

Rezoning Application: 23-0442
Zoning Hearing Master Date: June 20, 2023
BOCC Land Use Meeting Date: August 8, 2023

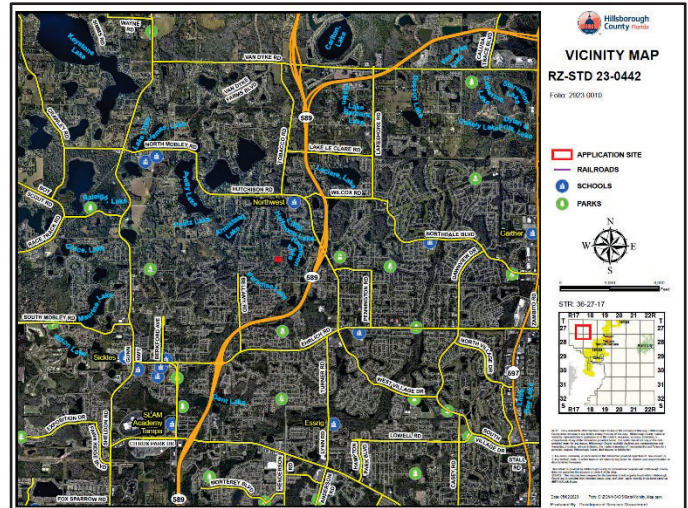


**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Cuong H. "Ken" Doan
FLU Category: Residential -2 (Res-)
Service Area: Urban
Site Acreage: 1.16 +/-
Community Plan Area: Greater Carrollwood Northdale
Overlay: None
Request: Rezone from **Agricultural Single-Family-Residential Conventional - 1 (ASC-1)** to **Single-Family Residential Conventional-2 (RSC-2)**



Request Summary:

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

Zoning:

	Current ASC-1 Zoning	Proposed RSC-2 Zoning
Uses	Agricultural Single Family Residential Conventional	Single Family Residential Conventional
Acreage	1.17 +/- ac; 50,965 sf	1.17 +/- ac
Density / Intensity	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	1 dwelling unit	2 dwelling units

Development Standards:

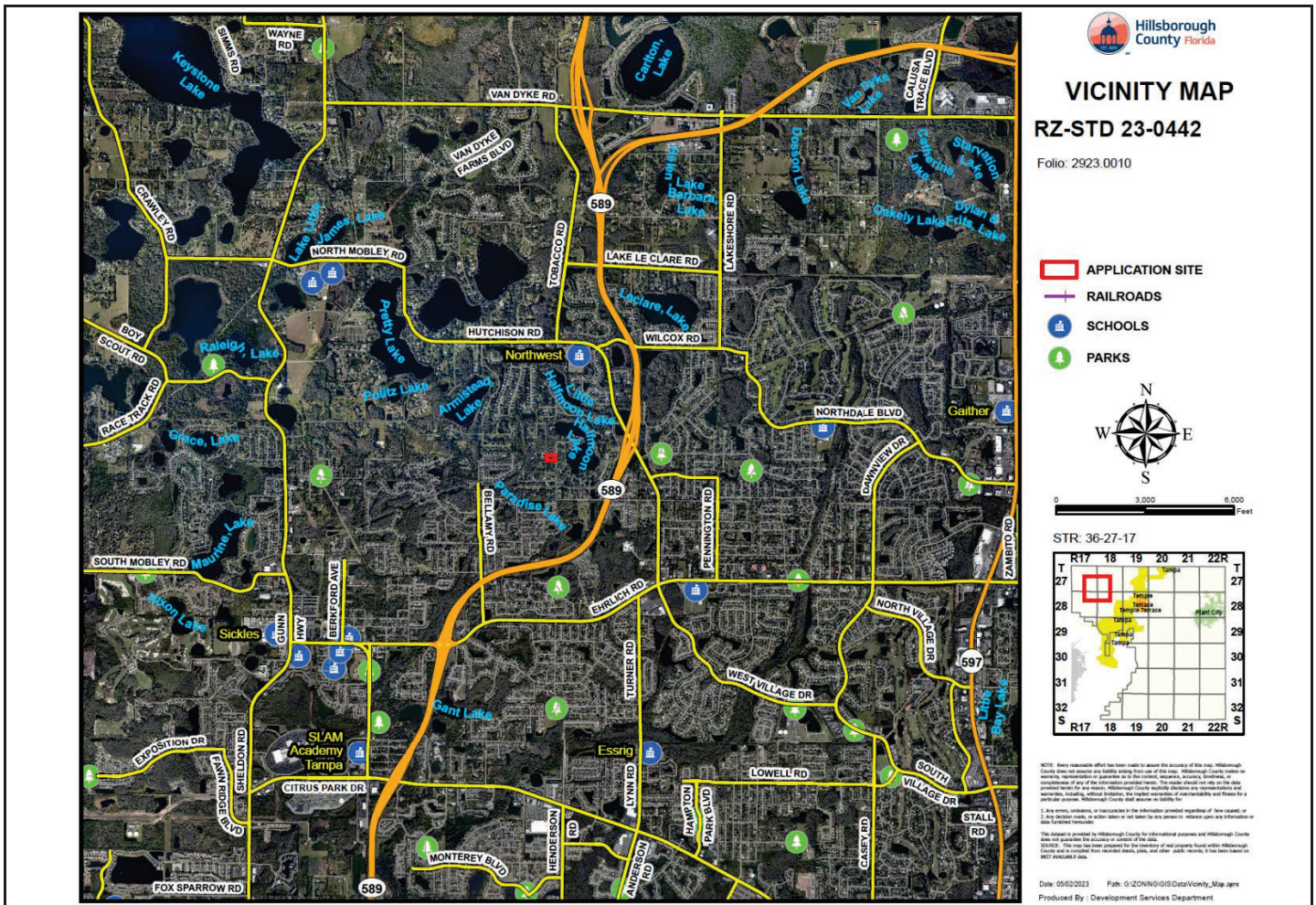
	Current ASC-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 1 ac	1 du/ 0.5 ac
Lot Size / Lot Width	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front 15' - Sides 50' - Rear	25' - Front 10' - Sides 25' - Rear
Height	50'	35'

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

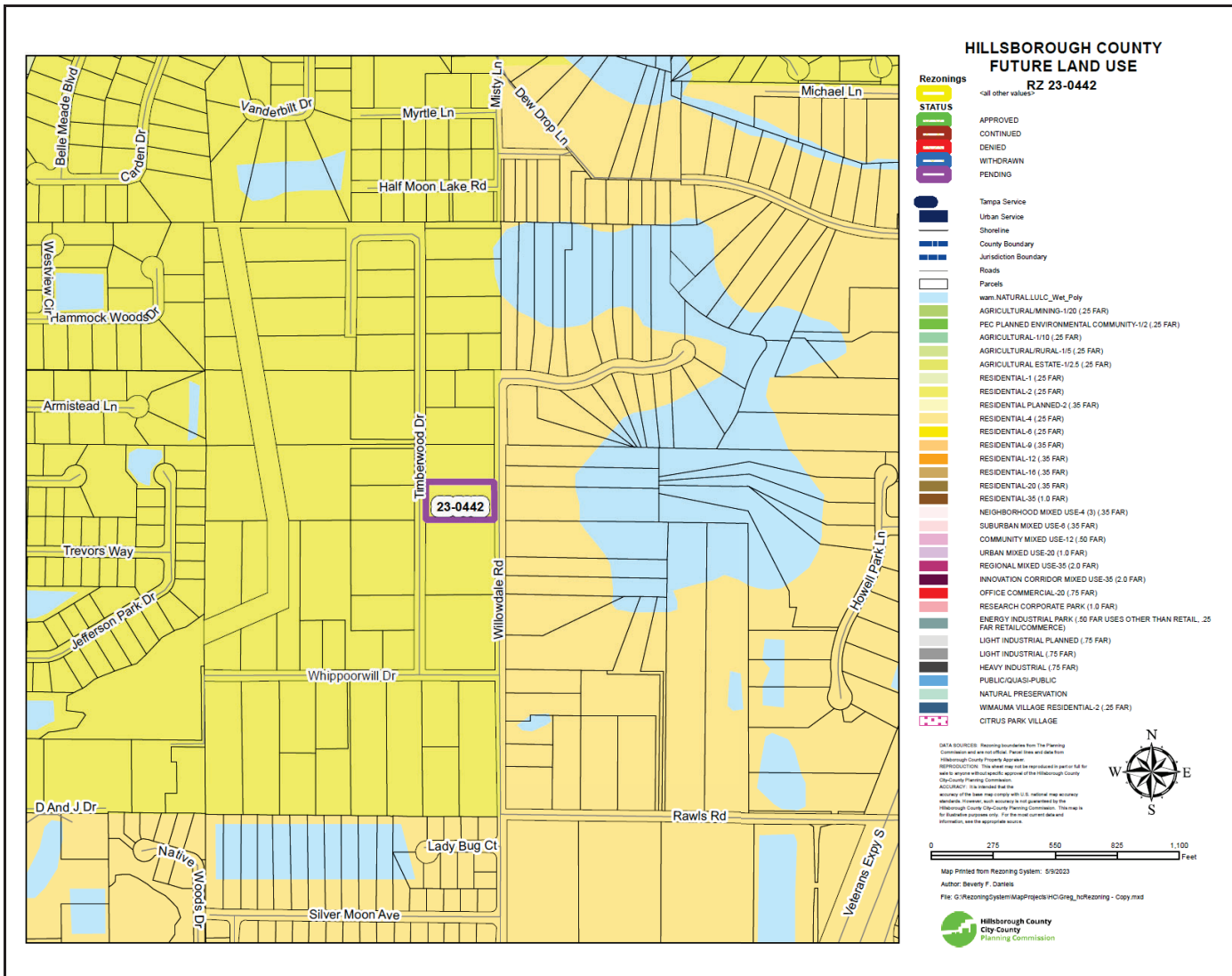


Context of Surrounding Area:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

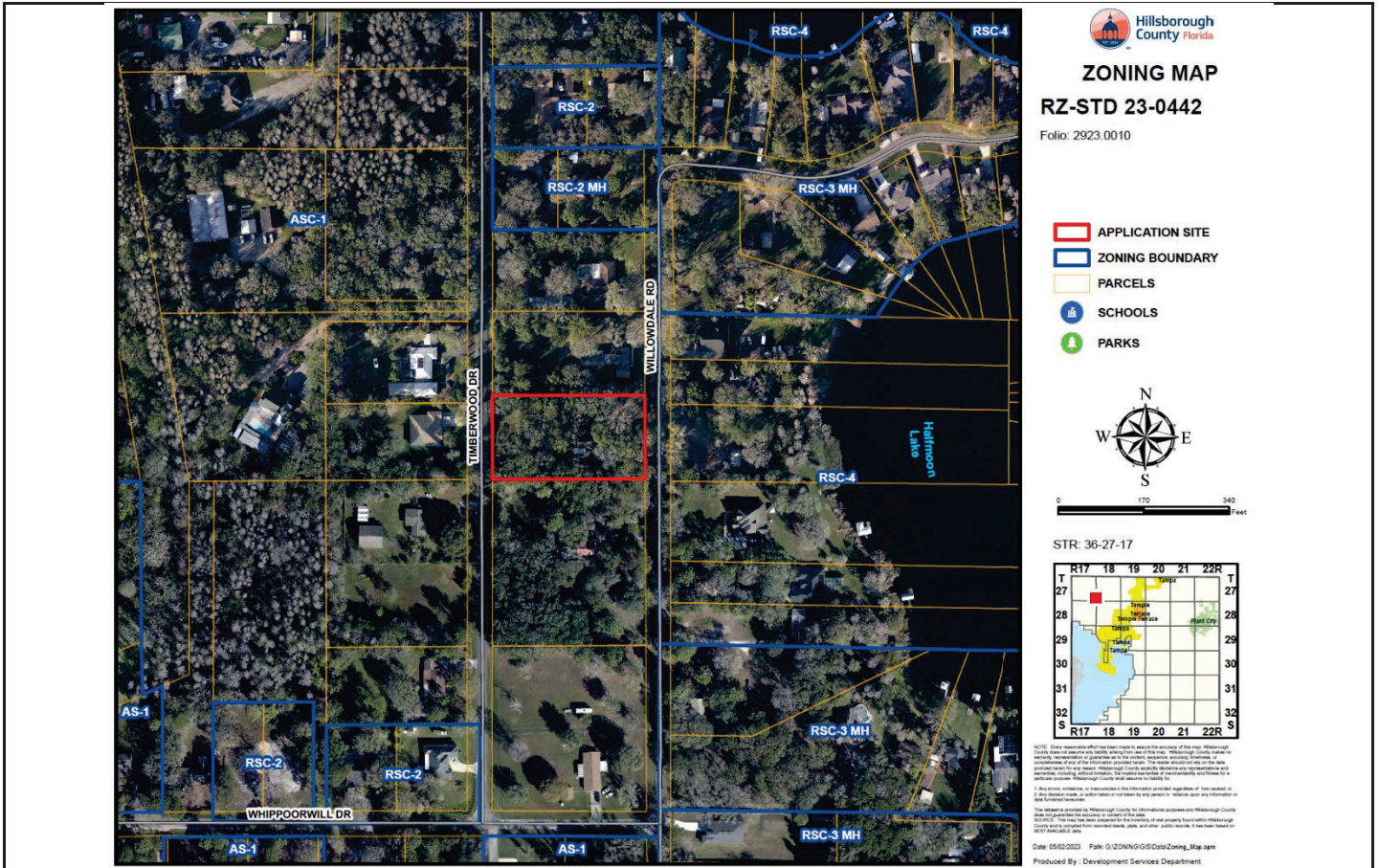
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 2 (Res-2)
Maximum Density/F.A.R.:	2 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 du/ 1 ac	Single-Family Residential (Conventional Only)	Single- Family Residential
South	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Single- Family Residential
East	Willowdale Rd	N/A	Street	Street
	RSC-4	1 du/ 10,000 sf	Single-Family Residential (Conventional Only)	Single- Family Residential
West	Timberwood Dr.	N/A	Street	Street
	ASC-1	1 du/ 1 ac	Single-Family Residential Conventional /Agricultural	Single- Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Timberwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willowdale Road	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	28	2	3
Difference (+/-)	+19	+1	+2

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

The subject property is within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

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


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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>IntegrISign Desktop JW Brian Grady Wed Jun 7 2023 08:24:41</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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 06/01/2023
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Greater Carrollwood Northdale/Northwest	PETITION NO.: STD 23-0442

- 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 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips 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 one parcel totaling +/- 1.17 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 2 (RSC-2). The site is located on the east side of Timberwood Drive, +/- 600 feet north of the intersection of Timberwood Drive and Whippoorwill Drive. The Future Land Use designation of the site is Residential-2 (R-2).

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+19	+1	+2

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Timberwood Drive and Willowdale Road. Timberwood Drive is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Timberwood Drive lies within +/- 50 feet of Right of Way in the vicinity of the project. Timberwood does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project. Willowdale Road is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Willowdale Road lies within +/- 50 feet of Right of Way in the vicinity of the project. Willowdale Road does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Timberwood Drive and/or Willowdale Road. 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

Timberwood Drive and Willowdale Road are not Hillsborough County Regulated Roadways and as such are not included in the Level of Service (LOS) Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 23-0442
DATE OF HEARING:	June 20, 2023
APPLICANT:	Cuong H. "Ken" Doan
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RSC-2
LOCATION:	15802 Willowdale Road
SIZE OF PROPERTY:	1.16 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-2
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: Cuong H. "Ken" Doan

FLU Category: Residential -2 (Res-)

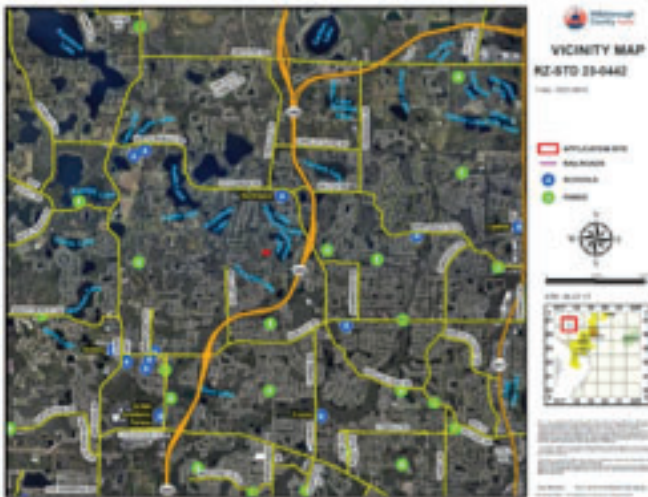
Service Area: Urban

Site Acreage: 1.16 +/-

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

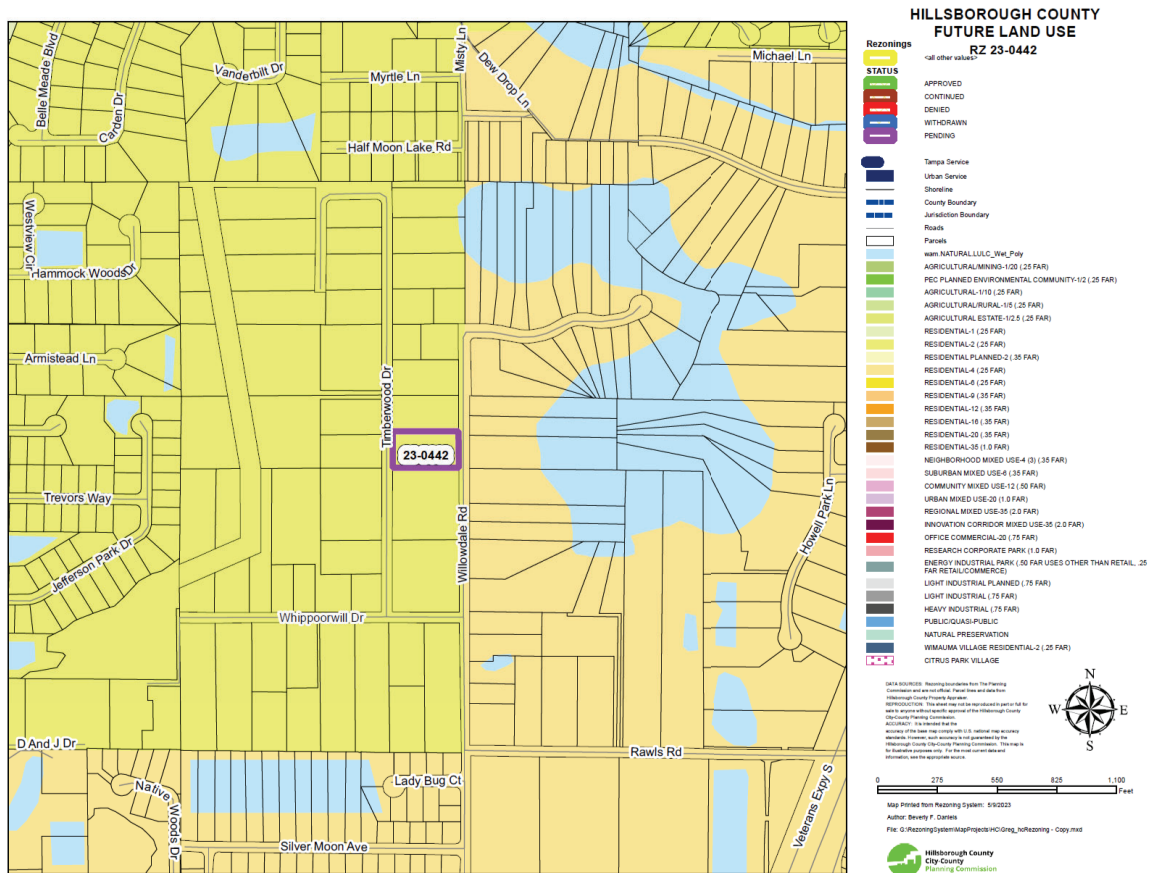
Request: Rezone from **Agricultural Single- Family-Residential Conventional - 1 (ASC-1)** to **Single-Family Residential Conventional-2 (RSC- 2)**



Request Summary:

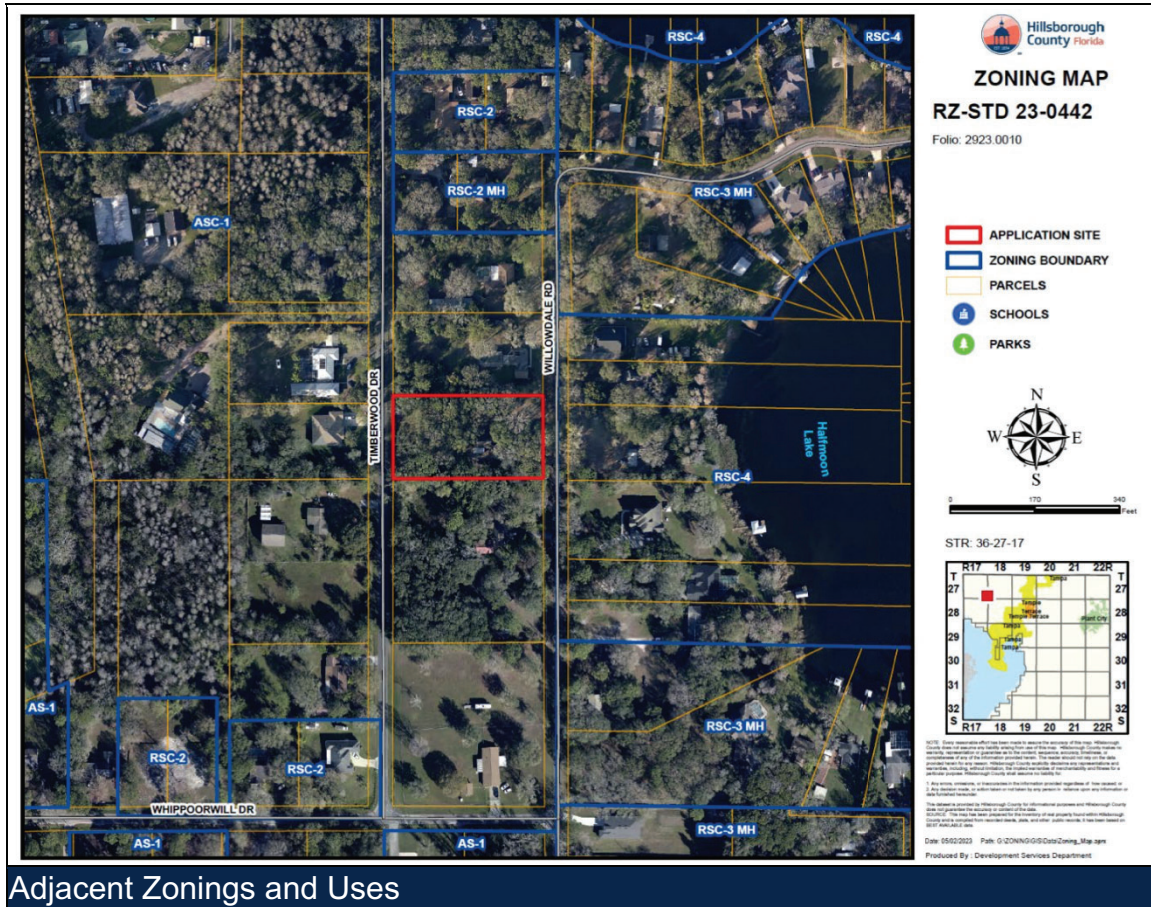
The request is to rezone from the existing Agricultural Single-Family-Residential Conventional -1 (ASC-1) zoning district to the proposed to Single-Family Residential - (RSC-2) zoning district. The RSC-2 district permits single-family conventional development on lots containing a minimum area of 21,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

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



<p>Typical Uses:</p>	<p>Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>
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2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



2.0 LAND USE MAP SET AND SUMMARY DATA

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

Not Applicable

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

Adjoining Roadways (check if applicable)

Timberwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willowdale Road	County Local I - 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

Design Exception/Administrative Variance Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Environmental: Objections	Conditions Requested	Additional Information/Comments

Check if Applicable:

- Wetlands/Other Surface Waters
- Use of Environmentally Sensitive Land Credit Wellhead Protection Area
- Surface Water Resource Protection Area
- Potable Water Wellfield Protection Area

- Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other _____

Public Facilities: Objections		Conditions Requested	Additional Information/Comments
Transportation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A			
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Impact/Mobility Fees N/A			
Comprehensive Plan: Findings		Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

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

The subject property is within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

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

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

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 20, 2023. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. John Larocca 3225 South Macdill Avenue testified on behalf of the owner and applicant of the subject property. Mr. Larocca stated that that he is in agreement with the County staff report. The request is to rezone the property located at 15802 Willowdale Road that has an existing single-family home on-site from ASC-1 to RSC-2 for the purpose of creating two one-half acre lots. The lot is a through lot that fronts both Willowdale Road and Timberwood Drive. Mr. Larocca described the application's consistency with the zoning and land use regulations and stated that the applicant will do what is required to obtain the second lot if the rezoning is granted. He concluded his presentation by stating that both the Planning Commission and the Development Services Department found the request approvable.

Ms. Isis Brown of the Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from ASC-1 to RSC-2. She described the surrounding area and stated that staff found the request approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-2 Future Land Use classification and the Urban Service Area and the Greater Carrollwood Northdale Community Planning area. Ms. Papandrew testified that the request meets Policy 1.4 of the Future Land Use Element regarding compatibility. The request is also consistent with Objective 16 regarding neighborhood protection. The request is also consistent

with Objective 12-1 and Goals 8 and 12 in the Community Design component regarding residential developments. Ms. Papandrew concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Larocca 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 1.16 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) is designated Residential-2 (RES-2) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Carrollwood Northdale Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-2 (RSC-2) zoning district to create two single-family lots.
3. The Planning Commission staff supports the request and stated that the request is consistent with Policy 1.4 regarding compatibility as well as Objective 16 regarding neighborhood protection. The request is also consistent with Objective 12-1 and Goals 8 and 12 in the Community Design component regarding residential developments. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The surrounding parcels are zoned ASC-1 and RSC-4 and developed with single-family residential land uses.

5. The proposed rezoning will result in the development of two single-family lots that are compatible with the development pattern in the area and consistent with 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

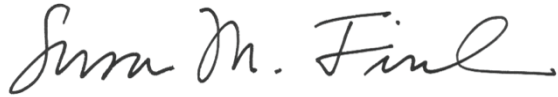
The applicant is requesting a rezoning to the RSC-2 zoning district to create two single-family lots. The property is 1.16 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and designated Residential-2 (RES-2) by the Comprehensive Plan.

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

The rezoning for the creation of two single-family lots is consistent with the development pattern in the area as well as the Comprehensive Plan.

RECOMMENDATION

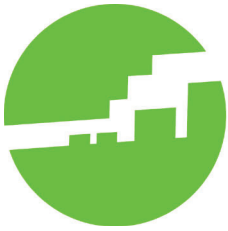
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-2 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



July 12, 2023

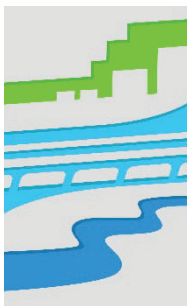
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 20, 2023 Report Prepared: June 8, 2023	Petition: RZ 23-0442 15802 Willowdale Road <i>Directly west of Willowdale Road and east of Timberwood Drive</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)
Service Area	Urban Service Area
Community Plan	Greater Carrollwood Northdale
Request	Rezoning from Agricultural, Single Family Conventional-1 (ASC-1) to Residential, Single Family Conventional-2 (RSC-2) to create two lots of a minimum of half an acre each.
Parcel Size	1.16 ± acres
Street Functional Classification	Willowdale Road - Local Timberwood Drive- Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 1.16 ± acre subject site is located directly east of Timberwood Drive and west of Willowdale Road.
- The site is located within the Urban Service Area and is within the limits of the Greater Carrollwood Northdale Community Plan.
- The subject property is located within the Residential-2 (RES-2) Future Land Use category, which can be considered for a maximum density of 2 dwelling units per acre and a maximum intensity of 0.25 FAR. The RES-2 Future Land Use category is intended to designate areas that are suitable for non-urban density residential development requiring limited level of urban services. Typical uses of RES-2 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses are required to meet established locational criteria for specific land uses. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- RES-2 surrounds the subject site directly to the north, south, and west. Directly to the east is Residential-4 (RES-4) Future Land Use Category.
- The subject site has an existing land-use of single family residential. Single family residential uses surround the subject site on all sides. . The area is residential in character with vacant and public institutional uses interspersed throughout.
- The subject site is currently zoned as Agricultural, Single-Family Conventional-1 (ASC-1). ASC-1 surrounds the immediate area to the north, west and south. Residential Single-Family Conventional-4 (RSC-4) uses are located directly east. There are Residential Single-Family Conventional-2 (RSC-2) and Residential Single-Family Conventional-3 (RSC-3) uses further north, northeast, southeast, southwest, and northwest. As well as Agricultural Single Family-1 (AS-1) uses further to the south and southwest.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

Policy 1.4: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Relationship To Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping,*

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

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

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

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- Greater Carrollwood Northdale Community Plan

2. Community Design/Culture

Maintain and enhance community pride by promoting the areas’ history, culture and volunteerism while preserving each community’s value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.

New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).

Goal 2: *Reinforce community identity through maintenance and enhancement of the community’s unique characteristics, assets and physical appearance.*

Strategies:

- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*
- *Preserve the character and integrity of existing neighborhoods through increased code enforcement.*

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.16+/- acre subject site is located west of Willowdale Road and east of Timberwood Drive. The subject site is in the Urban Service Area. It is within the limits of the Greater Carrollwood-Northdale Community Plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-2 (RES-2). The applicant

is requesting to rezone the subject site from Agricultural Single Family Conventional-1 (ASC-1) to Residential Single Family Conventional-2 (RSC-2).

The subject site sits within the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. The proposed request is therefore consistent with this policy direction.

FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently zoned for ASC-1. The applicant is proposing to rezone the subject site to RSC-2 to allow for the creation of two lots with a minimum lot size of a half-acre each. The proposed change is compatible with the existing character development of the area. There are currently several parcels north and southwest of the subject site that have RSC-2 zoning and are similar in character to the proposed use.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows is mostly single-family residential uses. A rezoning to RSC-2 would reflect a development pattern that is consistent with this policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to RSC-2 would be consistent with this policy direction.

The subject site meets the intent of the Community Design/Culture component of the Greater Carrollwood Northdale Community Plan. The Plan seeks to maintain and enhance the development of existing residential neighborhoods that remain suburban in nature. While also, using techniques to ensure compatibility with the existing nature of each neighborhood.

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

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

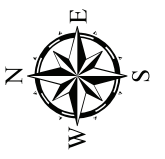
RZ 23-0442

Rezonings

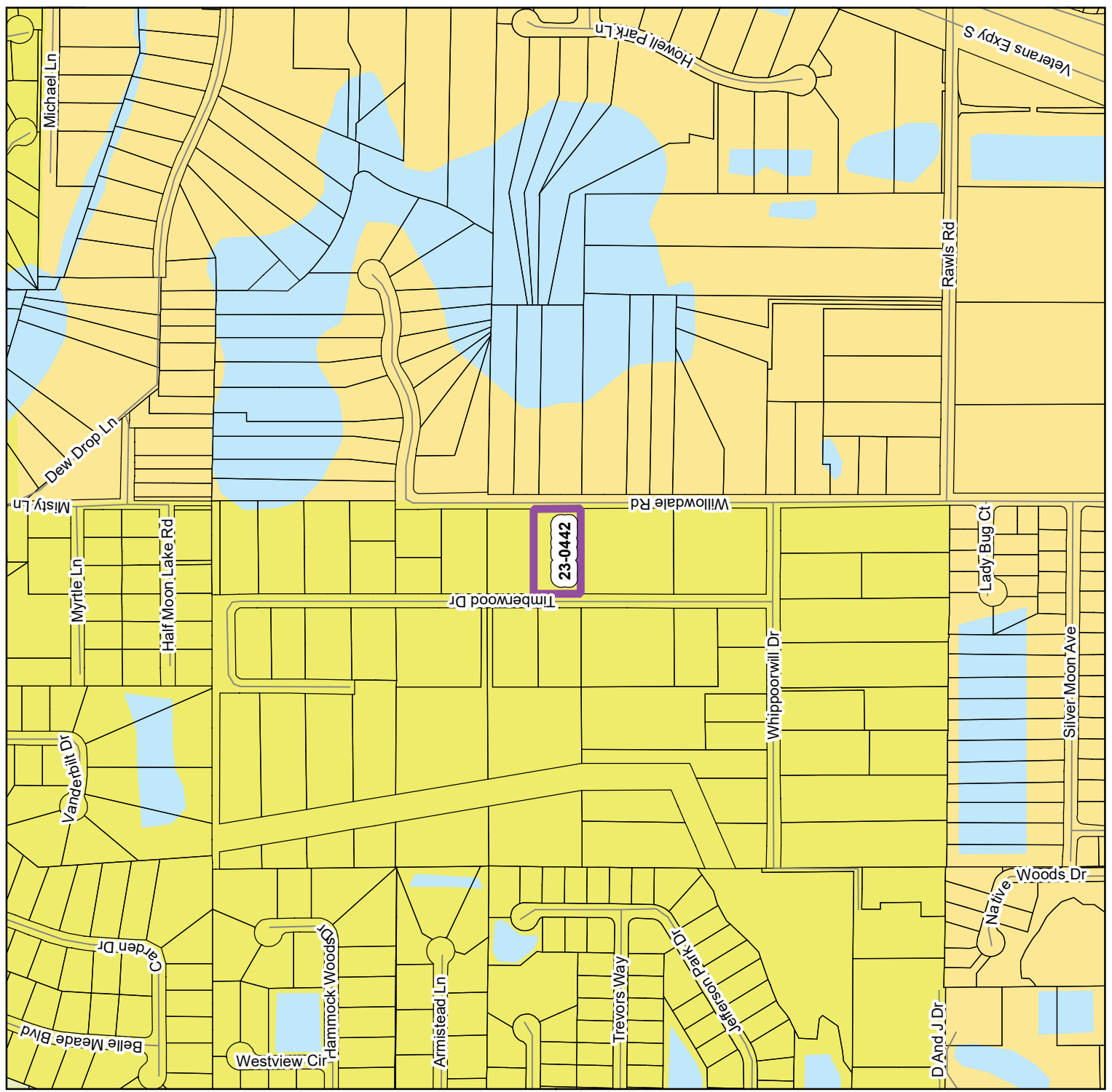
- STATUS
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING

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

- WATER NATURAL LULUC_Water Poly
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.35 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/9/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCO\Reg_HReZoning - Copy.mxd



23-0442



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Greater Carrollwood
 Northdale/Northwest

DATE: 06/01/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 23-0442

- 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 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips 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 one parcel totaling +/- 1.17 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 2 (RSC-2). The site is located on the east side of Timberwood Drive, +/- 600 feet north of the intersection of Timberwood Drive and Whippoorwill Drive. The Future Land Use designation of the site is Residential-2 (R-2).

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 2 Single Family Dwelling Units (ITE Code 210)	28	2	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+19	+1	+2

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Timberwood Drive and Willowdale Road. Timberwood Drive is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Timberwood Drive lies within +/- 50 feet of Right of Way in the vicinity of the project. Timberwood does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project. Willowdale Road is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Willowdale Road lies within +/- 50 feet of Right of Way in the vicinity of the project. Willowdale Road does not have sidewalks or bicycle facilities on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Timberwood Drive and/or Willowdale Road. 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

Timberwood Drive and Willowdale Road are not Hillsborough County Regulated Roadways and as such are not included in the 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
Timberwood Drive	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Willowdale Road	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	28	2	3
Difference (+/-)	+19	+1	+2

*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	See Staff Report.

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 20, 2023 PETITION NO.: STD 23-0442 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: holland@epchc.org	COMMENT DATE: May 31, 2023 PROPERTY ADDRESS: 15802 Willowdale Road, Tampa FOLIO #: 0029230010 STR: 36-27-17
REQUESTED ZONING: Rezoning from ASC-1 to RSC-2	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No on site wetlands
INFORMATIONAL COMMENTS: Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) reviewed previous applications, aerial photographs and soil surveys in order to determine that no wetlands or other surface waters exist within the above referenced parcel. Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

kmh / app

ec: Cuong H. Doan, Applicant - cuonghdoan@yahoo.com
 John N. LaRocca, Agent - john.larocca@murphylarocca.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 9 May 2023

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

APPLICANT: John Larocca

PETITION NO: RZ-STD 23-0442

LOCATION: 15802 Willowdale Rd, Tampa, FL 33625

FOLIO NO: 2923.0010

SEC: 36 TWN: 27 RNG: 17

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1 Thank you.

2 (Off the record.)

3 (On the record.)

4 HEARING MASTER FINCH: Ms. Heinrich, we're
5 ready to call the next case.

6 MS. HEINRICH: Our next case is Agenda Item C-
7 6, Standard Rezoning 23-0442. The applicant is
8 requesting to rezone property to RSC-2. Isis Brown
9 with Development Services will provide staff
10 findings after the applicant's presentation.

11 HEARING MASTER FINCH: All right. Is the
12 applicant here?

13 Good evening.

14 MR. LAROCCA: Good evening. My name is John
15 LaRocca, Murphy LaRocca Consulting Group, 3225
16 South MacDill Avenue, Tampa, Florida. I am the
17 representative for the owners and applicant.

18 A little bit of background, and I'm not going
19 to go into a lot of detail, I know the evening will
20 be long because of our start, of course as everyone
21 knows you have a very well written staff report
22 that the owners, applicant, and I have reviewed and
23 we are in agreement.

24 And I'll try to do a summarize what this
25 request is this evening. It's a standard rezoning

1 with property located at 15802 Willowdale Road.
2 There's an existing single-family home with
3 frontage on Willowdale Road, but it's a through lot
4 with access on Timberwood Drive.

5 The reason for the request is the applicant
6 seeks to rezone the property from ASC-1, which is
7 an agricultural single-family residential
8 conventional district to an RSC-2 for single-family
9 residential conventional.

10 The applicant is seeking and hopes to with --
11 and should this zoning be granted to create two
12 lots, two half-acre lots. The lot itself is like
13 1.15 acres, more or less. And the applicant is
14 seeking with the granting of this RSC-2 zoning to
15 be able to build two -- either rebuild a new home
16 on the frontage facing Willowdale Road and build a
17 new home facing Timberwood.

18 The proposed zoning district is RSC-2, single-
19 family residential conventional. The property area
20 -- in compliance with the comprehensive plan, the
21 property is located within the greater Carrollwood-
22 Northdale planning area. The property is located
23 within the R-2 future land use category.

24 The proposed RSC-2 zoning would be consistent
25 with and comply with the comprehensive plan density

1 and potential use criteria and policies of that plan
2 district. The site, the parcel size and area lot
3 width, et cetera, would comply with all dimensional
4 criteria for the RSC-2 district. And the applicant
5 is aware of what those conditions would be.

6 The applicant acknowledges there will be other
7 -- as is noted in the conclusion of the staff
8 report, that there are other standards, subdivision
9 lots that -- parcel certifications, whatever is
10 necessary to get that second lot in compliance with
11 all the engineering and permitting requirements.

12 The rezoning of the property to RSC-2 will be
13 compatible with the R-2 future land use category
14 that permits construction up to two dwelling units
15 per acre. The existing development and zoning
16 pattern in the surrounding area is semirural in
17 nature and includes a variety of properties zoned
18 ASC-1, RSC-2, RSC-3, mobile home, and planned
19 development in a community that is evolving or
20 trending to achieve a long-range characteristic of
21 density and use contemplated by the future land use
22 plan.

23 The rezoning, if approved, will be compatible
24 with and not out of character with existing
25 development in the zoning pattern of the area,

1 especially if you take a bird's eye view of the area.

2 There are no wetlands on the property, no
3 significant comments provided by any of the staff
4 and no objections as we know that.

5 The Planning Commission finds -- what you'll
6 find in the report has found the request
7 consistent. The Development Services Department
8 has found it approvable and we respectfully request
9 that you consider the same.

10 Thank you.

11 HEARING MASTER FINCH: Thank you. I
12 appreciate your testimony. If you could, please
13 sign in.

14 Go to Development Services, please.

15 MS. BROWN: Isis Brown, Development Services.
16 Standard Rezone 23-0442. The request is to rezone
17 an existing Agricultural Single-family Residential
18 Conventional-1, ASC-1 zoning district to the
19 proposed Single-family Residential-2, RSC-2 zoning
20 district.

21 The site is located in an area which comprises
22 of agricultural and single-family residential uses.
23 The adjacent properties are zoned as follows: ASC-
24 1 and RSC-2 to the north, south, east, and west.

25 To the further north and south are properties

1 zoned RSC-2. The subject parcel is within the
2 Residential-2 Future Land Use Category, which
3 permits the potential for residential and
4 neighborhood commercial office uses and
5 multipurpose projects.

6 The subject site is located within the urban
7 service area. Based on the size and depth of the
8 parcel in relation to other parcels -- adjacent
9 parcels and residential uses in the area, it does
10 create a zoning development pattern that is
11 consistent with the existing zoning and development
12 pattern of residential zoning districts in the
13 area.

14 Based on the above considerations, staff finds
15 the proposed RSC-2 zoning district approvable. I'm
16 available for any questions.

17 HEARING MASTER FINCH: None at this time, but
18 thank you. I appreciate it.

19 Planning commission?

20 MS. PAPANDREW: Andrea Papandrew. Planning
21 Commission staff. The site is in the Residential-2
22 Future Land Use Category. It is within the greater
23 Carrollwood-Northdale Community Plan.

24 Residential-2 surrounds this site directly to
25 the north, south, and west. To the east is the

1 Residential-4 Future Land Use Category. Policy 1.4 of
2 the future land use element requires all new
3 development to be compatible with the surrounding
4 area, noting that compatibility does not mean the
5 same as, it refers to the sensitivity of
6 development proposals in maintaining the character
7 of existing development.

8 The applicant is proposing to rezone the site
9 to RSC-2 for the creation of two lots with the
10 minimum lot size of a half-acre each, and this
11 change is compatible with existing development and
12 character of the area as there are several parcels
13 north and southwest that have the RSC-2 zoning.

14 The proposed meets the intent of the
15 neighborhood protection policies under Objective 16
16 as the development pattern is mostly single-family
17 residential uses.

18 The community design component provides
19 guidance on residential developments and the
20 rezoning would be consistent with the policy
21 direction under Goals 8 and 12 and Objective 12-1.
22 The site meets the intent of the community design
23 and cultural component of the Greater Carrollwood-
24 Northdale Community Plan. The plan seeks to
25 maintain an enhanced development of existing

1 residential neighborhoods that remain suburban in
2 nature.

3 Planning commission staff finds the proposed
4 rezoning consistent with the Unincorporated
5 Hillsborough County Comprehensive Plan.

6 HEARING MASTER FINCH: Thank you so much. Is
7 there anyone in the room or online that would like
8 to speak in support? Anyone in favor?

9 All right. Seeing no one, anyone is
10 opposition to this request?

11 No one.

12 Ms. Heinrich, anything else?

13 MS. HEINRICH: No, ma'am.

14 HEARING MASTER FINCH: All right. Mr.
15 LaRocca?

16 MR. LAROCCA: Nothing else.

17 HEARING MASTER FINCH: All right. Thank you
18 for that. I appreciate it. We'll close Rezoning
19 23-0442 and go to the next case.

20 MS. HEINRICH: Our next item is Item C-7,
21 Standard Rezoning 23-0469. The applicant is
22 requesting to rezone property to RMC-6. Camille
23 Krochta with Hillsborough County Development
24 Services will provide staff findings after the
25 applicant.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE