

17 HEARING MASTER FINCH: All right. Thank you  
18 so much. I appreciate it.

19 Is there anyone in the room or online that  
20 would like to speak in support? Anyone in favor?

21 Seeing no one, anyone in opposition to this  
22 request? No one. All right.

23 Mr. Grady, anything else?

24 MR. GRADY: Nothing further.

25 HEARING MASTER FINCH: All right. Nothing

1 from the applicant, I assume? All right.

2 Then with that, we'll close Rezoning 22-0789  
3 and go to the next case.

4

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1           Item A-30, Rezoning-PD 22-0688. This  
2 application is being continued by the applicant to  
3 the July 25th, 2022, Zoning Hearing Master Hearing.

4           Item A-31, Rezoning-PD 22-0692. This  
5 application is being continued by the applicant to  
6 the July 25th, 2022, Zoning Hearing Master Hearing.

7           Item A-32, Rezoning-PD 22-0696. This  
8 application is out of order to be heard and is  
9 being continued to the July 25th, 2022, Zoning  
10 Hearing Master Hearing.

11           Item A-33, Rezoning-Standard 22-0698. This  
12 application is out of order to be heard and is  
13 being continued to the July 25th, 2022, Zoning  
14 Hearing Master Hearing.

15           And item A-34, Rezoning-Standard 22-0789.  
16 This application is being continued by the  
17 applicant to the July 25th, 2022, Zoning Hearing  
18 Master Hearing.

19           That concludes all withdrawals and  
20 continuances.

21           HEARING MASTER HATLEY: Thank you,  
22 Mr. Grady.

23           All right. I'm going to read some meeting  
24 procedures for tonight. First of all, the agenda  
25 tonight consists of items that will require a



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**



To Zoning Hearing Master  
Rezone to RMC-16  
R2 STD 22-0789

Debra Russell  
10631 Bryan Rd  
Tampa Florida  
33610

Thank you for letting me know about the hearing. If it was 10:00 am, I would be there in person, but 6:00 pm, I can not get away. I'm writing this letter at 4:00 am, I have so much on my plate.

My concerns: First Bryan Rd. It's a small dead end road. My only way out! It's hard enough getting out on Williams Road now! I was told the new Residents, (300 plus) would have access to Bryan Rd. Turning on to Williams Rd, there is a convenient store on the other side, and a mobile Home Park. On school days it is also a Bus Stop for kids going to school, so to add 300 plus people on Bryan Rd will be a night mare!

No one seems to care about the Wild Life, and the big healthy trees that gives us oxygen. They let the homeless live in the woods to help scare away the Wild Life.

This has been a Preserve and Wet Lands for 50 years!

Recently Hundreds of Trees have been taken down on I-75. Where are the Wild Life suppose to go? They will die, and that is so sad.

The Florida I've loved, will die with them.

I also have concerns about adding dirt, which would mean, vibrating the ground. Just a few miles from here, is where Jeff Bush lived and died. Tampa is Sink Hole Alley! Also higher ground level will flood my home.

I also do not want Estevéz Lane used by new Residents, and I need a Tree Barrier. I can't believe 300 plus people living here. It's too much!

Thank you for your time,

Sincerely,

Debra Russell

June 7, 2022

**Debra Russell**  
10631 Bryan Rd.  
Tampa, FL 33610

TAMPA FL 336  
SAINT PETERSBURG FL  
7 JUN 2022 PM 9 L



Zoning Hearing Master  
Zoning Administrator  
P.O. Box 1110  
Tampa Florida 33601

33601-111010

