

Rezoning Application: RZ-STD 24-0116

Zoning Hearing Master Date: February 20, 2024

BOCC Land Use Meeting Date: April 09, 2024



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant:	James & Alicia Barrington	
FLU Category:	R-4	
Service Area:	Urban	
Site Acreage:	1.43 Acres	
Community Plan Area:	Brandon	
Overlay:	None	

Introduction Summary:

The applicant requests to rezone the property from ASC-1 to RSC-4.

Zoning:	Existing	Proposed
District(s)	ASC-1	RSC-4
Typical General Use(s)	Agricultural, Single-Family Conventional	Residential, Single-Family Conventional
Acreage	1.43	1.43
Density/Intensity	1 DU per GA/ FAR: NA	4 DU per GA/ FAR: NA
Mathematical Maximum*	1 DU per GA/ FAR: NA	5 DU per GA/ FAR: NA

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	RSC-4
Lot Size / Lot Width	43,560 Sq. Ft./150'	10,000 Sq. Ft./75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> Front and Rear: 50' Side: 15' Buffering: None 	<ul style="list-style-type: none"> Front and Rear: 25' Side: 7.5' Buffering: None
Height	50'	35'

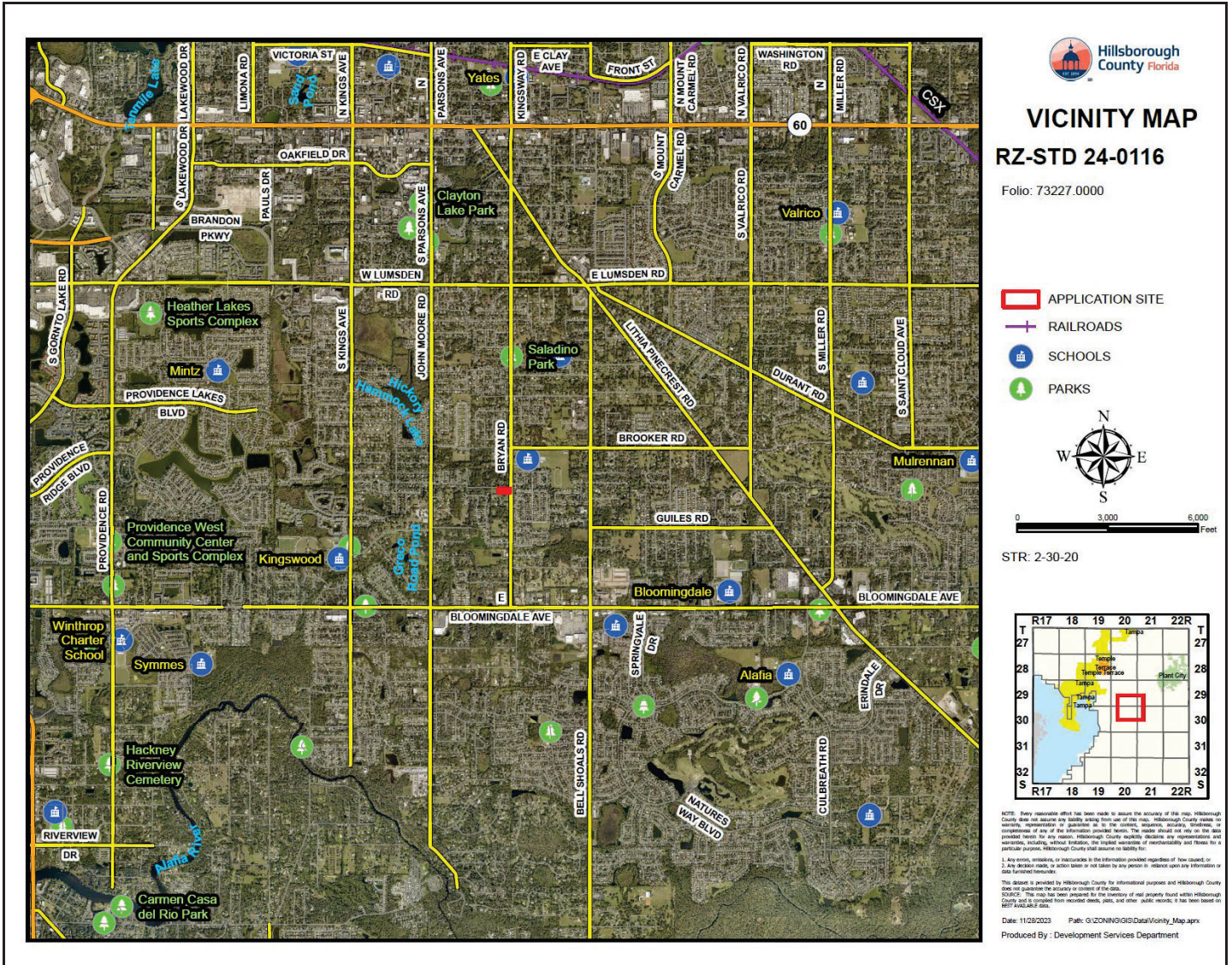
Additional Information:

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

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

2.1 Vicinity Map

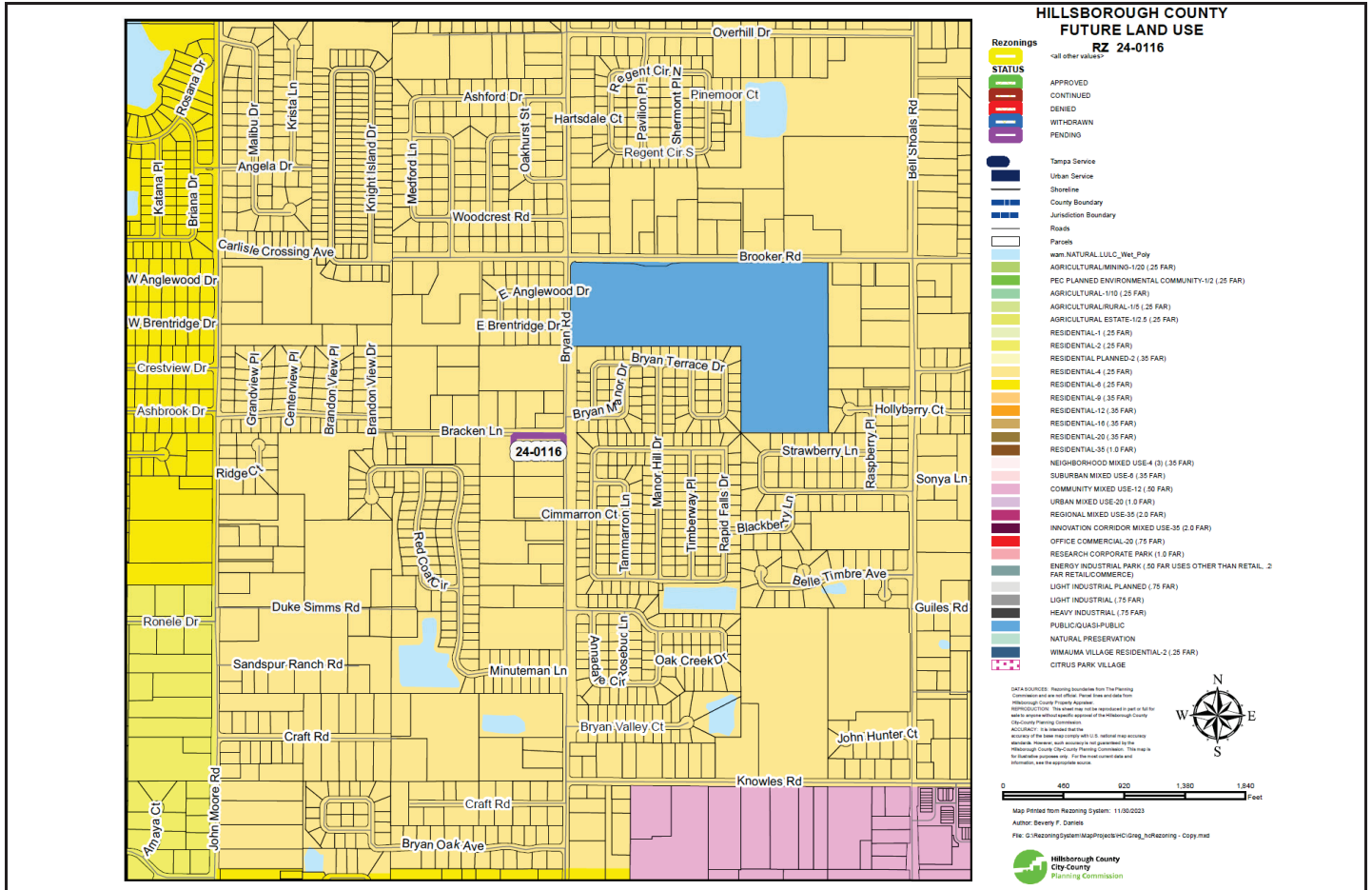


Context of Surrounding Area:

The subject parcel is located in an area which is comprised of single-family residential uses with ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6 zoning districts.

2.0 LAND USE MAP SET AND SUMMARY DATA

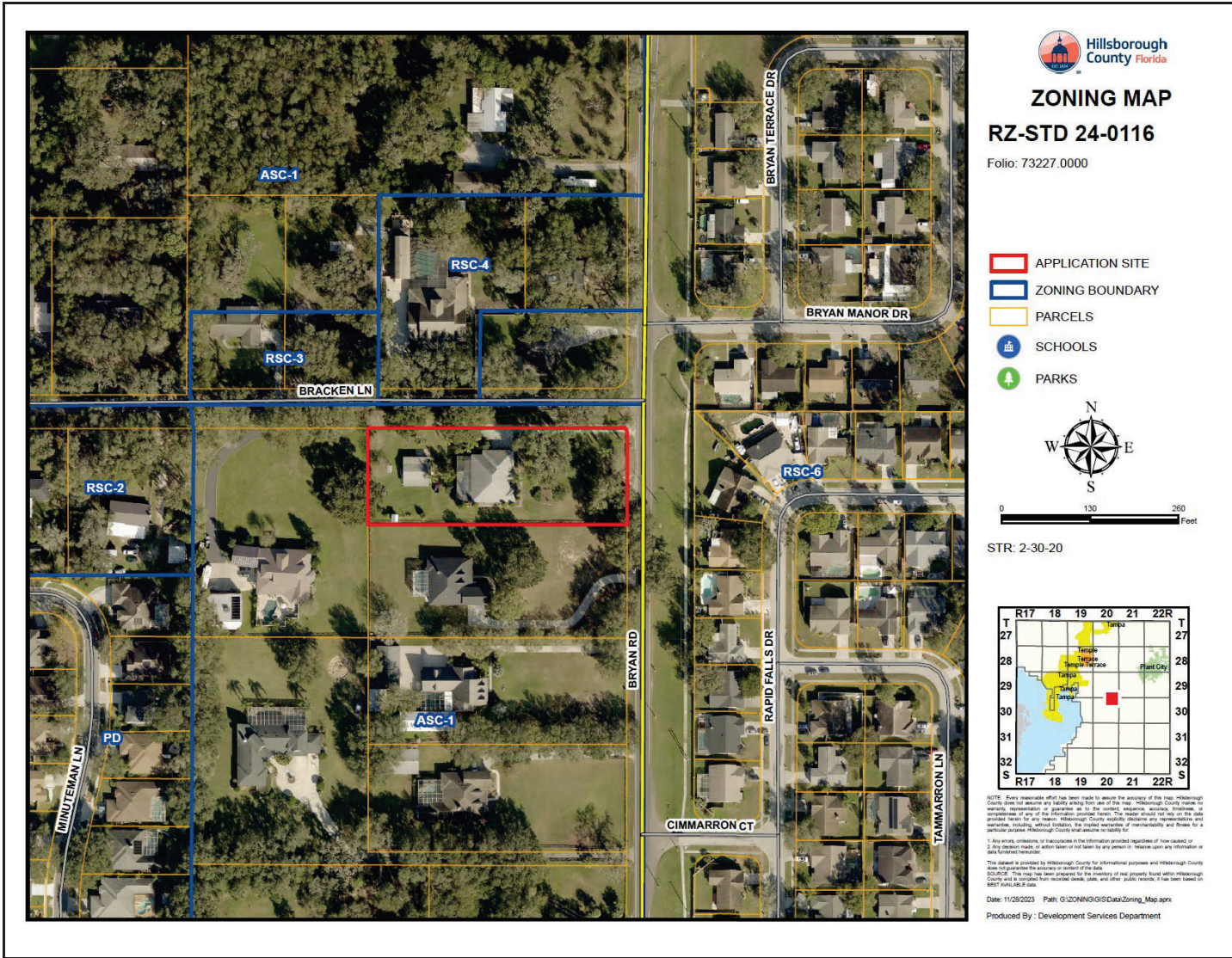
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 DU per GA / .25 FAR
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-4, RSC-6	4 DU per GA/ FAR:NA 6 DU per GA/ FAR:NA	Residential	SINGLE FAMILY R
South	ASC-1	1 DU per GA/ FAR:NA	Agriculture, Residential	SINGLE FAMILY R
East	RSC-6	6 DU per GA/FAR:NA	Residential	SINGLE FAMILY R
West	ASC-1	1 DU per GA/FAR:NA	Agriculture, Residential	SINGLE FAMILY R

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)

N/A

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

Adjoining Roadways (check if applicable)

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	1	1
Proposed	52	4	5
Difference (+/1)	+38	+3	+4

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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	
Natural Resources	<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	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Potable Water Wellfield Protection Area <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"/> Other _____				
Public Facilities:	Comments Received	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 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"/> N/A <input type="checkbox"/> No	See staff report.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Com
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The immediate adjacent properties are zoned ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6. The site is within a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4 and permits consideration of this density.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Though approval of this rezoning does not guarantee access of the property as depicted on the applicant’s submitted survey. All subdivided lots will need to meet RSC-4 development standards. Therefore, staff finds the request Approvable.

6.0 PROPOSED CONDITIONS

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Thu Feb 8 2024 08:52:44</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER: RZ-STD 24-0116

ZHM HEARING DATE: February 20, 2024

BOCC LUM MEETING DATE: April 09, 2024

Case Reviewer: Carolanne Peddle

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Brandon/Central

DATE: 02/07/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0116

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.24 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 4 (RSC-4). The site is located on the southeast corner of the intersection of Bryan Road and Bracken Lane. The Future Land Use designation of the site is Residential – 4 (R-4).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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 Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 4 Single Family Dwelling Units (ITE Code 210)	52	4	5

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bryan Road and Bracken Lane. Bryan Road is a 2-lane, substandard, undivided, Hillsborough County-maintained collector roadway. Bryan Road does not have sidewalks or bike lanes on either side of the roadway within the vicinity of the project. Bryan Road lies within +/- 87 feet of right of way within the vicinity of the project. Bracken Lane is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway. Bracken Lane does not have sidewalks on either side of the roadway within the vicinity of the project. Bracken Lane lies within +/- 25 feet of right of way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below. Bracken Lane is not a regulated roadway and, as such, was not included in the 2020 Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRYAN RD	BLOOMINGDALE AVE	SR 60/ BRANDON BLVD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bryan Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bracken 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	14	1	1
Proposed	52	4	5
Difference (+/-)	+38	+3	+4

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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	See staff report.

COUNTY OF HILLSBOROUGH

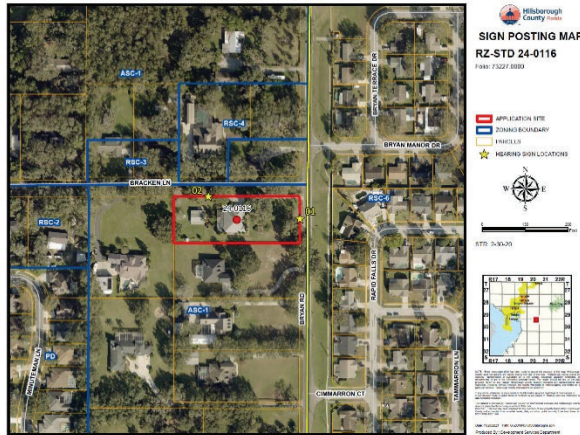
**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 24-0116
DATE OF HEARING:	February 20, 2024
APPLICANT:	James and Alicia Barrington
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RSC-4
LOCATION:	2806 Bryan Road
SIZE OF PROPERTY:	1.24 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-4
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

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

1.0 APPLICATION SUMMARY



Applicant: James & Alicia Barrington

FLU Category: R-4

Service Area: Urban

Site Acreage: 1.43 Acres

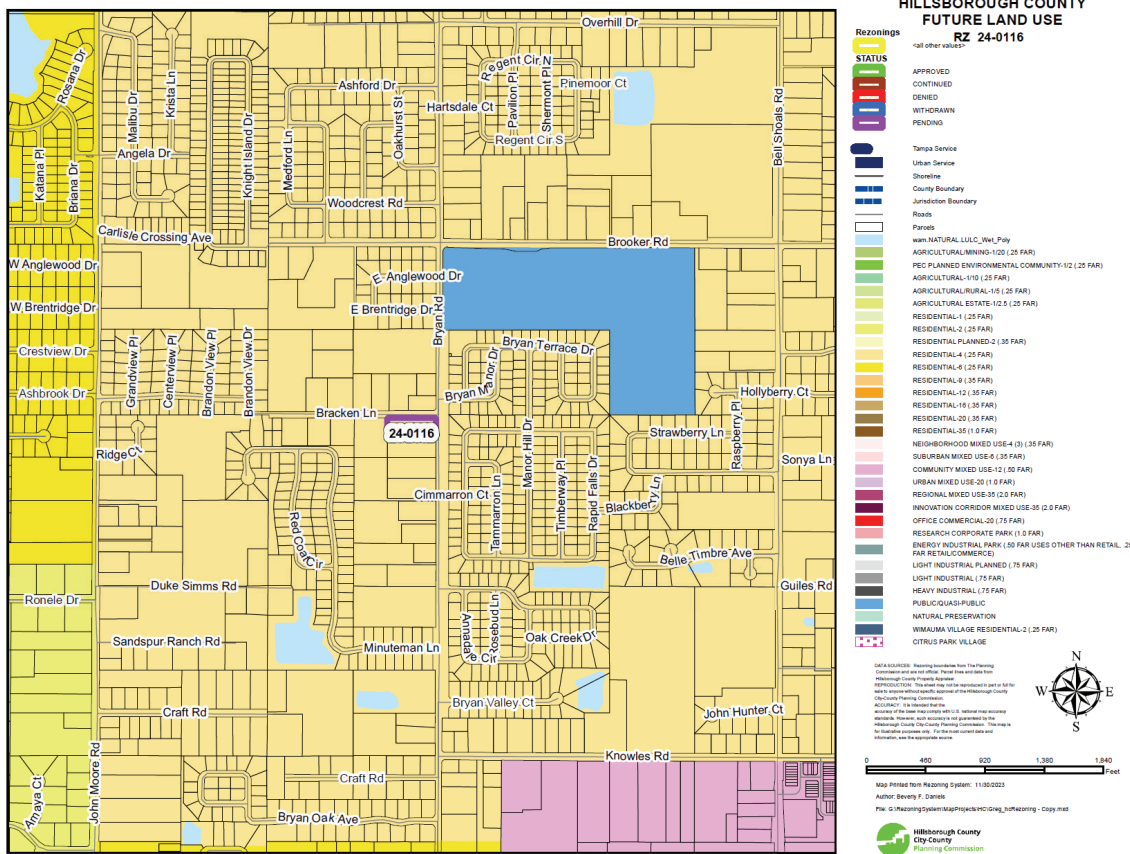
Community Plan Area: Brandon

Overlay: None

Introduction Summary:

The applicant requests to rezone the property from ASC-1 to RSC-4.

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



Subject Site Future Land Use Category:	Residential - 4
Maximum Density/F.A.R.:	4 DU per GA / .25 FAR
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)			
Bryan Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bracken 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

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

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

Environmental Protection Commission Natural Resources
 Conservation & Environ. Lands Mgmt.

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

Wellhead Protection Area

Surface Water Resource Protection Area

Potable Water Wellfield Protection Area Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property

Other _____

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/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 checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.
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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	

Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<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	
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Planning Commission

Meets Locational Criteria N/A Locational Criteria Waiver Requested Minimum Density Met N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The immediate adjacent properties are zoned ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6. The site is within a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4 and permits consideration of this density.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RSC - 4 zoning district is compatible with the existing zoning districts and development pattern in the area. Though approval of this rezoning does not guarantee access of the property as depicted on the applicant’s submitted survey. All subdivided lots will need to meet RSC-4 development standards. Therefore, staff finds the request Approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Alicia Barrington 2806 Bryan Road testified as the property owner. Ms. Barrington stated that her property is almost one acre and one-half and there is a house in the back for mother-in-law quarters that she would like to divide to sell that half of the property with the back house. She added that the rezoning request is to RSC-4 and the subdivided property would be 0.57 acres.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. Ms. Peddle stated that the applicant is requesting to rezone from ASC-1 to RSC-4. She described the surrounding zoning districts and concluded her presentation by stating that staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-4 Future Land Use classification, the Urban Service Area and the Brandon Community Plan. She described the request and cited numerous policies that support the rezoning and testified that staff found 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. No one replied.

County staff did not have additional comments.

Ms. Barrington asked if the application was approved. Hearing Master Finch replied no and described the rezoning process which would go to the April 9th Board of County Commissioners meeting.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 1.24 acres in size and is currently 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 and the Brandon Community Plan.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-4 (RSC-4) zoning district.

3. The property owner testified that the rezoning would allow the subdivision of the property such that the back 0.57 acres could be sold.
4. The Planning Commission staff supports the rezoning request and found that the request is consistent with numerous policies in the Comprehensive Plan and compatible with the existing development pattern. The Planning Commission found the application to be consistent with the Brandon Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned RSC-4, RSC-6 and ASC-1 and developed with single-family land uses.
6. The proposed rezoning to RSC-4 is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

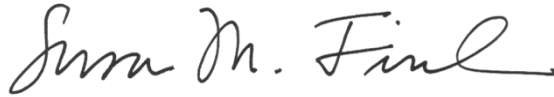
The applicant is requesting a rezoning to the RSC-4 zoning district. The property is 1.24 acres in size and is currently zoned ASC-1 and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Brandon Community Plan.

The Planning Commission staff supports the rezoning request and found it to be with numerous Comprehensive Plan policies, the Brandon Community Plan and the Comprehensive Plan.

The proposed rezoning to RSC-4 is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

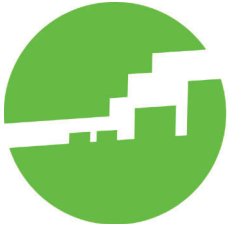
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-4 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



March 10, 2024

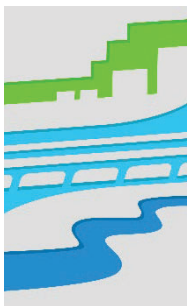
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 08, 2024	Petition: RZ 24-0116 2806 Bryan Road <i>West of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ac ; 0.25 FAR)
Service Area	Urban
Community Plan	Brandon
Requested Zoning	Rezoning from Agricultural Single Family Conventional (ASC-1) to Residential Single Family Conventional (RSC-4).
Parcel Size	1.24 ± acres
Street Functional Classification	South Bryan Road – County Collector Bracken Lane – Local East Bloomingdale Avenue – County Arterial
Locational Criteria	N/A
Evacuation Zone	N/A



Context

- The 1.24 ± acre subject site is located west of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue.
- The site is located in the Urban Service Area (USA). It is within the limits of the Brandon Community Plan, specifically the Garden Estates district on the Brandon Character Districts Map.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category can be considered for a maximum of up to 4 dwelling units per gross acre and a maximum of up to 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 in the RES-4 category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- RES-4 surrounds the subject site on all sides. Further northeast is Public/Quasi-Public (P/Q-P), and further west are the Residential-2 (RES-2), and further south and southeast are both the Residential-6 (RES-6) and Community Mixed Use-12 (CMU) Future Land Use Categories.
- The subject site currently contains a single-family residence. There are single-family residences surrounding the site on all sides. Vacant and Public/Quasi-Public existing uses are interspersed around the site. A school exists northeast of the subject site.
- The site is currently zoned as Agricultural Single Family Conventional (ASC-1). ASC-1 zoning is also to the immediate west and south, and further north of the subject site. There are Residential Single Family Conventional (RSC-6) zoning to the east and Residential Single Family Conventional (RSC-4) zoning to the north. Northwest of the subject site is Residential Single Family Conventional-3 (RSC-3).
- The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to the Residential Single Family Conventional (RSC-4) to split the property and sell the western side of the property located behind the existing home. The property to be sold is 0.50 ± acres.

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.

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 16.10: *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

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: Brandon Community Plan

Goal 1: *Establish a balanced transportation system by prioritizing options to serve local and regional needs and facilitating multi-modal choices.*

5. As roads are improved, require the addition of amenities for pedestrians and bicyclists. Provide intersection improvements, turn lanes, bicycle lanes, traffic signalization, roadway maintenance, crosswalks, and landscape improvements that maintain the adopted level of service and reflect the best practices of the Livable Roadways Guidelines.

a. New development and transportation infrastructure investments should place emphasis on proximity to community and social services, walkability and creating a healthy street life.

b. Accommodate all modes of transportation by providing safe and functional infrastructure and services for driving, walking, biking and transit compatible with the community character.

i. The community recognizes the need for a system of bike lanes and trails.

Goal 6: *Re-establish Brandon’s historical, hospitable, and family oriented character through thoughtful planning and forward thinking development practices by concentrating density in certain areas to preserve the semi-rural lifestyle of other areas. Attempt to buffer and transition uses in concentric circles where possible with most intense uses in an area at a node (intersection) and proceeding out from there. Create a plan for how areas could be developed and redeveloped for the future. Each of these areas would have potential for different building heights, parking configurations, fencing, buffering, landscape requirements, special use limitations, and design standards. These standards apply to new construction on infill property, redevelopment of undesirable areas and renovation of existing buildings. The primary consideration of all changes should be compatibility with existing structures to ensure neighborhood preservation.*

5. *General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.*

e. Garden Estates- Usually adjacent to “Suburban” districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.

Staff Analysis of Goals, Objectives and Policies:

The 1.24 ± acre subject site is located west of South Bryan Road, south of Bracken Lane, and north of East Bloomingdale Avenue. The subject site is in the Urban Service Area and is within the limits of the Brandon Community Plan. The subject site’s Future Land Use category is Residential-4 (RES-4). The applicant is requesting a rezoning from ASC-1 to the RSC-4 to split the parcel and sell the western side of the parcel located behind the existing home. According to the applicant, the property to be sold is 0.50 ± acres.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element (FLUE) by providing residential use within the Urban Service Area, where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of Policy 1.4, as the character of the area contains a similar range of residential uses. Single-family residential surrounds the site on all sides. Further to the northeast is Burns Middle School.

The subject site is approximately 1.24 acres in size and currently contains a single-family residence. The applicant is seeking a rezoning from ASC-1 to RSC-4 to split the property and sell the western side of the property located behind the existing home. The applicant, per their narrative letter uploaded into Optix on December 22, 2023, has stated that the property to be sold is approximately 0.50 acres. The proposal is consistent with the

allowable maximum density and allowable uses under its Future Land Use category of RES-4. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state, and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area.

The subject site is in the Garden Estates Character District of the Brandon Community Plan. The proposal meets the intent of the Community Plan which consists predominantly of single-family homes with lot sizes of at least half an acre. The request to remove 0.50 ± acres of the 1.24 ± acre subject site aligns with the vision of the Brandon Community Plan by keeping lot sizes consistent with the surrounding area.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

Recommendation

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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: Brandon/Central

DATE: 02/07/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0116

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.24 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 4 (RSC-4). The site is located on the southeast corner of the intersection of Bryan Road and Bracken Lane. The Future Land Use designation of the site is Residential – 4 (R-4).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case is non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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 Units (ITE Code 210)	14	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 4 Single Family Dwelling Units (ITE Code 210)	52	4	5

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Bryan Road and Bracken Lane. Bryan Road is a 2-lane, substandard, undivided, Hillsborough County-maintained collector roadway. Bryan Road does not have sidewalks or bike lanes on either side of the roadway within the vicinity of the project. Bryan Road lies within +/- 87 feet of right of way within the vicinity of the project. Bracken Lane is a 2-lane, undivided, substandard, Hillsborough County-maintained local roadway. Bracken Lane does not have sidewalks on either side of the roadway within the vicinity of the project. Bracken Lane lies within +/- 25 feet of right of way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below. Bracken Lane is not a regulated roadway and, as such, was not included in the 2020 Level of Service Report.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
BRYAN RD	BLOOMINGDALE AVE	SR 60/ BRANDON BLVD	D	C

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Bryan Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Bracken 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	14	1	1
Proposed	52	4	5
Difference (+/-)	+38	+3	+4

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

**The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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	See staff report.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
Harry Cohen VICE-CHAIR
Donna Cameron Cepeda
Ken Hagan
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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 1/16/2024	COMMENT DATE: 12/29/2023
PETITION NO.: 24-0116	PROPERTY ADDRESS: 2806 Bryan Rd, Brandon, FL 33511
EPC REVIEWER: Melissa Yanez	FOLIO #: 0732270000
CONTACT INFORMATION: (813) 627-2600 X 1360	STR: 02-30S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: From ASC-1 to ASC-4	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – Soil surveys, Aerials and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none"> Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed aerials, soil surveys, and historical records, to determine the limits of wetlands and other surface waters regulated by Chapter 1-11, Wetlands, Rules of the EPC. The review 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. 	

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

REZ 24-0116
December 29, 2023
Page 2 of 2

my / jpc
ec: James and Alicia Barrington - Alicia_b_2004@msn.com

From: [Carlos Santos](#)
To: [Rome, Ashley](#)
Cc: [Mike Singer](#)
Subject: RE: RE RZ STD 24-0116
Date: Friday, December 22, 2023 12:33:25 PM
Attachments: [image002.png](#)
[image003.png](#)

External email: Use caution when clicking on links, opening attachments or replying to this email.

Good afternoon Ashley,

We have no comments on the revised documents/plans for RZ STD 24-0116.

Thank you,

Carlos Santos

Real Estate Specialist
Land Resources Bureau
Southwest Florida Water Management District
2379 Broad Street
Brooksville, FL 34604
(352)269-3911
carlos.santos@swfwmd.state.fl.us



From: Rome, Ashley <RomeA@hillsboroughcounty.org>
Sent: Friday, December 22, 2023 10:04 AM
To: Allen, Cari <AllenCA@hillsboroughcounty.org>; Andrea Papandrew <papandrewa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Blink, Jim <BlinkJ@HillsboroughCounty.ORG>; Bose, Swati <BoseS@HillsboroughCounty.ORG>; Bryant, Christina <BryantC@epchc.org>; Bryce Fehringer <fehingerb@plancom.org>; Cabrera, Richard <CabreraR@HillsboroughCounty.ORG>; Carlos Santos <Carlos.Santos@swfwmd.state.fl.us>; Cruz, Kimberly <CruzKi@hillsboroughcounty.org>; Curll, Ryan <CurllRy@hillsboroughcounty.org>; Dalfino, Jarryd <DalfinoJ@hillsboroughcounty.org>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Skrelunas <David.Skrelunas@dot.state.fl.us>; DeWayne Brown <brownd2@gohart.org>; dickersonr <dickersonr@hillsboroughcounty.org>; Glorimar Belangia <Glorimar.Belangia@hcps.net>; Greenwell, Jeffry <GreenwellJ@hillsboroughcounty.org>; Greg Colagelo <colangeg@plancom.org>; Hamilton, Mona <HamiltonM@hillsboroughcounty.org>; Holman, Emily - PUD <HolmanE@HillsboroughCounty.ORG>; Hummel, Christina <HummelC@hillsboroughcounty.org>; James Hamilton <jkhamilton@tecoenergy.com>; Jennifer Reynolds <jreynolds@teamhcso.com>; Jesus Peraza Garcia <perazagarciaj@gohart.org>; Jillian Massey <masseyj@plancom.org>; kaiserb

<kaiserb@hillsboroughcounty.org>; Karla Llanos <llanosk@plancom.org>; Katz, Jonah <KatzJ@hillsboroughcounty.org>; Kyle Brown <kyle.brown@myfwc.com>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lindstrom, Eric <LindstromE@hillsboroughcounty.org>; Mackenzie, Jason <MackenzieJ@hillsboroughcounty.org>; Melanie Ganas <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Mike Singer <Mike.Singer@swfwmd.state.fl.us>; Perez, Richard <PerezRL@hillsboroughcounty.org>; Petrovic, Jakska <PetrovicJ@HillsboroughCounty.ORG>; Pezone, Kathleen <PezoneK@hillsboroughcounty.org>; Ratliff, James <RatliffJa@hillsboroughcounty.org>; Hessinger, Rebecca <HessingerR@hillsboroughcounty.org>; Renee Kamen <renee.kamen@hcps.net>; Rodriguez, Dan <RodriguezD@gohart.org>; RP-Development <RP-Development@hillsboroughcounty.org>; Salisbury, Troy <SalisburyT@hillsboroughcounty.org>; Sanchez, Silvia <sanchezs@epchc.org>; Shelton, Carla <SheltonC@HillsboroughCounty.ORG>; Steady, Alexander <SteadyAl@hillsboroughcounty.org>; Tony Mantegna <tmantegna@tampaairport.com>; Turbiville, John (Forest) <TurbivilleJ@HillsboroughCounty.ORG>; Walker, Clarence <WalkerCK@hillsboroughcounty.org>; Wally Gallart <GallartW@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Woodard, Sterlin <Woodard@epchc.org>
Cc: Grady, Brian <GradyB@HillsboroughCounty.ORG>; Peddle, Carolanne <PeddleC@hillsboroughcounty.org>; Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: RE RZ STD 24-0116

Some people who received this message don't often get email from romea@hillsboroughcounty.org. [Learn why this is important](#)

[EXTERNAL SENDER] Use caution before opening.

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:

Planner: Carolanne Peddle

Contact: peddlec@hillsboroughcounty.org

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595

E: romea@hillsboroughcounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Dec. 2023

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

APPLICANT: James / Alicia Barrington

PETITION NO: RZ-STD 24-0116

LOCATION: 2806 Bryan Rd, Brandon, FL 33511

FOLIO NO: 73227.0000

SEC: 02 TWN: 30 RNG: 20

- 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: _____.



Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services **REQUEST DATE:** 11/29/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/30/2023

APPLICANT: James and Alicia Barrington **PID:** 24-0116

LOCATION: 2806 Bryan Rd. Brandon, FL 33511

FOLIO NO.: 73227.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



VERBATIM TRANSCRIPT

ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 11:46 p.m.

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

Reported by:
Diane DeMarsh, AAERT No. 1654
DIGITAL REPORTER

1 MS. HEINRICH: Our next application is Item C.3,
2 Standard Rezoning 24-0116. The applicant is requesting to
3 rezone property zoned RSC-4 -- or I'm sorry, ASC-1 to RSC-4.
4 Carolanne Peddle with Development Services will provide Staff
5 findings.

6 HEARING MASTER: All right. Is the applicant here?
7 Is the applicant here for Rezoning 24-0116. It's agenda item
8 C.3. All right. Shall we -- let's hold that and we'll continue
9 it to the end of the agenda and see if they come back.

10 All right. So let's call the next case.

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1 MS. HEINRICH: Ms. Finch, we have been able to get
2 ahold of the applicant for the previous application.

3 HEARING MASTER: Okay.

4 MS. HEINRICH: She is on the line to participate if
5 you'd like to go back to that item --

6 HEARING MASTER: Sure.

7 MS. HEINRICH: -- which is C.3.

8 HEARING MASTER: Yes. C.3.

9 MS. HEINRICH: And that again, is item C.3, Standard
10 Rezoning 24-0116. And the applicant is requested to rezone
11 property from RSC-4 -- or I'm sorry, from ASC-1 to RSC-4 and
12 Carolanne Peddle will provide staff findings. And we do have
13 the applicant virtually.

14 HEARING MASTER: Okay. Good evening. Can you hear
15 us? Are -- the -- the applicant. It appears you're -- you are
16 muted.

17 MR. MURRAY: I'm going to have to work with her. She
18 is unmuted. We are just not hearing her.

19 HEARING MASTER: All right. Is that something we
20 could do quickly?

21 Okay. All right. So we're going to continue Rezoning
22 24-0116 until such time we can hear the applicant. So Ms.
23 Heinrich, let's go with the next case.

24

25

1 (On the record at 8:25 p.m.)

2 HEARING MASTER: Well back, everyone, to the
3 February 20, 2024 Zoning Hearing Master Hearing. We are back
4 from recess. So Ms. Heinrich, if you could please call the next
5 case.

6 MS. HEINRICH: Ms. Finch, I believe, our HTV Staff has
7 worked with the applicant for Item C.3.

8 HEARING MASTER: Okay.

9 MS. HEINRICH: And we are ready to go forward with
10 that, if you would like to take that up now or --

11 HEARING MASTER: Yes. Absolutely. So we'll go back
12 to Item C.3.

13 MS. HEINRICH: Item C.3 Standard Rezoning 24-0116.
14 Again, this is a rezoning to RSC-4 and Carolanne Peddle with
15 Development Services will provide Staff findings.

16 HEARING MASTER: All right.

17 MS. HEINRICH: And the applicant's virtual.

18 HEARING MASTER: All right. If the applicant can give
19 us your name and address.

20 MS. BARRINGTON: Alicia Barrington, 2806 Bryan Road,
21 B-R-Y-A-N Road, Brandon, Florida 33511.

22 HEARING MASTER: If you could just tell us a little
23 bit about why you're rezoning the proper.

24 MS. BARRINGTON: We had a almost an acre and a half
25 and a house in the back for mother-in-law quarters and we want

1 to divide it. We subdivided it. We have the survey and we --
2 per zoning requires at least half an acre. So we subdivided it
3 to 0.57 acres. And to sell that half of the property. We want
4 to sell the back house.

5 HEARING MASTER: Onsite?

6 MS. BARRINGTON: Well want to sell the back of our
7 house with 0.57 acres.

8 HEARING MASTER: All right. Thank you so much. Does
9 that complete your presentation?

10 MS. BARRINGTON: Yes. We just want to rezoning to
11 RSC-4 and already have the survey to 0.57 acres and we want to
12 sell the back.

13 HEARING MASTER: All right. Thank you so much. I
14 appreciate it.

15 Let's hear from Development Services.

16 MS. PEDDLE: Good evening.

17 HEARING MASTER: Good evening.

18 MS. PEDDLE: Carolanne Peddle, Development Services.
19 Standard Rezoning 24-0116. The applicant is requesting to
20 rezone the property from ASC-1 to RSC-4. The subject property
21 and surrounding properties have a Future Land Use designation of
22 R-4.

23 The subject parcel is located in an area which is
24 comprised of single-family residential uses with ASC-1, RSC-2,
25 RSC-3, RSC-4 and RSC-6 zoning or districts, excuse me. Based on

1 the above-consideration, Staff finds the proposed RSC-4 zoning
2 district is compatible with the existing zoning districts and
3 development pattern in the area. Therefore, Staff finds the
4 request approval.

5 HEARING MASTER: Thank you so much. Appreciate it.

6 MS. PEDDLE: Thank you.

7 HEARING MASTER: Planning Commission.

8 MS. MASSEY: Jillian Massey, Planning Commission
9 Staff. The subject property is designated as Residential-4 in
10 the Future Land Use Map. It's in the urban service area and
11 within the limits of the Brandon Community Plans. Specifically,
12 the Garden Estates District. Excuse me.

13 The proposal meets the intent of Objective one and
14 Policy 1.4 of the Future Land Use Element by providing a
15 residential use within the urban service area. The proposal
16 meets the compatibility requirements of Policy 1.4, as the
17 character of the area contains a similar range of residential
18 uses.

19 The subject site is approximately 1.24 acres in size
20 and currently contains a single-family residence. The proposal
21 is consistent with the allowable maximum density and allowable
22 uses under its Future Land Use Category. The proposal -- the
23 proposal meets the intent of Future Land Use Element Objective
24 16 and associated policies that require new development to be
25 compatible with the surrounding neighborhood. Objective 12-1 of

1 the community design component of the Future Land Use Element
2 require new developments to recognize the existing community and
3 to be designed to relate and to be compatible with the
4 predominant character of the surrounding area.

5 In this case, the surrounding land use pattern is
6 mostly single-family and the proposed residential use will
7 complement the surrounding area. Finally, the subject site is
8 in the Garden Estates character district of the Brandon
9 Community Plan. The proposal meets the intent of the community
10 plan, which consists predominant -- predominantly of
11 single-family homes with lot sizes of at least a half an acre.
12 The request to remove the -- the half-acre of the 1.24 acre
13 subject site aligns with the vision of the community plan by
14 keeping lot sizes con -- consistent with the surrounding area.

15 And based on his considerations, Planning Commission
16 Staff finds the rezoning consistent with the comprehensive plan.

17 HEARING MASTER: Thank you so much. I appreciate it.

18 Is there anyone in the room or online that would like
19 to speak in support? Anyone in favor? No one.

20 Anyone in opposition to this request? All right. I'm
21 seeing no one.

22 Ms. Heinrich, anything else?

23 MS. HEINRICH: No, ma'am.

24 HEARING MASTER: All right. Ms. Barrington, you have
25 the last word if you'd like it. Anything for rebuttal from you?

1 MS. BARRINGTON: No. Does this mean approve, right?

2 HEARING MASTER: No, ma'am. This is -- no, that's not
3 this works. This is a -- a hearing to gain all of the evidence
4 and I make a recommendation within 15 business days following
5 tonight's hearing.

6 MS. BARRINGTON: Oh.

7 HEARING MASTER: And then that recommendation and the
8 staff reports are all forwarded to the Board of County
9 Commissioners, who will make the final decision on April
10 something. Hang on one second and I'll get you that date.

11 MS. BARRINGTON: Oh. Right. Right. Okay.

12 MS. HEINRICH: March 12th.

13 HEARING MASTER: March 12th is the Board of County
14 Commissioners meeting.

15 MS. HEINRICH: Oh, I'm sorry.

16 MS. BARRINGTON: Okay.

17 MS. HEINRICH: I thought you mean when your --

18 HEARING MASTER: No.

19 MS. HEINRICH: April 9th is when --

20 HEARING MASTER: April -- Ms. Barrington, April 9th is
21 when the Board of County Commissioners will hear this hearing.

22 MS. BARRINGTON: Okay.

23 HEARING MASTER: So with that --

24 MS. BARRINGTON: April 9th.

25 HEARING MASTER: All right. Thank you so much.

1 With that, we'll close Rezoning 24-0116 and go back to
2 our agenda.

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1 Item A.24, Rezoning PD 24-0031. This application is
2 out of order to be heard and is being continued to the
3 February 20, 2024 Zoning Hearing Master Hearing.

4 Item A.25, Rezoning PD 24-0033. This application is
5 being continued by Staff to the February 20, 2024 Zoning Hearing
6 Master Hearing.

7 Item A.26, Major Mod Application 24-0034. This
8 application is out of order to be heard and is being continued
9 to the February 20, 2024 Zoning Hearing Master Hearing.

10 And it's noted in the changes for Item A.27, Rezoning
11 PD 24-0044. This application -- this application is out of
12 order and is being continued to the February 20, 2024 Zoning
13 Hearing Master Hearing.

14 Item A.28, Rezoning Standard 24-0074. This
15 application is being continued by the applicant to the
16 February 20, 2024 Zoning Hearing Master Hearing.

17 Item A.29, Rezoning Standard 24-0116. This
18 application is out of order to be heard and is being continued
19 to the February 20, 2024 Zoning Hearing Master Hearing.

20 Item A.30, Rezoning Standard 24-0166. This
21 application is being continued by the applicat to the February
22 20, 2024 Zoning Hearing Master Hearing.

23 And Item A.31, Rezoning Standard 24-0171. This
24 application is being continued by the applicant to the
25 February 20, 2024 Zoning Hearing Master Hearing.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE