

Rezoning Application: RZ-STD 22-0829
Zoning Hearing Master Date: July 25, 2022
BOCC Land Use Meeting Date: September 13, 2022

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC
FLU Category: Residential - 9 (R-9)
Service Area: Urban
Site Acreage: 0.73 MOL
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The existing zoning is Agricultural – Single-Family Conventional (ASC-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential – Single-Family Conventional (RSC-6) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	ASC-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	0.73 MOL	0.73 MOL
Density/Intensity	1 du/gross acre	6 du/gross acre
Mathematical Maximum*	2 units	4 units

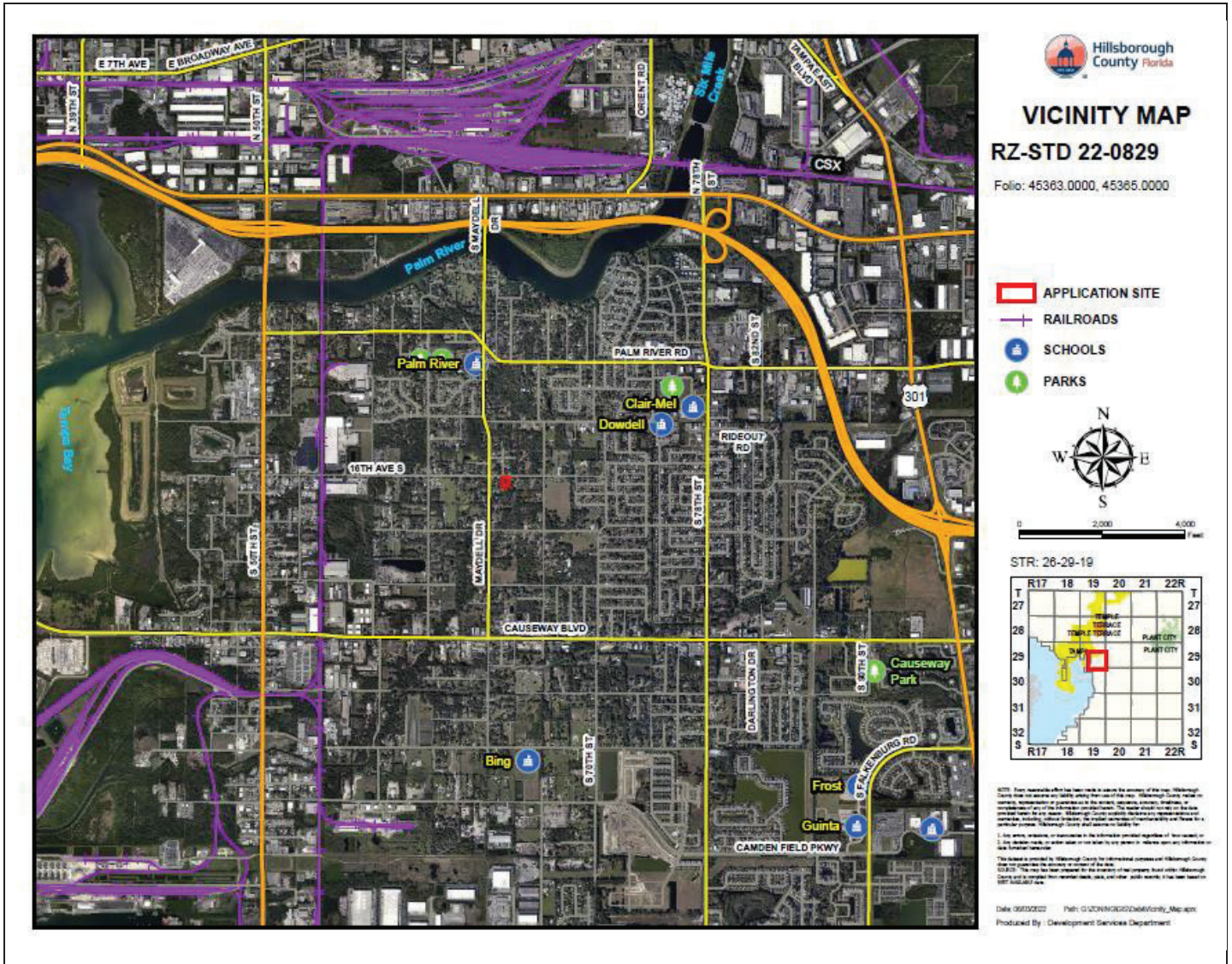
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	ASC-1	RSC-6
Lot Size / Lot Width	43,560 sf / 150'	7,000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'

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

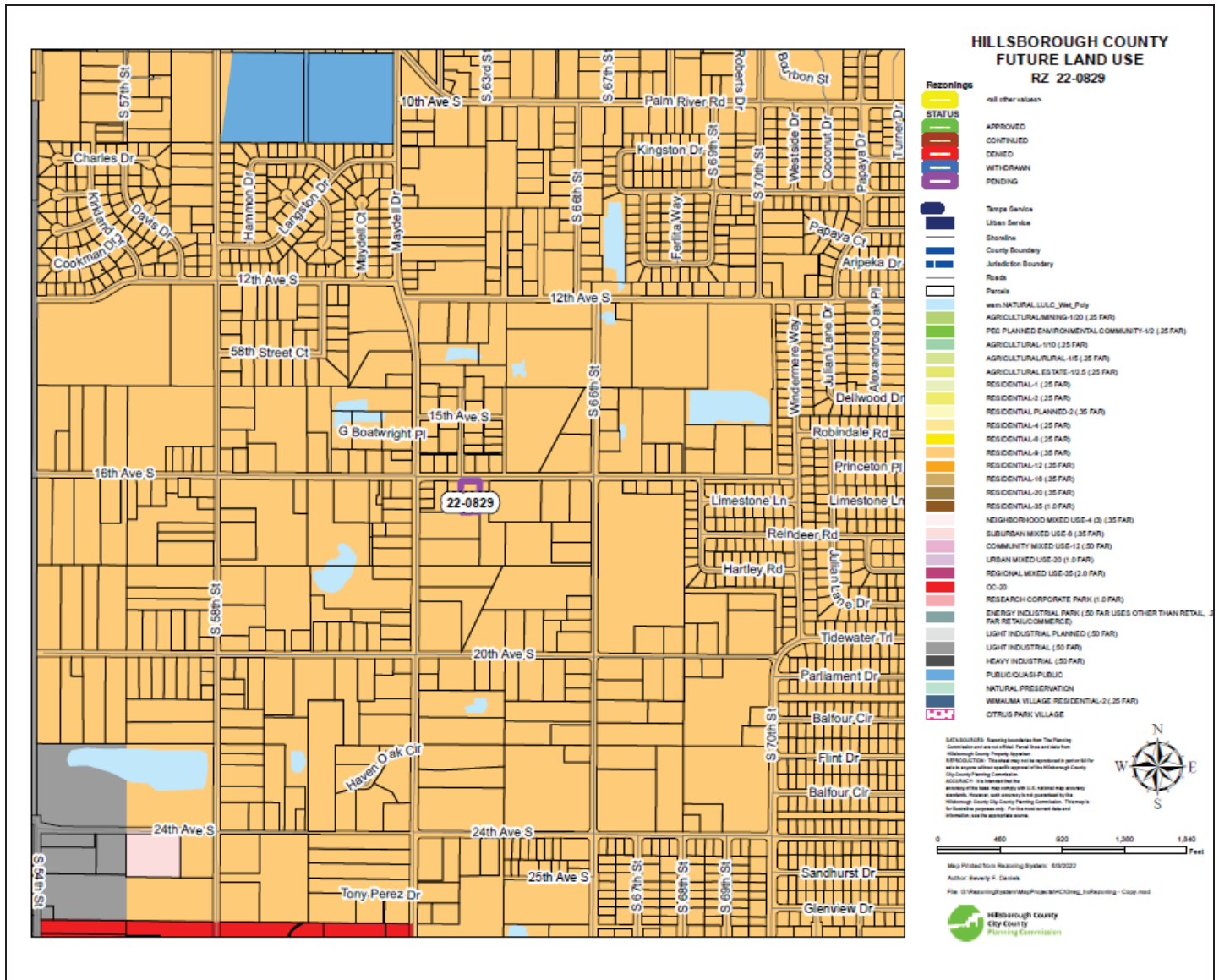


Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the south, east and west. Single-Family Residential zoned RSC-6 is located to the north across South 16th Avenue.

2.0 LAND USE MAP SET AND SUMMARY DATA

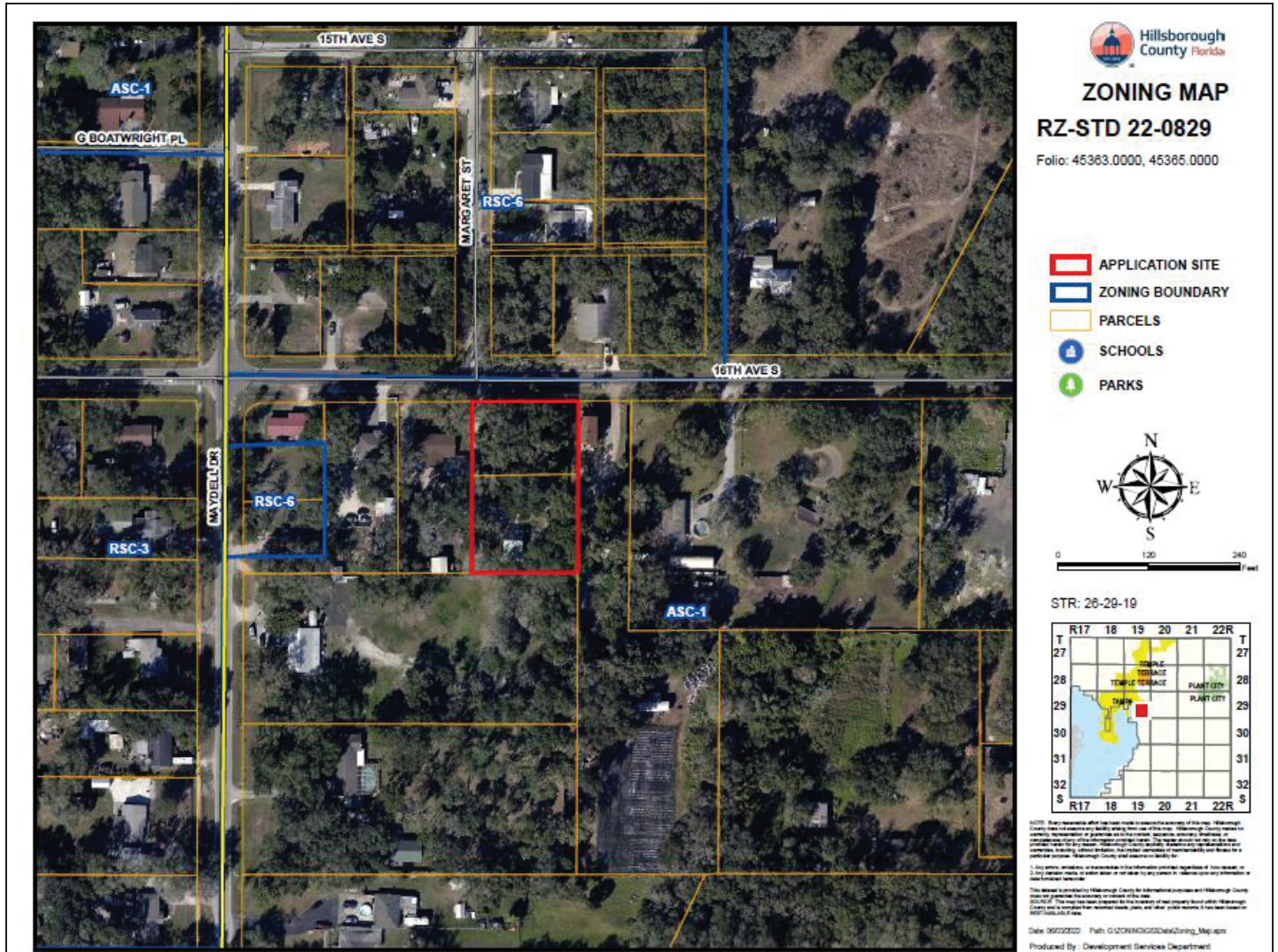
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 9 (R-9)
Maximum Density:	9.0 dwelling units per gross acre / 0.5 F.A.R.
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
South	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
East	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
West	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
16 th Ave S	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

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	38	3	4
Difference (+/-)	+29	+2	+3

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The approximate 0.73-acre property is comprised of two parcels both zoned ASC-1 (Agricultural – Single-Family Conventional). The parcel to the north with folio # 45365.0000 is vacant. The parcel to the south with folio # 45363.0000 has a single-family residence. The subject parcels are located on the south side of the 16th Avenue South and Margaret Street intersection. The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the south, east and west. Single-Family Residential zoned RSC-6 is located to the north across South 16th Avenue. The subject property is designated Residential - 9 (R-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential. Also, located across 16th Avenue South from the subject parcels are single-family residential homes zoned RSC-6; therefore, the rezoning of the subject parcel from ASC-1 to RSC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

Zoning Administrator Sign Off:	 <p>J. Brian Grady Fri Jul 15 2022 15:22:51</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.

6.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

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

DATE: 07/14/2022
 AGENCY/DEPT: Transportation
 PETITION NO.: STD 22-0829

- 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 29 average daily trips, 2 trips in the a.m. peak hour, and 3 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 two parcels totaling a +/- 0.7320 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located +/- 310 feet east of the intersection of Maydell Drive and 16th Avenue South. The Future Land Use designation of the site is Residential – 9 (RES-9).

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, 10th Edition.

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single Family Detached Dwelling Units (ITE Code 210)	38	3	4

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+29	+2	+3

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 16th Ave S. 16th Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. 16th Ave S. lies within +/- 48 feet of Right of Way. 16th Ave S does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to 16th Ave S. 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

S 16th Ave S is not a Hillsborough County regulated roadway and was not included in the 2020 Level of Service (LOS) Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 22-0829

DATE OF HEARING: July 25, 2022

APPLICANT: RU Project Mgmt Group,
LLC

PETITION REQUEST: The request is to rezone a
parcel of land from ASC-1
to RSC-6

LOCATION: South side of the
intersection of 16th Ave.
South and Margaret St.

SIZE OF PROPERTY: 0.73 acres m.o.l.

EXISTING ZONING DISTRICT: ASC-1

FUTURE LAND USE CATEGORY: RES-9

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: RU Project Management Group, LLC

FLU Category: Residential - 9 (R-9)

Service Area: Urban

Site Acreage: 0.73 MOL

Community Plan Area: Greater Palm River

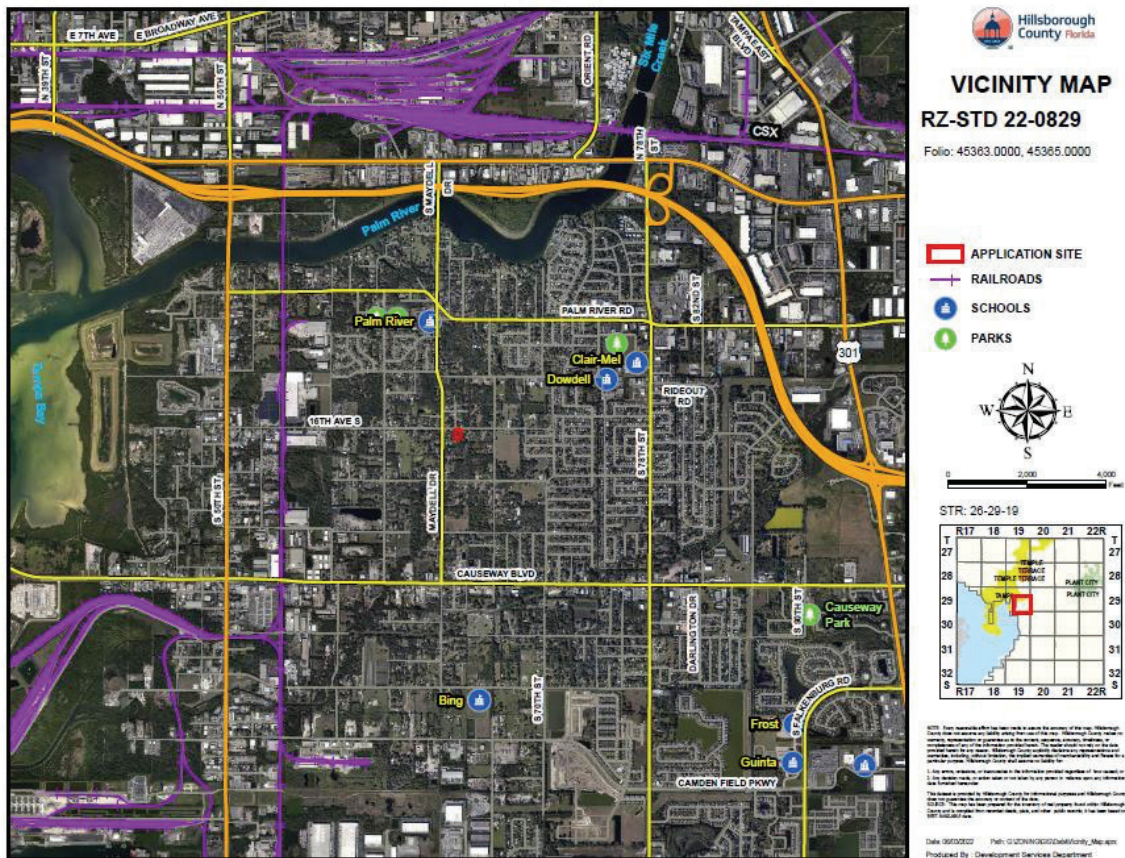
Overlay: None

Introduction Summary:		
The existing zoning is Agricultural – Single-Family Conventional (ASC-1) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential – Single-Family Conventional (RSC-6) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	ASC-1	RSC-6
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	0.73 MOL	0.73 MOL
Density/Intensity	1 du/gross acre	6 du/gross acre
Mathematical Maximum*	2 units	4 units

*number represents a pre-development approximation

Development Standards Existing Proposed		
District(s)	ASC-1	RSC-6
Lot Size / Lot Width	43,560 sf / 150'	7,000 sf / 70'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	25' Front 25' Rear 7.5' Sides
Height	50'	35'
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

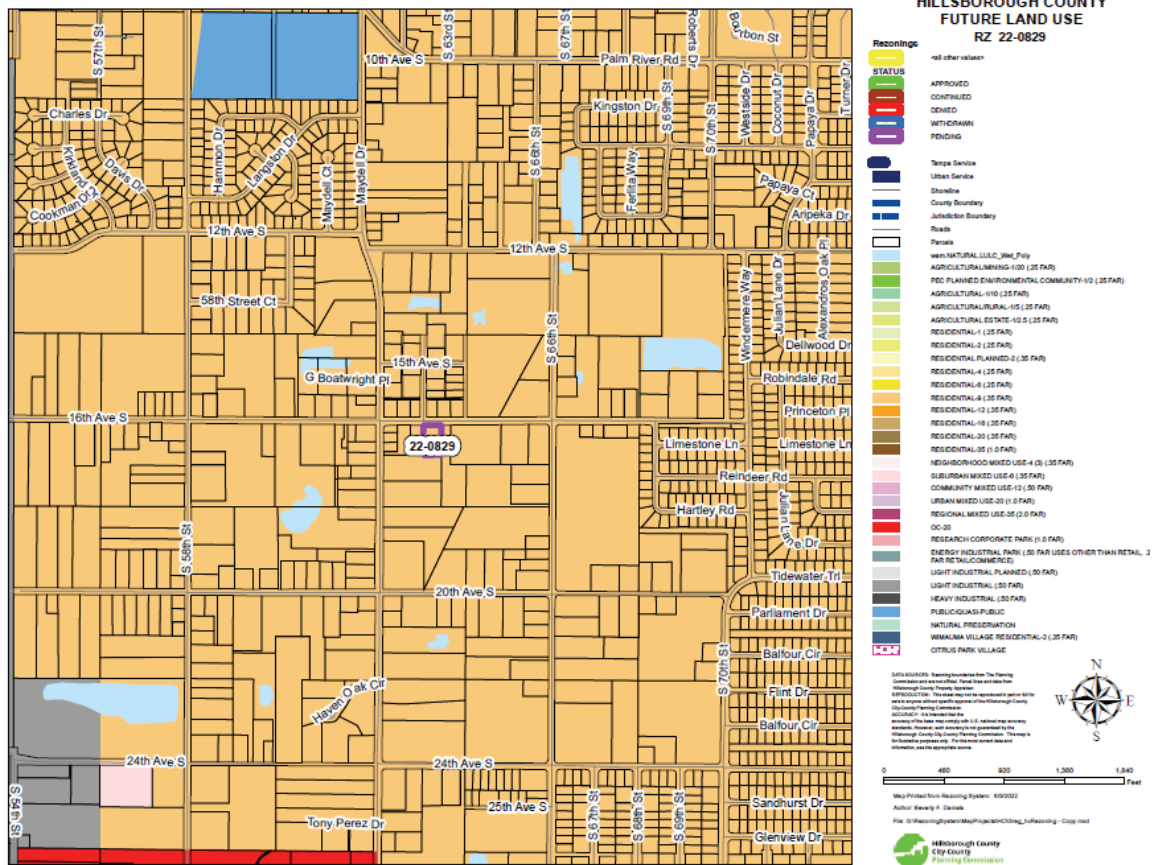
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the south, east and west. Single-Family Residential zoned RSC-6 is located to the north across South 16th Avenue.

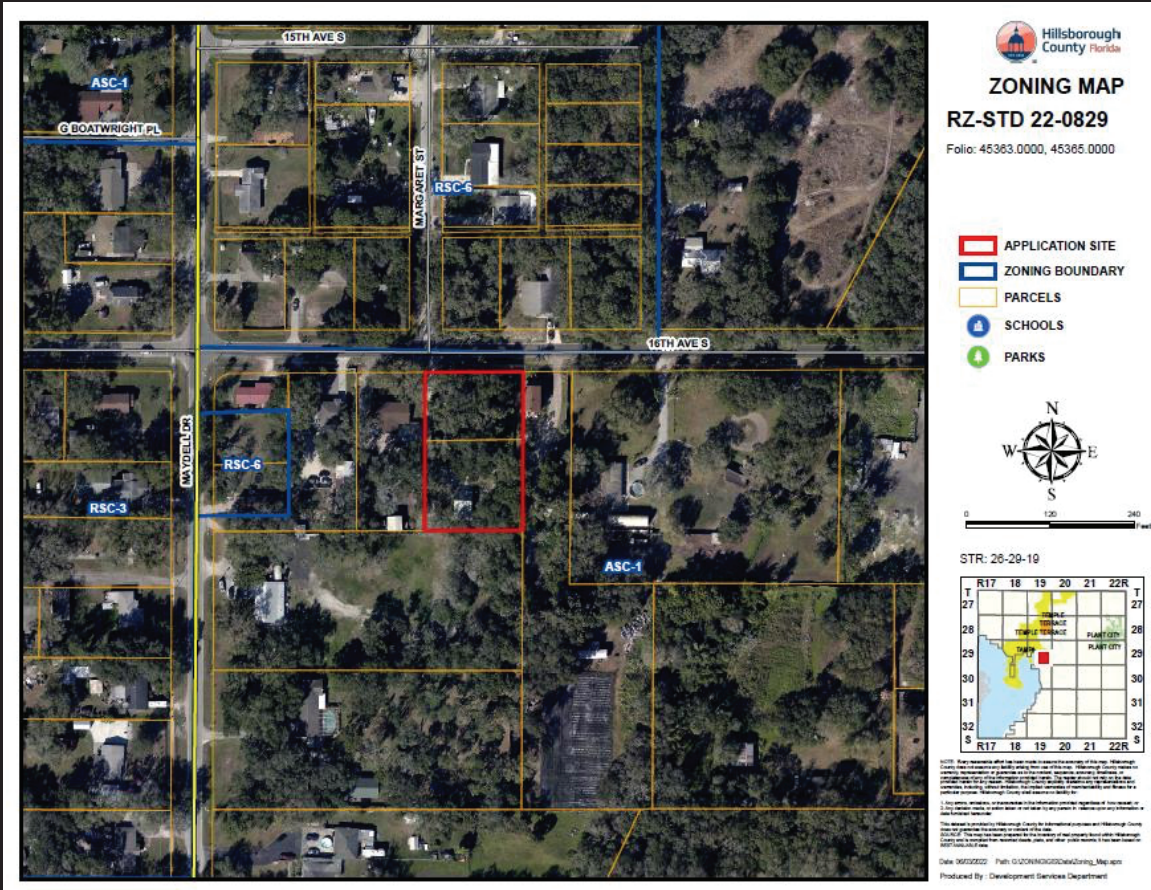
2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - 9 (R-9)
Maximum Density:	9.0 dwelling units per gross acre / 0.5 F.A.R.
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

Non-residential uses shall meet established locational criteria for specific land use.

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



Adjacent Zonings and Uses

Location :	Zoning :	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
South	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
East	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential

West	ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Single-Family Residential
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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
16 th Ave S	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

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	38	3	4
Difference (+/-)	+29	+2	+3

*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.
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Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

Check if Applicable:

Wetlands/Other Surface Waters

Use of Environmentally Sensitive Land Credit

- Potable Water Wellfield Protection Area Significant Wildlife Habitat
- Coastal High Hazard Area
- Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
- Other
- Wellhead Protection Area
- Surface Water Resource Protection Area

Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.73-acre property is comprised of two parcels both zoned ASC-1 (Agricultural – Single-Family Conventional). The parcel to the north with folio # 45365.0000 is vacant. The parcel to the south with folio # 45363.0000 has a single-family residence. The subject parcels are located on the south side of the 16th Avenue South and Margaret Street intersection. The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential zoned ASC-1 to the south, east and west. Single-Family Residential zoned RSC-6 is located to the north across South 16th Avenue. The subject property is designated Residential - 9 (R-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan.

The surrounding uses are similar to the request; residential. Also, located across 16th Avenue South from the subject parcels are single-family residential homes zoned RSC-6; therefore, the rezoning of the subject parcel from ASC-1 to RSC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

SUMMARY OF HEARING

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

Ms. Ruth Londono 1502 West Busch Boulevard testified on behalf of the applicant. Ms. Londono stated that the request is to rezone two parcels that are zoned ASC-1 to RSC-6. She described the surrounding parcels and stated that parcel has water connections.

Hearing Master Finch asked Ms. Londono if the parcels will connect to public water and sewer. Ms. Londono replied yes.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the 0.73 property from ASC-1 to Residential Single-Family Conventional-6. Mr.

Grandlienard described the surrounding area and zoning districts and stated the rezoning to RSC-6 would be consistent with the existing zoning pattern and staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-9 Future Land Use classification, the Urban Service Area and the Greater Palm River Community Planning Areas. Ms. Massey described the surrounding land uses and testified that the request meets the intent of Objective 12 and Policy 12-4.1 of the Community Design Component as well as Objective 16 regarding neighborhood protection and designing development to fit the character of the neighborhood. Ms. Massey concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Greater Palm River Community Plan as it will support the strategy of encouraging new infill development with a potential density that is compatible with the surrounding area. Ms. Massey concluded her presentation by stating that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Ms. Londono did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.73 acres in size and is currently zoned Agricultural Single-Family Conventional-1 (ASC-1) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Palm River Community Planning Area.

2. The applicant is requesting a rezoning to the Residential Single-Family Conventional – 6 (RSC-6) zoning district.
3. The Planning Commission staff supports the request. The Planning Commission found that the request meets the intent of Objective 12 and Policy 12-4.1 of the Community Design Component as well as Objective 16 regarding neighborhood protection and designing development to fit the character of the neighborhood. Planning Commission staff stated that the proposed rezoning is consistent with the Greater Palm River Community Plan as it will support the strategy of encouraging new infill development with a potential density that is compatible with the surrounding area and concluded that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
4. The area surrounding the subject property is developed with residential land uses.
5. No testimony in opposition was provided at the Zoning Hearing Master hearing.
6. The request for the RSC-6 zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-9 Future Land Use category.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

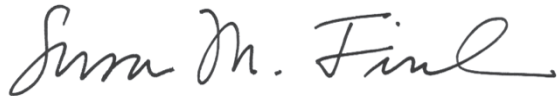
The applicant is requesting a rezoning to the RSC-6 zoning district. The property is 0.73 acres in size and is currently zoned ASC-1 and designated RES-9 by the Comprehensive Plan. The property is located in the Urban Service Area and the Greater Palm River Community Planning Area.

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

The request for the RSC-6 zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-9 Future Land Use category.

RECOMMENDATION

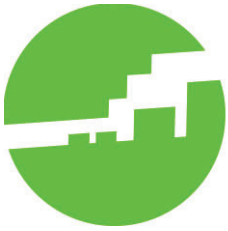
Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



August 15, 2022

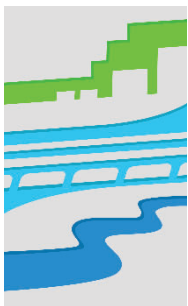
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: July 25, 2022	Petition: RZ 22-0829
Report Prepared: July 13, 2022	6213 & 6221 South 16th Avenue <i>South side of South 16th Avenue and east of Maydell Drive</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-9 (9 du/ga;0.50 FAR)
Service Area:	Urban
Community Plan:	Greater Palm River
Rezoning Request:	Rezone two parcels from Agricultural, Single-Family Conventional (ASC-1) to Residential Single Family Conventional-6 (RSC-6)
Parcel Size (Approx.):	0.732 +/- acres (31,885 square feet)
Street Functional Classification:	South 16th Avenue – Collector Maydell Drive – Collector
Locational Criteria:	N/A
Evacuation Area:	Zone B



Context

- The subject site is two parcels located on approximately 0.732 acres. The site is in the Urban Service Area and is within the limits of the Greater Palm River Community Plan.
- The site has a Future Land Use designation of Residential-9 (RES-9), with typical uses such as residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. The site does not meet commercial locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by RES-9 to the north, east, south, and west. Surrounding uses include single family residential and vacant residential land.
- The northern parcel is classified as a vacant residential and the southern parcel is developed with two residential buildings. Both parcels have Agricultural, Single-Family Conventional (ASC-1) zoning. In the general vicinity, there is Residential, Single-Family Conventional-6 (RSC-6) zoning to the north across South 16th Avenue and ASC-1 zoning to the east, west, and south. There are two parcels with RSC-6 further west on the east side of Maydell Drive. RSC-3 zoning is primarily on the west side of Maydell Drive.
- The applicant requests to rezone two parcels from ASC-1 to RSC-6.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Urban Service Area

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

Policy 1.2: Minimum Density

All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

Policy 9.1: 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 the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

buffering, and screening techniques and control of specific land uses.

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

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

Policy 16.8: *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 (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Livable Communities Element

Great Palm River Community Plan

Planning and Growth /Economic Development

Goal 5a: *Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs*

Strategies

3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community’s unique character and sense of place.

5. Building and site design for new and redeveloped residential and commercial projects will reflect the practices of the Livable Roadways Guidelines to service the needs of the community.

8. Support well designed, compatible densities and intensities at appropriate locations.

14. Support :

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

- a. Create walkable neighborhoods;*
- b. Support housing choice and affordability*
- c. Expand transportation choices*
- d. Support infrastructure expenditure*
- e. Support the economic health of the community*
- f. Improve security*
- g. Protect the environment*

1) New residential, and where feasible residential redevelopment, with not include exposed utilities in front yard. These should be buried or, at a minimum located behind structures or screened.

Staff Analysis of Goals Objectives and Policies:

The subject property is two parcels located on approximately 0.732 acres. The site is located on the south side of South 16th Avenue and east of Maydell Drive. The site is in the Urban Service Area and is within the limits of the Greater Palm River Community Plan. The applicant requests to rezone the subject site from Agricultural Single-Family Conventional-1 (ASC-1) to Residential Single Family Conventional-6 (RSC-6).

The subject property is designated Residential-9 (RES-9) on the Future Land Use Map. The subject site is surrounded by RES-9 to the north, east, south, and west. Surrounding uses include single family residential and vacant residential land. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multipurpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use. Objective 8 and Policy 8.1 outlines the maximum level of intensity or density and range of permitted land uses allowed and planned for an area, and the character of each land use category. The proposed RSC-6 zoning district meets the intent of the RES-9 Future Land Use category.

The subject site is in 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. Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed RSC-6 zoning district in the Urban Service Area is compatible with the existing character of development in the area as it is located on a collector roadway and surrounded by other single-family dwellings.

The applicant requests to change the zoning district to develop the site under RSC-6 standards, consistent with surrounding single-family developments. The proposed density is consistent with the densities particularly at the intersection of Maydell Drive and, on the north side of South 16th Avenue, therefore the proposal meets Policy 1.4 of the FLUE. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, and 16.10 of the FLUE regarding

neighborhood protection and designing developments to fit the character of a neighborhood.

The subject site meets the intent of the Greater Palm River Community Plan. The Plan has the goal of promoting and providing for opportunities for compatible well designed public use, residential, and business growth and jobs. The proposed rezoning will support the strategy of encouraging new infill development with a potential density that is compatible with the surrounding area.

Overall, staff finds that the proposed RSC-6 zoning district would allow for residential development that would facilitate growth within the Urban Service Area and supports the vision of the Greater Palm River Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Unincorporated Hillsborough County Comprehensive Plan for Unincorporated Hillsborough County*. The request is compatible with the existing development pattern found within the surrounding area.

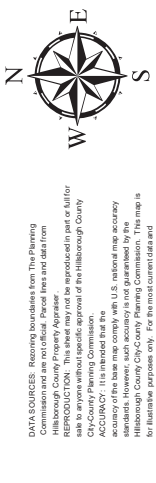
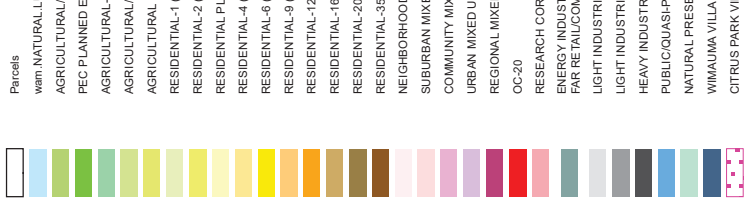
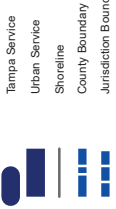
Recommendation

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

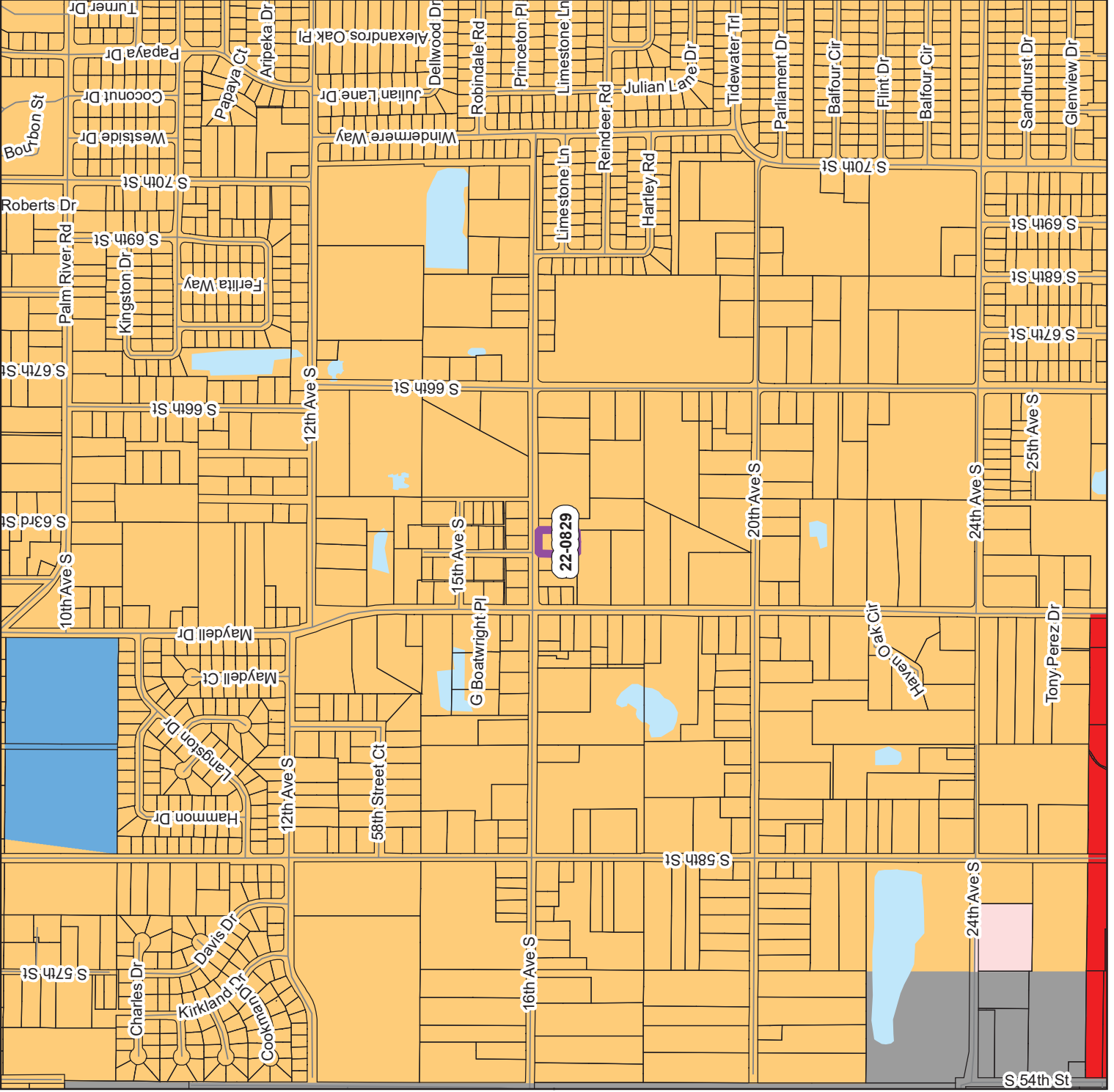
HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0829

<all other values>



Map Printed from Rezoning System: 6/3/2022
Author: Beverly F. Daniels
File: G:\Rezoning\System\MapProjects\HC\Geo_H\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 07/14/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0829

- 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 29 average daily trips, 2 trips in the a.m. peak hour, and 3 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 two parcels totaling a +/- 0.7320 acres from Agricultural Single Family Conventional – 1 (ASC-1) to Residential Single Family Conventional – 6 (RSC-6). The site is located +/- 310 feet east of the intersection of Maydell Drive and 16th Avenue South. The Future Land Use designation of the site is Residential – 9 (RES-9).

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, 10th Edition.

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single Family Detached Dwelling Units (ITE Code 210)	38	3	4

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+29	+2	+3

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on 16th Ave S. 16th Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. 16th Ave S. lies within +/- 48 feet of Right of Way. 16th Ave S does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to 16th Ave S. 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

S 16th Ave S is not a Hillsborough County regulated roadway and was not included in the 2020 Level of Service (LOS) Report.

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
16 th Ave S	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

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	38	3	4
Difference (+/-)	+29	+2	+3

*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	

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

PETITION NO.: STD22-0829 REVIEWED BY: Randy Rochelle DATE: 6/16/2022

FOLIO NO.: 45363.0000 & 45365.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (adjacent to the site), (approximately ___ feet from the site) and is located within the south Right-of-Way of 16th Avenue S. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 June 2022

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

APPLICANT: Ruth Londono

PETITION NO: RZ-STD 22-0829

LOCATION: Not listed

FOLIO NO: 45363.0000 & 45365.0000

SEC: _____ TWN: _____ RNG: _____

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
July 25, 2022
ZONING HEARING MASTER: SUSAN FINCH

C6:
Application Number: RZ-STD 22-0829
Applicant: RU Project Mgmt Group, LLC
Location: S side of 16th Ave. S &
Margaret St. intersection
Folio Number: 045363.0000 & 045365.0000
Acreage: 0.73 acres, more or less
Comprehensive Plan: R-9
Service Area: Urban
Existing Zoning: ASC-1
Request: Rezone to RSC-6

1 MR. GRADY: The next item is agenda item
2 C-6, Rezoning-Standard 22-0829. The applicant is
3 RU Project Management Group, LLC.

4 The request is to rezone from ASC-1 to
5 RSC-6. Chris Grandlienard will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MS. LONDONO: Good evening. Ruth Londono,
9 1502 West Busch Boulevard.

10 We were proposing to rezone two parcel that
11 is currently ASC-1 to RSC-6. The two parcel have
12 the add-on south of 16th Street. One is a vacant
13 lot. This is .41 acres or plus, and the second
14 parcel is on the south that is developed with
15 residential, and this parcel is .31.

16 Okay. That is the -- the red line is
17 approximately the two -- the dividing of two
18 parcels. And we can continue.

19 The -- all the properties that are on the
20 north side of the development with RSC-6. I would
21 like to have this on here. This is the -- okay.
22 This is the proposed subject property, the two
23 parcels. That's -- that's ASC-1 zoning. We are
24 proposing to rezone to RSC. On the north parcels
25 are already RSC-6.

1 I want the property that is a PD, it is
2 consistent with RSC-9 zoning standard. We have on
3 the area also a north property that are RSC-6.
4 That's a sample of the property that are RSC-6 in
5 the area.

6 According to the report with the staff, they
7 say that when we deliver -- we have the rezoning
8 for RSC-6, we need to connect to the water. We
9 found all around the property that is water
10 connections that we can have plug power (phonetic).

11 You can see the (indiscernible) that is
12 exactly on the property. I think that that's all.
13 If you have any questions?

14 HEARING MASTER FINCH: So you will connect
15 to water and sewer?

16 MS. LONDONO: Yeah.

17 HEARING MASTER FINCH: I understand. No, no
18 questions. Thank you. If you could please sign in
19 with the clerk's office. And if you'd like to
20 submit those documents, you're more than welcome
21 to.

22 All right. We'll turn to Development
23 Services.

24 MR. GRANDLIENARD: Good evening. Chris
25 Grandlienard, again, planner with Development

1 Services, here presenting application 22-0829.

2 The applicant is proposing to rezone from
3 the existing ASC-1, Agricultural Single-Family
4 Conventional, to RSC-6, Residential Single-Family
5 Conventional.

6 The approximate 0.73-acre property is
7 comprised of two parcels both zoned ASC-1. The
8 parcel to the north is vacant. The parcel to the
9 south has a single-family residence.

10 The subject parcels are located on the south
11 side of 16th Avenue South and Margaret Street
12 intersection. The area consists of single-family
13 residential and some agricultural. The properties
14 are located in the Urban Service Area.

15 The subject parcel is directly adjacent to
16 single-family residential zoned ASC-1 to the south,
17 east, and west. Single-family residential zoned
18 RSC-6 is located to the north across South 16th
19 Avenue.

20 The subject property is designated
21 Residential-9 on the Future Land Use Map. The
22 Planning Commission found the proposed use
23 consistent with the Comprehensive Plan.

24 The surrounding uses are similar to the
25 request, residential. Also located across 16th

1 Avenue South from the subject parcels are
2 single-family residential homes also zoned RSC-6.
3 Therefore, the rezoning of the subject parcel from
4 ASC-1 to RSC-6 would be consistent with the
5 existing zoning pattern of the area.

6 Based on the Residential-9 Future Land Use
7 Classification, the surrounding zoning and
8 development pattern and the proposed uses for the
9 RSC-6 zoning district, staff finds the request
10 approvable.

11 That concludes my staff report. Be glad to
12 answer any questions you may have.

13 HEARING MASTER FINCH: None at this time but
14 thank you.

15 Planning Commission.

16 MS. MASSEY: Hi. This is Jillian Massey
17 with the Planning Commission staff.

18 As mentioned, the site is located in the
19 Residential-9 Future Land Use Category. It's in
20 the Urban Service Area and within the limits of the
21 Greater Palm River Community Plan.

22 The subject site is surrounded by the
23 Residential-9 Future Land Use designation to the
24 north, east, south, and west. Surrounding uses
25 include single-family residential and vacant

1 residential land.

2 The proposed RSC-6 zoning district in the
3 Urban Service Area is compatible with the existing
4 character of development in the area as it is
5 located on a collector roadway and surrounded by
6 other single-family dwellings.

7 The applicant requests a change in zoning
8 district to develop the site under RSC-6 standards
9 consistent with the surrounding single-family
10 developments.

11 The proposed density is consistent with the
12 density particularly at the intersection of Maydell
13 Drive and on the north side of South 16th Avenue.
14 Therefore, the proposal meets Policy 1.4 of the
15 Future Land Use Element.

16 The application is consistent with Objective
17 12 and Policy 12-4.1 of the Community Design
18 Component as well as Objective 16 and
19 its accompanying policies of the Future Land Use
20 Element regarding neighborhood protection and
21 designing developments to fit the character of the
22 neighborhood.

23 The subject site meets the intent of the
24 Greater Palm River Community Plan. The plan has
25 the goal of promoting and providing for

1 opportunities for compatible, well-designed public
2 use, residential, and business growth and jobs.
3 The proposed rezoning will support the strategy of
4 encouraging new infill development with a potential
5 density that is compatible with the surrounding
6 area.

7 And based upon these considerations,
8 Planning Commission staff finds the proposed
9 rezoning consistent with the Future of Hillsborough
10 Comprehensive Plan for unincorporated Hillsborough
11 County. Thank you.

12 HEARING MASTER FINCH: Thank you. I
13 appreciate your testimony.

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

16 Seeing no one, anyone in opposition to this
17 request? No one. All right.

18 Mr. Grady, anything else?

19 MR. GRADY: Nothing further.

20 HEARING MASTER FINCH: All right. Ma'am,
21 you have the last word if you'd like it. You don't
22 have to take it. All right. Thank you.

23 Then with that, we'll close Rezoning 22-0829
24 and go to the next case.

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE