Rezoning Application:	RZ-STD 22-1302
Zoning Hearing Master Date:	October 17, 2022
BOCC Land Use Meeting Date:	December 13, 2022

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Seffner 33584 LLC

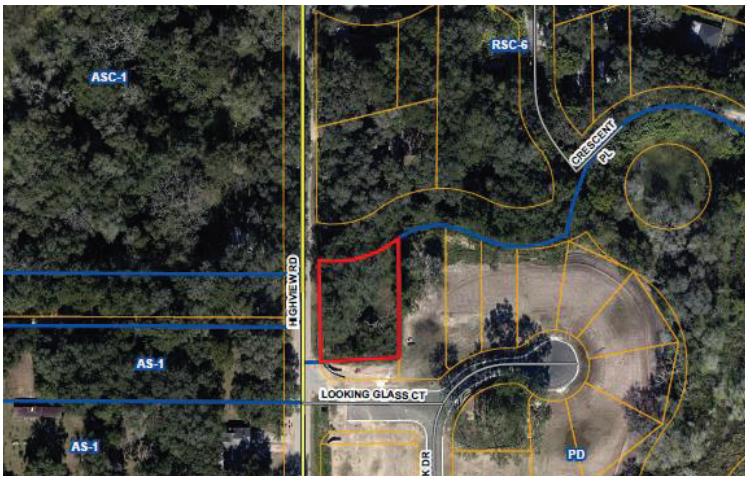
FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 0.39 MOL

Community Plan Area: Seffner Mango

Overlay: None



Introduction Summary:
The existing zoning is Residential – Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Residential - Duplex Conventional (RDC-6) which allows Single-Family and Two-Family (Conventional) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	RSC-6	RDC-6
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family and Two-Family (Conventional)
Acreage	0.39 MOL	0.39 MOL
Density/Intensity	6 du/gross acres	6 du/gross acre
Mathematical Maximum*	2 units	2 units

*number represents a pre-development approximation

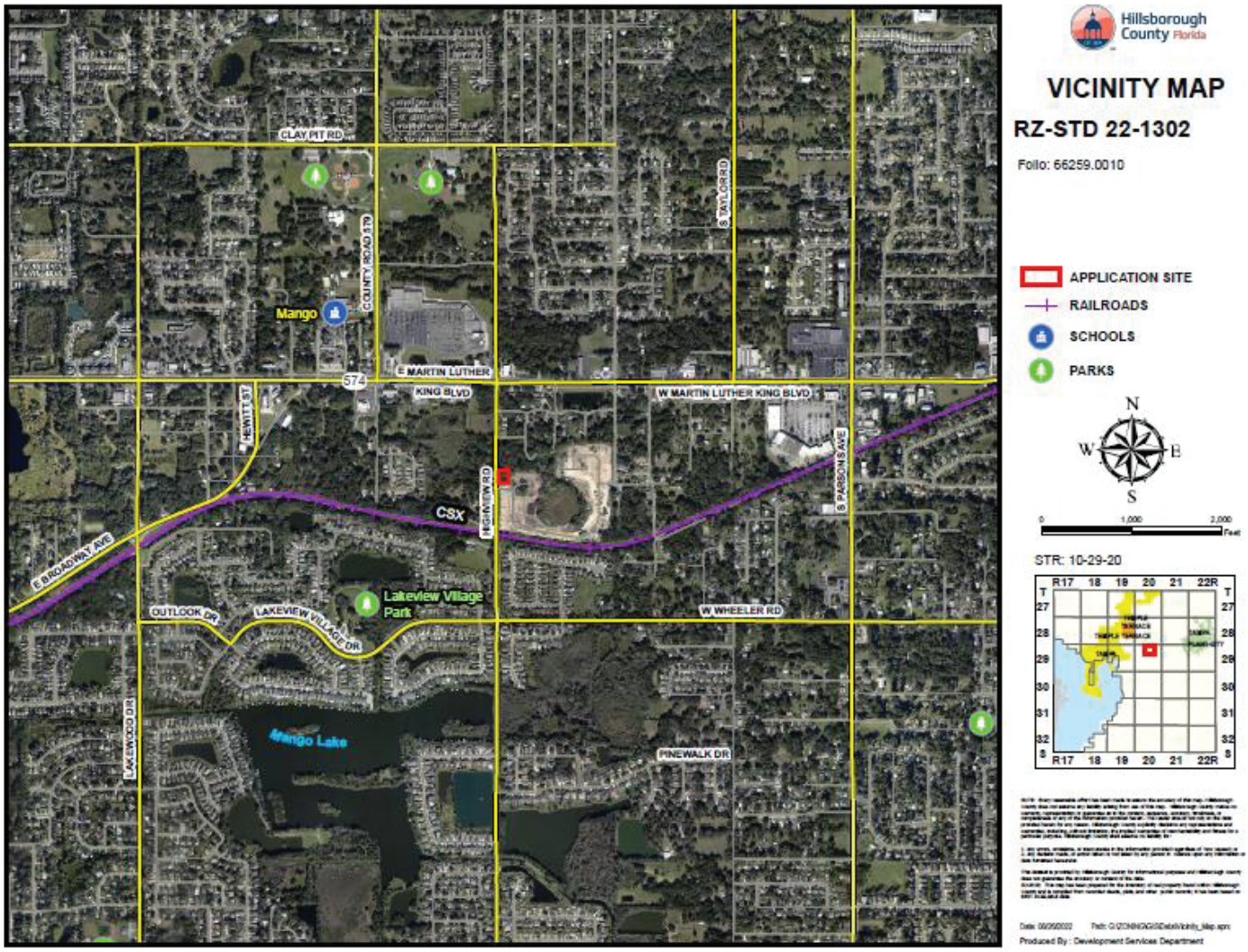
Development Standards	Existing	Proposed
District(s)	RSC-6	RDC-6
Lot Size / Lot Width	7,000 sf / 70’	7,260 sf / 60’
Setbacks/Buffering and Screening	25’ Front 25’ Rear 7.5’ Sides	25’ Front 20’ Rear 7.5’ Sides
Height	35’	35’

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable

Created 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

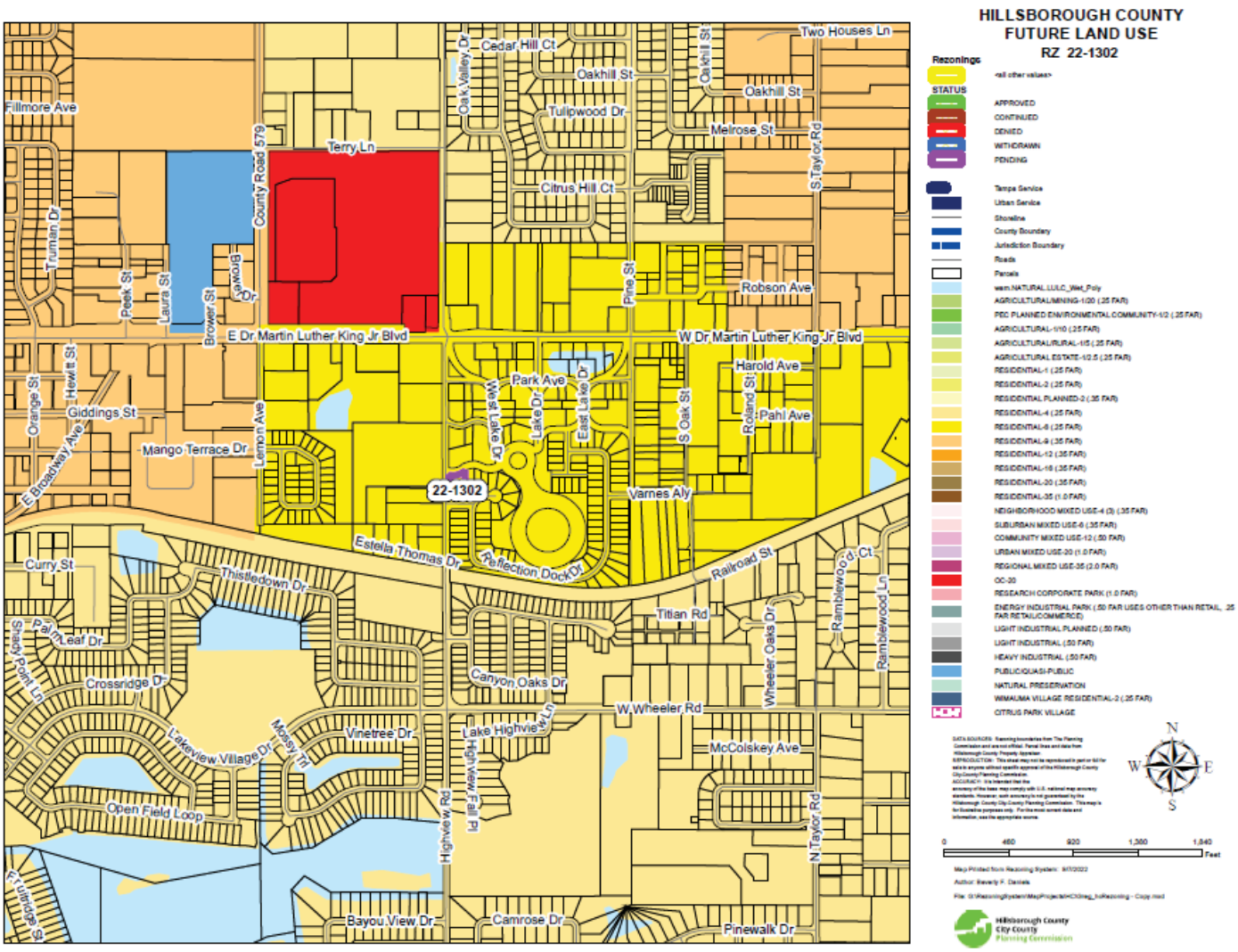


Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to residential to the east and a property owners association common area to the south both zoned PD 01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot both zoned AS-1. Also to the west is a single-family lot zoned ASC-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

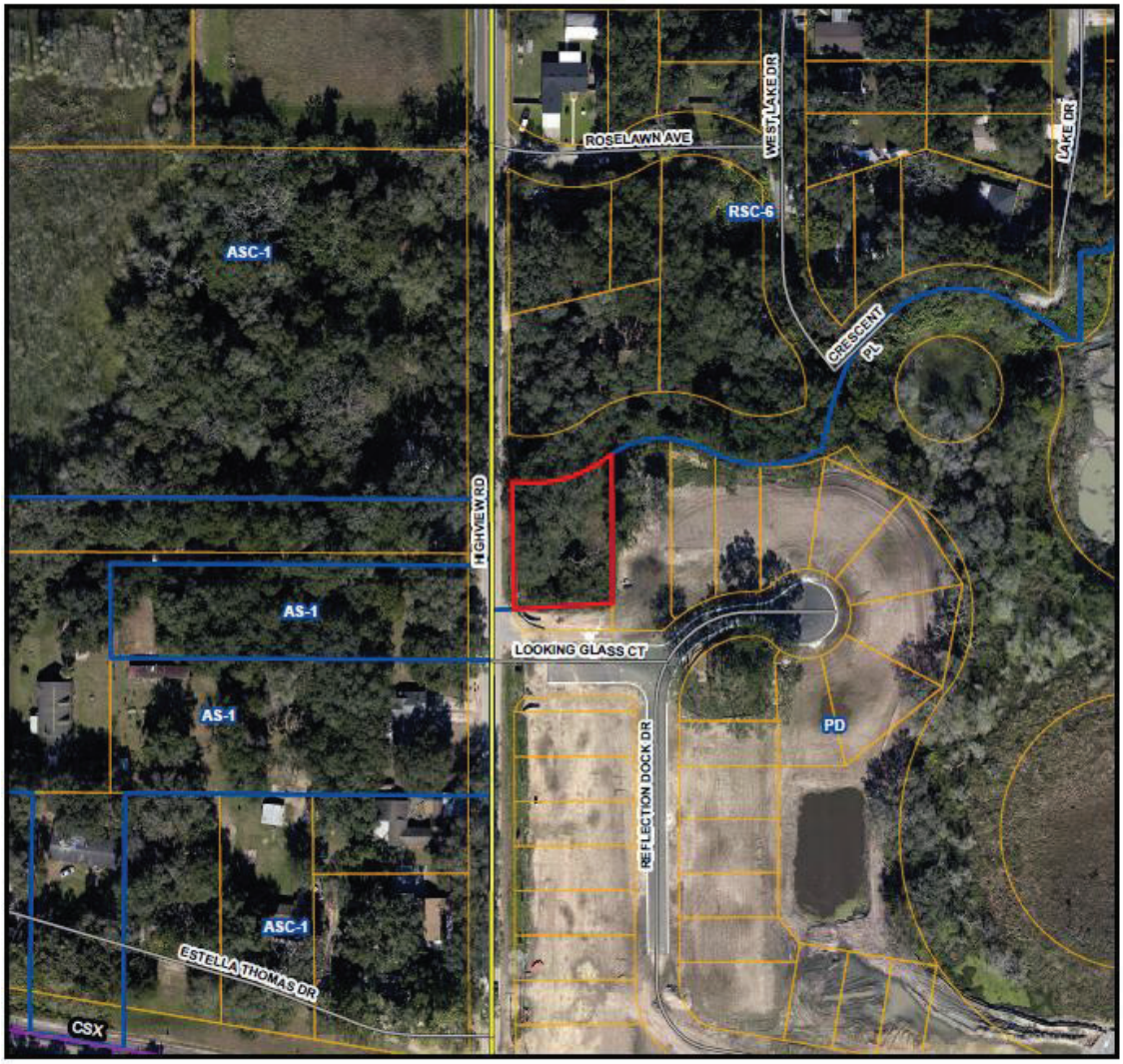
2.2 Future Land Use Map

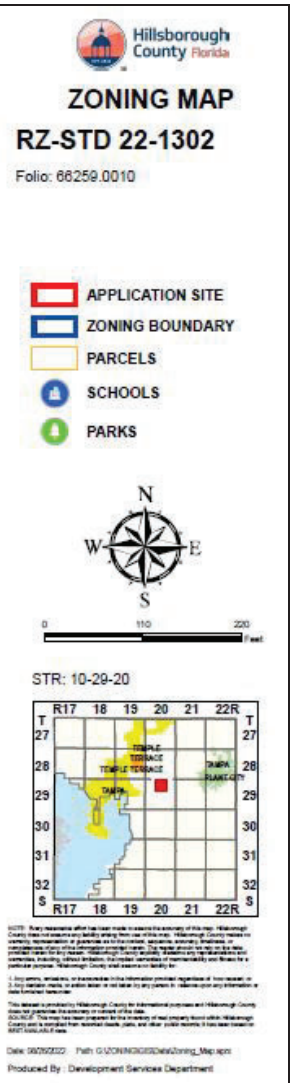


Subject Site Future Land Use Category:	Residential-6 (R-6)
Maximum Density:	6.0 dwelling units per gross acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational 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	PD 01-0349	9 du/gross acre	Single-Family Residential (Conventional Only)	Common Area
East	PD 01-0349	9 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
West	AS-1, ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Vacant, 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**
Highview Road	County Collector - Urban	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Stanton Avenue	Unbuilt Platted Local Roadway	☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	19	1	2
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☒Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other: Airport Height Restriction 190' AMSL			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☒N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No ☒N/A	See Staff Report.
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	Located in the Urban Service Area, connection to the County's water and wastewater is required
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.39-acre property is zoned RSC-6 (Residential – Single-Family Conventional). The parcel is vacant. The subject parcel is located 120 feet north of Looking Glass Court and the east side of Highview Road. The area consists of single-family residential. The subject parcel is directly adjacent to residential to the east and a property owners association common area to the south both zoned PD 01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot both zoned AS-1. Also to the west is a single-family lot zoned ASC-1. The subject property is designated Residential-6 (R-6) 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 with the allowability of conventional single-family and manufactured homes; therefore, the rezoning of the subject parcel from RSC-6 to RDC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RDC-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:	J. Brian Grady Mon Oct 10 2022 07:42:27

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 TRANSPORATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 10/07/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1302

☐ This agency has no comments.

☒ This agency has no objection.

☐ This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result is any change of trips potentially generated by development of the subject site.
- The access to the site shall be from Stanton Avenue, an unbuilt platted local roadway. With the development of the subject site, Stanton Avenue will be required to be improved to Hillsborough County standards to provide access to the subject property.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.37 acres from Residential Single Family Convectional – 6 (RSC-6) to Residential Duplex Conventional (RDC-6). The site is located on the northeastern corner of the intersection of Highview Road and Looking Glass Court. The Future Land Use designation of the site is Residential – 6 (RES-6).

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
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-6, 2 Single Family Dwelling Units (ITE Code 881)	19	1	2

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Highview Road and Stanton Avenue. Highview Road is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. Highview Road does not have sidewalks, bike facilities, or curb and gutter on either side of the roadway within the vicinity of the project. Stanton Avenue is a platted, unbuilt local roadway that lies along the property to the north.

SITE ACCESS

It is anticipated that the site will have access to Stanton Avenue due to Land Development Code spacing and access requirements for intersections of local and collector roadways. With the development of the subject site, Stanton Avenue will be required to be built to Hillsborough County standards to provide access to the subject site. Stanton Avenue may be built to either a Hillsborough County Transportation Technical Manual TS-3 or TS-10 typical section.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr Directional LOS**
HIGHVIEW RD	WINDHORST RD	M L KING BLVD / SR 574	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

LAND USE HEARING OFFICER'S RECOMMENDATION

Application number:	RZ-STD 22-1302
Hearing date:	October 17, 2022
Applicant:	Seffner 33584 LLC
Request:	Rezone to RDC-6
Location:	North of Looking Glass Court and East side of Highview Road, Seffner
Parcel size:	.39 acres +/1
Existing zoning:	RSC-6
Future land use designation:	Res-6
Service area:	Urban Services Area
Community planning area:	Seffner-Mango Community Plan

A. APPLICATION REVIEW

DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION

Rezoning Application:	RZ-STD 22-1302
Zoning Hearing Master Date:	October 17, 2022
BOCC Land Use Meeting Date:	December 13, 2022

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Seffner 33584 LLC

FLU Category: Residential-6 (R-6)

Service Area: Urban

Site Acreage: 0.39 MOL

Community Plan Area: Seffner Mango

Overlay: None

Introduction Summary:
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District(s)	RSC-6	RDC-6
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family and Two-Family (Conventional)
Acreage	0.39 MOL	0.39 MOL
Density/Intensity	6 du/gross acres	6 du/gross acre
Mathematical Maximum*	2 units	2 units

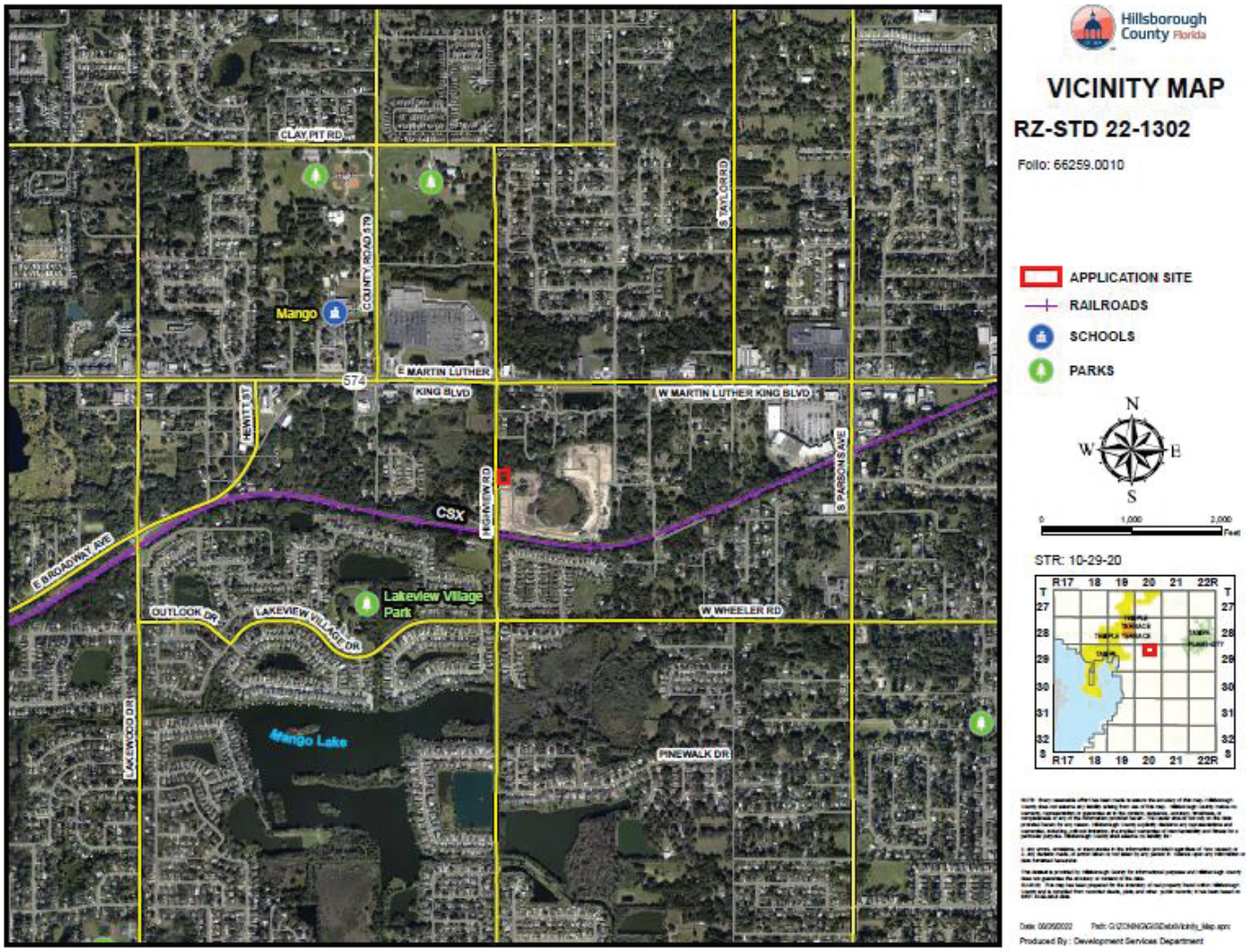
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	RSC-6	RDC-6
Lot Size / Lot Width	7,000 sf / 70’	7,260 sf / 60’
Setbacks/Buffering and Screening	25’ Front 25’ Rear 7.5’ Sides	25’ Front 20’ Rear 7.5’ Sides
Height	35’	35’

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

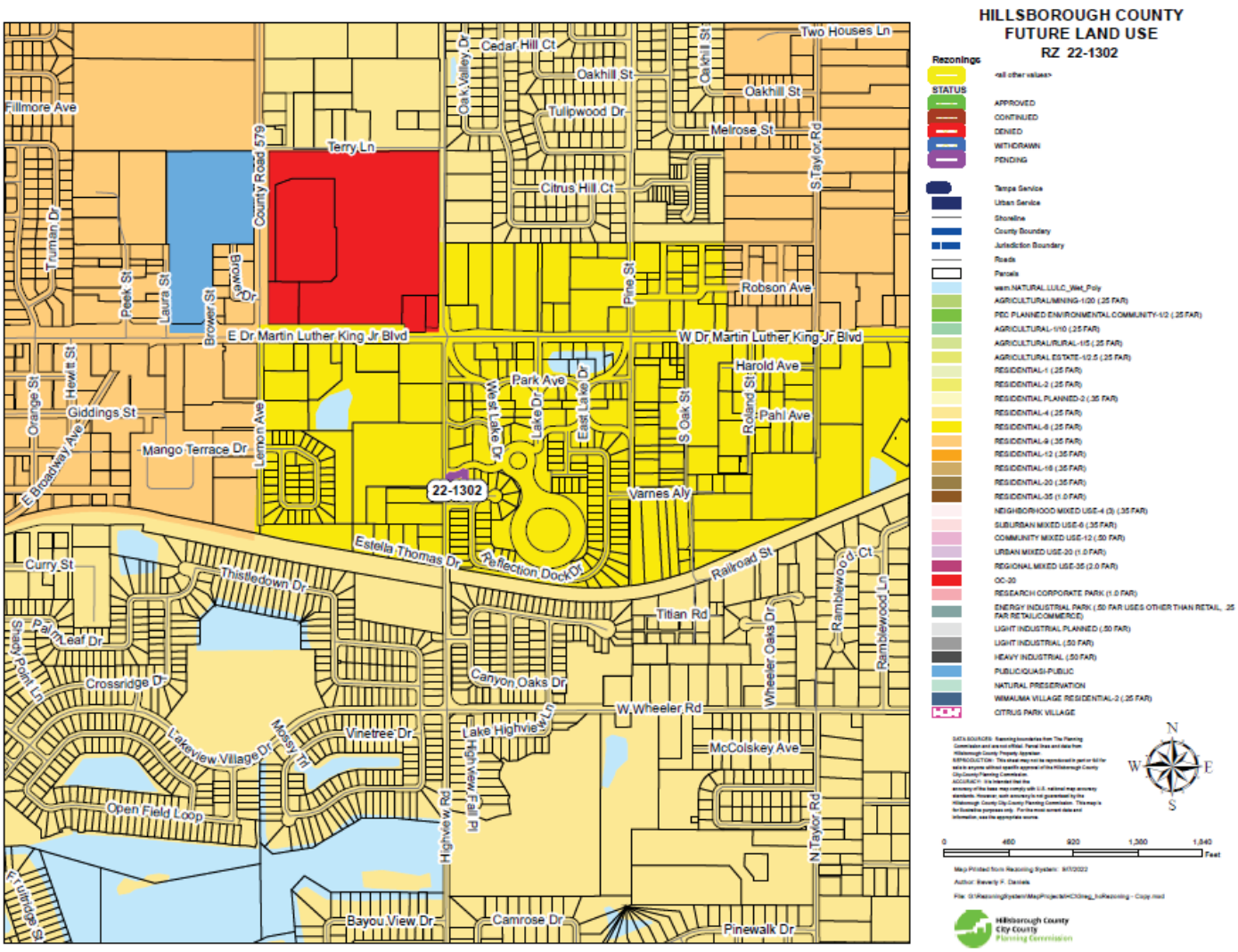


Context of Surrounding Area:

The area consists of single-family residential. The subject parcel is directly adjacent to residential to the east and a property owners association common area to the south both zoned PD 01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot both zoned AS-1. Also to the west is a single-family lot zoned ASC-1.

2.0 LAND USE MAP SET AND SUMMARY DATA

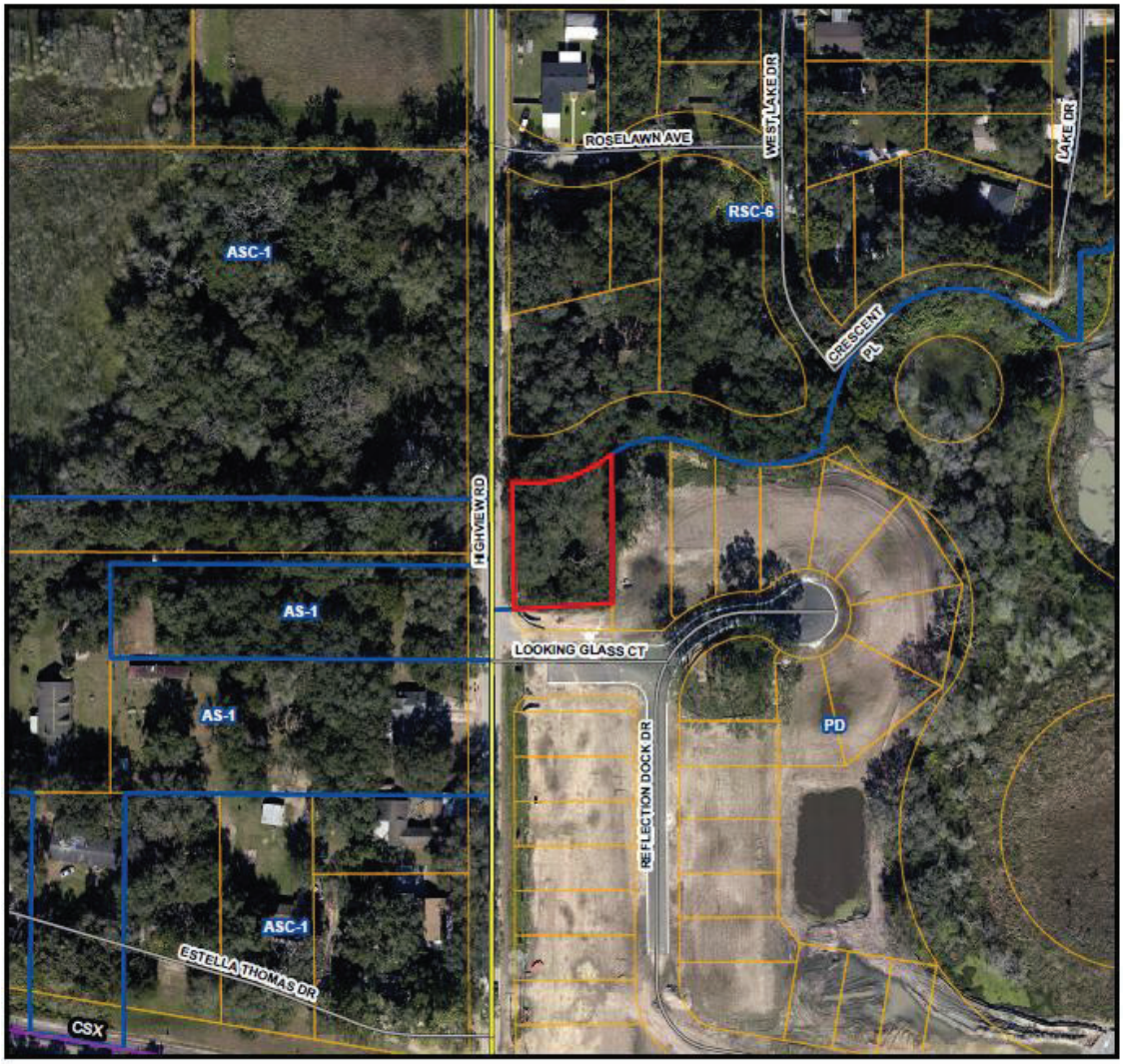
2.2 Future Land Use Map

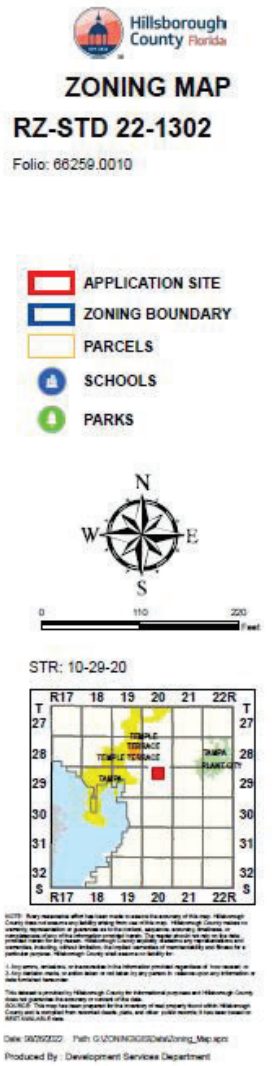


Subject Site Future Land Use Category:	Residential-6 (R-6)
Maximum Density:	6.0 dwelling units per gross acre / 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational 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	PD 01-0349	9 du/gross acre	Single-Family Residential (Conventional Only)	Common Area
East	PD 01-0349	9 du/gross acre	Single-Family Residential (Conventional Only)	Single-Family Residential
West	AS-1, ASC-1	1 du/gross acre	Single-Family Residential/Agricultural	Vacant, 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**
Highview Road	County Collector - Urban	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Stanton Avenue	Unbuilt Platted Local Roadway	☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	19	1	2
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☒Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☐ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☒ Other: Airport Height Restriction 190' AMSL			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☒N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☐ No ☒N/A	See Staff Report.
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	Located in the Urban Service Area, connection to the County's water and wastewater is required
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 0.39-acre property is zoned RSC-6 (Residential – Single-Family Conventional). The parcel is vacant. The subject parcel is located 120 feet north of Looking Glass Court and the east side of Highview Road. The area consists of single-family residential. The subject parcel is directly adjacent to residential to the east and a property owners association common area to the south both zoned PD 01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot both zoned AS-1. Also to the west is a single-family lot zoned ASC-1. The subject property is designated Residential-6 (R-6) 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 with the allowability of conventional single-family and manufactured homes; therefore, the rezoning of the subject parcel from RSC-6 to RDC-6 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RDC-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:	J. Brian Grady Mon Oct 10 2022 07:42:27

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on October 17, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant
Ms. Julia Perez spoke on behalf of the applicant. Ms. Perez presented the rezoning request, responded to the hearing officer's questions, and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department
Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission
Ms. Karla Llanos, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents
The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

Opponents
The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Andres Perez spoke in opposition to the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. Mr. Perez raised concerns related to line-of-sight impact from development on the Subject Property. He stated he purchased his lot with the understanding the line-of-sight from his backyard would be preserved. Mr. Perez also raised a concern about the lack of sidewalks connecting Highview Road to Martin Luther King Jr. Boulevard and the lack of streetlights, which makes it dangerous for people to walk. He raised concerns about the access road to the Subject Property and difficulty accessing Highview Road. Mr. Perez stated he had no expertise in traffic management or development. He stated he and his wife are disabled veterans and use their pool for hydrotherapy. He raised concerns about safety and privacy because when he purchased his lot he believed the Subject Property would not be developed.

Ms. Linda Norby spoke in opposition to the rezoning request and provided testimony as reflected in the hearing transcript attached to and made a part of this recommendation. She stated the proposed duplex will look odd on the corner compared with the single-family homes in the area. She stated the traffic on Highview is “very peppy” and there are lots of accidents on it. She stated she believes the Subject Property should remain zoned for a single-family home. She stated she agrees with Mr. Perez’s concerns about the sidewalks and streetlights. She stated a tree fell on her gate and it was pitch black at night so they could not see.

Development Services Department
Mr. Grady stated Development Services Department had nothing further.

Applicant Rebuttal
Ms. Perez provided rebuttal testimony and responded to the hearing officer’s questions as reflected in the hearing transcript attached to and made a part of this recommendation. She displayed a graphic showing where Mr. Perez’s (no relation) property is adjacent to the Subject Property and where Ms. Norby’s property is. Ms. Perez pointed out where the Subject Property will have access through Stanton Road. She stated the applicant will have to construct the necessary improvements to create the roadway and access. She stated the applicant will comply with county requirements for sidewalks, roadway, and access improvements.

Mr. Alex Steady, Hillsborough County Development Services, Transportation Review, stated access to the Subject Property will have to be on Stanton Avenue, which is an unimproved right-of-way, and not from Highview, which is a collector roadway with driveway spacing requirements.

The hearing officer closed the hearing on Rezoning Standard 22-1302.

C. EVIDENCE SUMBITTED

No documentary evidence was submitted into the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately .39 unimproved acres on Highview Road north of Looking Glass Court in Seffner.

2. The Subject Property is designated Res-6 on the Future Land Use Map and is zoned RSC-6.

3. The subject Property is located within the boundaries of the Seffner-Mango Community Plan and is within the Urban Services Area.

4. The general area surrounding the Subject Property consists of single-family residential uses. Adjacent properties include a residential subdivision to the east and a property owners' association common area to the south, both zoned PD 01-0349. North of the Subject Property is an unimproved right-of-way and a property zoned RSC-6 developed with a single-family home. To the west across Highview Road are properties zoned AS-1 and ASC-1, some vacant and others developed with single-family homes.

5. The applicant is requesting to rezone the Subject Property to Residential-Duplex Conventional (RDC-6), which allows single-family and two-family uses.

6. Development Services staff found the proposed rezoning compatible with the existing zoning and development pattern in the area. Staff found the request approvable.

7. Planning Commission staff found the proposed rezoning would be complementary to the existing development pattern and would promote the vision of the Seffner-Mango Community Plan by supporting infill development. Staff found the request consistent with the comprehensive plan.

E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order…are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the rezoning request is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property to Residential-Duplex Conventional (RDC-6), which allows single-family and two-family uses.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

Pamela Jo Hatley November 7, 2022

Pamela Jo Hatley PhD, JD Date:

Land Use Hearing Officer

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

----------X
IN RE:)
LAND USE HEARING OFFICER)
HEARINGS)
----------X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, October 17, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

C.3

Application Number:	RZ-STD 22-1302
Applicant:	Seffner 33584 LLC
Location:	120' N of Looking Glass Ct & E side of Highview Rd
Folio Number:	066259.0010
Acreage (+/-):	0.39 acres, more or less
Comprehensive Plan:	R-6
Service Area:	Urban
Existing Zoning:	RSC-6
Request:	Rezone to RDC-6

1 MR. GRADY: So the next case is agenda item
2 C.3 Rezoning Standard 22-1302. The applicant,
3 Seffner 33584, LLC. The request is a rezone from
4 Residential Single-Family Conventional 6 to a
5 Residential Duplex Conventional 6. Chris
6 Grandlienard will provide staff recommendation at
7 the presentation by the applicant.
8 HEARING MASTER HATLEY: All right. Thank
9 you.
10 MS. PEREZ: Good evening. Julia Perez of 6725
11 Myrtlewood Road in North Port, Florida, 34287. I
12 am here for the rezoning petition for Seffner
13 33584, LLC and we're requesting -- if I may, may I
14 put the map on the screen? Thank you.
15 So my -- the applicant and I have considered
16 options for this property and we have come to the
17 determination that the highest and best use for
18 this property is going to be a one duplex. It is
19 currently zoned RSC-6, so the density is 6, the
20 future land use is a 6, and we are requesting that
21 it be rezoned to an RDC-6 to allow for the duplex.
22 Again, the staff has -- we have not received
23 any objections from staff. They have considered it
24 to be consistent, compatible and have considered it
25 for approval. And I'm open for questions.

HEARING MASTER HATLEY: All right. I don't have any questions for you. Thank you.

MS. PEREZ: Thank you.

HEARING MASTER HATLEY: Make sure you sign in with the Clerk's Office. All right. Development Services?

MR. GRADY: Mr. Grandlienard, are you available?

MS. ISIS: Christopher, can you hear us? I wonder if he's trying to contact the previous case.

MR. GRANDLIENARD: I apologize. Can you hear me?

HEARING MASTER HATLEY: Yes.

MR. GRANDLIENARD: I apologize. I was trying to contact the other applicant. I did, I'll get to that once I finish, this. I apologize, Madam Hearing Officer.

HEARING MASTER HATLEY: No problem. Thank you.

MR. GRANDLIENARD: Yes, Chris Grandlienard, Development Services, here to present Standard Rezoning 22-1302. The applicant is proposing to rezone from the existing RSC-6, residential Single-family conventional to RDC-6, residential duplex conventional. Approximate 0.39-acre property is

zoned RSC-6, residential single-family conventional.

The parcel is vacant. The applicant is proposing to build one duplex consisting of one building with two dwelling units. The subject parcel was located 120 feet north of Looking Glass Court at the east side of Highview Road. The area consists of single-family residential.

The subject parcel is directly adjacent to residential to the east and property owners association common area to the south. Both zoned PD01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot, both zoned AS-1.

Also to the west is a single-family lot zoned ASC-1. The parcel is located in the urban service area. The subject property is designated residential 6, R6, on a 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 with the allowability of conventional single-family and manufactured homes.

Therefore, the rezoning of the subject parcel

1 from RSC-6 to RDC-6 would be consistent with the
2 existing zoning pattern of the area. Based on the
3 Residential 6 future land use classification, the
4 surrounding zoning and development pattern of
5 proposed uses for the RDC-6 zoning district, staff
6 finds the request provable.
7 That concludes my staff report. I'll answer
8 any questions you may have.
9 HEARING MASTER HATLEY: Thank you, Mr.
10 Grandlienard. I don’t have any questions for you.
11 MR. GRANDLIENARD: Sure.
12 HEARING MASTER HATLEY: All right. Planning
13 Commission?
14 MS. LLANOS: Karla Llanos, Senior Planner with
15 Planning Commission staff. The subject property is
16 located approximately east -- the east side of
17 Highway -- Highview Road, south of County Road 574.
18 It’s approximately 0.37 acres in size and it is
19 located within the urban service area and falls
20 within the limits of the Seffner Mango Community
21 Plan.
22 The applicant requests a rezoning from
23 residential single-family conventional 6 to
24 residential duplex conventional 6. The subject
25 property is designated Residential 6 and is

1 surrounded by it on the future land use map.
2 Typical users in that Residential 6 future
3 land use category are residential, non-residential
4 uses that are subject to locational criteria. The
5 request is consistent with the -- with Policy 1.2
6 of future land use element, as the site can be
7 considered for a maximum of two dwelling units,
8 meeting the minimum density.
9 The request is consistent with Policy 16.3 of
10 the future land use element, which the proposed
11 RDC-6 zoning is compatible to the existing
12 development pattern.
13 There are existing RDC-6 zoning located
14 northeast of the site, just north of County Road
15 574. The request is consistent and promotes the
16 vision of the Seffner Mango Community Plan by
17 supporting in-field development.
18 Overall, staff finds that the proposed use
19 would facilitate growth within the urban service
20 area. It supports a vision of the Seffner Mango
21 Community Plan and is compatible with the existing
22 development pattern found within the surrounding
23 area.
24 The rezoning would allow for a development
25 that is consistent with the goals, objectives and

1 policies of the Unincorporated Hillsborough
2 County Comprehensive Plan. So based on those
3 considerations, Planning Commission staff finds the
4 proposed rezoning consistent with the
5 Unincorporated Hillsborough County Comprehensive
6 Plan.
7 And I will be happy to answer your questions.
8 HEARING MASTER HATLEY: All right. Thank you.
9 Okay. We'll go to the public. Is there anyone
10 here or online who wishes to speak in support of
11 this application? I don't hear anyone. Is there
12 anyone here or online who wishes to speak in
13 opposition to this application?
14 MR. PEREZ: Good evening, ma'am. My name is
15 Andres Perez. My address is 3912 Reflection Dock
16 Drive, Seffner, Florida 33584.
17 My wife and I purchased this property,
18 purchased our home with the understanding that the
19 line-of-sight behind us was preserved. So now we
20 just found out that there is going to be some
21 construction back there, so it raises some
22 concerns.
23 Some of the concerns we have, ma'am, is the
24 line-of-sight impact from their proposed property
25 to our backyard. Some other concerns we have are

the sidewalks in the area. There are no sidewalks that lead from -- or that connect from Highview Road to the main Martin Luther King Road. There's no or very little streetlights, which makes it very dangerous for people to walk.

The proposed, or the sited place where they're going to create the road is very narrow and probably will only be able to fit one car, if that, which is going to make it more difficult for people to get on and off Highview Road.

Again, these are all my thoughts and concerns. I do not have any background in traffic management or development or anything like that. But being a property owner that is directly next to the proposed area, it's going to directly impact our way of life.

We moved here because my wife and I are both disabled veterans, one hundred percent disabled veterans, and we use our pool for hydrotherapy. And now, we're going to have to take more precautions or, you know, to create that safety and create that privacy that we were looking for when we bought this property. Because like I said earlier, it was told to us when we bought the property that nobody was going to be building on

the left side or the backside of us. Barring any questions. Thank you.

HEARING MASTER HATLEY: All right. Just a couple, Mr. Perez. I'm just looking at the -- sort of the aerial view from the property appraiser's website and I can see, is your property right next to this subject property of this rezoning?

MR. PEREZ: The map that she had earlier, my property, the last four would be 1642.

HEARING MASTER HATLEY: Okay.

MR. PEREZ: So we're literally right next to it.

HEARING MASTER HATLEY: Uh-hmm (affirmative). I see it. And will your driveway, your entrance, be on Reflection Dock Drive?

MR. PEREZ: Correct. My driveway is on Reflection Dock Drive, and that road that's right behind Highview Road, that road doesn't exist yet.

HEARING MASTER HATLEY: Right. Okay. I see.

MR. PEREZ: Which is where they told us that that area was the preserve. So they told us it wasn't going to be touched.

HEARING MASTER HATLEY: I'm sorry. Is your home built?

MR. PEREZ: Yes, ma'am.

1 HEARING MASTER HATLEY: Okay. All right.
2 It must be brand new, it doesn't show on the aerial
3 yet.
4 MR. PEREZ: It is. We -- they broke ground a
5 year and a half ago and my wife and I have been
6 living in it -- or two years ago. And we've been
7 living in it for a year.
8 HEARING MASTER HATLEY: I see. So your
9 concerns really are visibility and privacy?
10 MR. PEREZ: Yes, ma'am.
11 HEARING MASTER HATLEY: Okay. All right.
12 Thank you, sir. Be sure and sign in with the clerk
13 here.
14 MR. PEREZ: Yes, ma'am.
15 HEARING MASTER HATLEY: Thank you. Is there
16 anyone else? Please come forward.
17 MS. NORBY: Hello, my name is Linda Norby and
18 I reside at 2015 Castle Court in Lakeland, Florida.
19 However, I am the owner of 3813 Highview Road and
20 that would be directly next to the road that
21 doesn't exist. So I'm kind of that gentleman's
22 neighbor, in a way, you know, the closest neighbor,
23 I might say.
24 My thoughts are -- is I just think we're all
25 single-family homes and it would really look odd to

have a duplex in the corner, just one duplex. And also, I don't know how they're going to do that road-wise, or whatever. The traffic on Highview is really pepped up and there's really a lot of accidents on it. It's a very peppy road, very, very peppy.

So yeah, that's my concern. And I just think when we, you know, work hard, spend our money to buy our home and everything is zoned for a single-family home, you just hope that it kind of stays that way. And that's all.

HEARING MASTER HATLEY: And I see where your property is as well. I'm looking at the aerial. Is your driveway on Highview?

MS. NORBY: Highview, yes, ma'am.

HEARING MASTER HATLEY: Okay.

MS. NORBY: Yes, on Highview.

HEARING MASTER HATLEY: All right.

MS. NORBY: And also, the gentleman said, which is true, the sidewalks and the streetlights are a concern. One of the neighbor's trees rotted and fell in front of my daughter's gate. It was so pitch black, we -- it was a mess, but we couldn't see anything. We had to actually go get floodlights and everything to see out there. It's

1 just not very safe that way.
2 HEARING MASTER HATLEY: Okay.
3 MS. NORBY: Okay. Thank you --
4 HEARING MASTER HATLEY: Thank you, ma'am.
5 MS. NORBY: -- for your time.
6 HEARING MASTER HATLEY: And is there anyone
7 else who wishes to speak in opposition to this
8 application? Okay. I don't hear anyone.
9 Development Services, anything further?
10 MR. GRADY: Nothing further.
11 HEARING MASTER HATLEY: All right. Applicant?
12 You have time for a rebuttal and summation. In
13 your comments, would you address where will the
14 access point be for this property? Will it be on
15 Highview or is there going to be a street built
16 behind this property? Well, north of this property
17 as it shows like apparently there's a subdivision
18 that isn't developed.
19 MS. PEREZ: Thank you. All right. So if I
20 may switch to this picture real quick. It has a
21 portion of -- let's see, so here's the
22 neighborhood, the subdivision that has been built
23 out. This is Mr. and Mrs. Perez's home.
24 MR. GRADY: Ma'am, could you adjust that down
25 a little bit, because we're not seeing the whole.

1 If you can. There, that's better. Yeah.
2 MS. PEREZ: Thank you. So Mr. and Mrs. Perez
3 reside here and no relationship. We're all
4 Perezes, but no relationship. And then the
5 applicant's parcel is right in here. And as they
6 have spoken to, there is a carved-out roadway on
7 paper, but obviously not in real life. And then,
8 Miss Linda, I'm sorry, I don't remember her last
9 name, is over in this area somewhere.
10 HEARING MASTER HATLEY: Uh-hmm (affirmative).
11 MS. PEREZ: So what we have been told by
12 Transportation is that they will require -- this is
13 Stanton Road here. That they will require access
14 through Stanton Road. If it's not required, my
15 applicant, I'm sure, will not want to clear out the
16 entire road. He will only clear out whatever is
17 necessary, either the property line, or whatever is
18 necessary to allow access into the property here,
19 because they do not want access through Highview.
20 As far as the sidewalks are concerned, I am
21 sure Hillsborough County permit building is going
22 to request that we put in a sidewalk at our
23 property. Of course, we're not going to do the
24 entire street, but they will ask that we do our
25 property. And of course, we would be willing to do

1 that.
2 And as far as the road being narrow, I mean,
3 that road will only -- is only for access of that
4 duplex. I don’t see that -- maybe in the future --
5 I don’t foresee the property in the rear being
6 developed. But for the foreseeable time that that
7 road will only be to access the duplexes there.
8 And that's all I have. Thank you.
9 HEARING MASTER HATLEY: Okay. And I guess I
10 just -- the road that isn't developed, that's
11 apparently county right-of-way?
12 MS. PEREZ: I'm assuming. I do not know.
13 HEARING MASTER HATLEY: Okay. But you did say
14 that the County will require -- you believe the
15 County will require the access to be from that
16 point, not on Highview Road; is that correct?
17 MS. PEREZ: Yes. Alex from Transportation, I
18 don't remember his last name, I did email with him
19 and he said that yes, it would be required to
20 access through Stanton.
21 HEARING MASTER HATLEY: Okay.
22 MR. STEADY: Madam Hearing Officer, this is
23 Alex Steady. I'm on the line.
24 HEARING MASTER HATLEY: Thank you.
25 MR. STEADY: Just wanted to -- for the record,

1 Alex Steady, Transportation Review, Hillsborough
2 County. I just wanted to reaffirm that yes, even
3 without this rezoning, if developing this subject
4 site would require the same access, which is to
5 build that part until the driveway of the subject
6 site on Stanton Avenue, which is an unimproved
7 lighted right-of-way that's about plus or minus 50
8 feet wide. And regardless of this rezoning, they
9 would need to -- that's how their access would be
10 allowed because Highview is a collective roadway,
11 and we have special collective roadway spacing
12 requirements in the land development code.
13 HEARING MASTER HATLEY: Okay.
14 MR. STEADY: Yeah, that's it.
15 HEARING MASTER HATLEY: That answers my
16 question, then, thank you. All right. Is anything
17 further from the applicant?
18 MS. PEREZ: No, ma'am, that's all. Thank you.
19 HEARING MASTER HATLEY: All right. Thank you
20 very much. That will close the hearing, then, on
21 Rezoning Standard 22-1302.
22 MR. GRADY: Madam Hearing Officer, before we
23 go to D.1 regarding C.2, it would be appropriate at
24 this time to continue this to the November 14th
25 Zoning Master Hearing. It's my understanding the

Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 17, 2022 **Report Prepared:** October 5, 2022	**Petition: RZ 22-1302** *East side of Highview Road, south of CR 574*
Summary Data:	
Comprehensive Plan Finding:	**CONSISTENT**
Adopted Future Land Use:	**Residential-6 (6 du/ga; 0.25 FAR)**
Service Area:	Urban
Community Plan:	Seffner-Mango
Requested Rezoning:	Residential Single-Family Conventional-6 (RSC-6) to Residential Duplex Conventional-6 (RDC-6)
Parcel Size (Approx.):	0.37 +/- acres
Street Functional Classification:	Highview Road – **Collector**
Locational Criteria:	Not Applicable
Evacuation Area:	The subject property is not located within an Evacuation Zone.

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Context

- The subject property is located on approximately 0.37 acres east of Highview Road, south of County Road 574. The subject property is located in the Urban Service Area (USA) and falls within the limits of the Seffner- Mango Community Plan.

- The site is designated Residential-6 (RES-6) on the Future Land Use Map. Typical uses in the Residential-6 Future Land Use category are residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.

- The subject property is currently classified as vacant with Residential Single-Family Conventional-6 (RSC-6) zoning. A vacant platted subdivision is adjacent to the south and east and is designated as Planned Development (PD). To the west is designated as Agricultural Single Family-1 (AS-1) and Agricultural Single Family Conventional-1 (ASC-1) and is developed with single family residential. The site to the north is designated as Residential Single-Family Conventional-6 (RSC-6) and is developed with a single family residence.

- The applicant is requesting a rezoning on approximately 0.37 acres from Residential Single-Family Conventional-6 (RSC-6) to Residential Duplex Conventional-6 (RDC-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 (USA)

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

Policy 1.2*: Minimum Density All new residential or mixed use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

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

Policy 1.3: *Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:*

- *Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;*
- *Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.*
- *Development would have an adverse impact on environmental features on the site or adjacent to the property.*
- *The site is located in the Coastal High Hazard Area.*

The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots

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.*

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

Livable Communities Element: Seffner Mango Community Plan

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

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

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 0.37 acres on the east side of Highview Road south of County Road 574. The subject property is located in the Urban Service Area (USA) and falls within the limits of the Seffner Mango Community Plan. The applicant requests a rezoning from Residential Single-Family Conventional-6 (RSC-6) to Residential Duplex Conventional-6 (RDC-6).

The subject property is designated as Residential-6 (RES-6) on the Future Land Use Map. The RES-6 Future Land Use category surrounds the property. Typical uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects, and mixed use development. Non-residential uses shall meet established locational criteria for specific land uses.

Within the Urban Service Area, parcels are to meet minimum density as directed by Policy 1.2 of the Future Land Use Element. With an acreage of 0.37 (0.37 X 6 du/ga), the site can be considered for a maximum of two dwelling units. The rezoning request meets minimum density.

Policy 16.3 requires development and redevelopment to be integrated through the use of complementary land uses. The request for Residential Duplex Conventional-6 would be complementary to the existing development pattern as there is existing RDC-6 zoning located northeast of the site, just north of County Road 574.

The request would further promote the vision of the Seffner Mango Community Plan by supporting infill development.

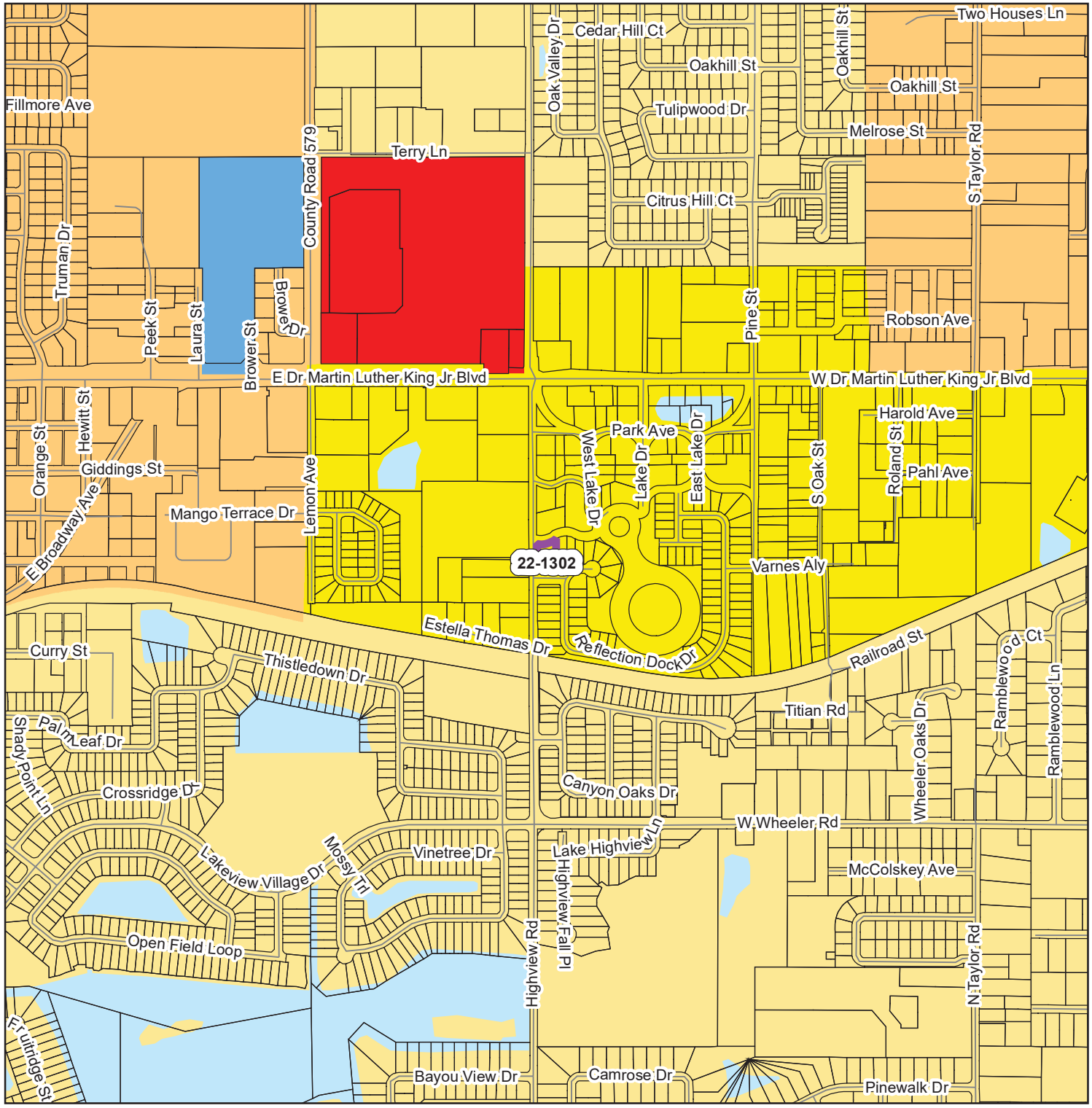
Overall, staff finds that the proposed use would facilitate growth within the Urban Service Area and supports the vision of the Seffner Mango Community Plan. The rezoning would allow for a development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*. 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 *Unincorporated Hillsborough County Comprehensive Plan*.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-1302



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_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 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N W E S

0 460 920 1,380 1,840 Feet

Map Printed from Rezoning System: 9/7/2022

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 10/07/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1302

[ ] This agency has no comments.

[X] This agency has no objection.

[ ] This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would not result is any change of trips potentially generated by development of the subject site.
- The access to the site shall be from Stanton Avenue, an unbuilt platted local roadway. With the development of the subject site, Stanton Avenue will be required to be improved to Hillsborough County standards to provide access to the subject property.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.37 acres from Residential Single Family Convectional – 6 (RSC-6) to Residential Duplex Conventional (RDC-6). The site is located on the northeastern corner of the intersection of Highview Road and Looking Glass Court. The Future Land Use designation of the site is Residential – 6 (RES-6).

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
RSC-6, 2 Single Family Dwelling Units (ITE Code 210)	19	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-6, 2 Single Family Dwelling Units (ITE Code 881)	19	1	2

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Highview Road and Stanton Avenue. Highview Road is a 2-lane, undivided, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. Highview Road does not have sidewalks, bike facilities, or curb and gutter on either side of the roadway within the vicinity of the project. Stanton Avenue is a platted, unbuilt local roadway that lies along the property to the north.

SITE ACCESS

It is anticipated that the site will have access to Stanton Avenue due to Land Development Code spacing and access requirements for intersections of local and collector roadways. With the development of the subject site, Stanton Avenue will be required to be built to Hillsborough County standards to provide access to the subject site. Stanton Avenue may be built to either a Hillsborough County Transportation Technical Manual TS-3 or TS-10 typical section.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	**From**	**To**	**LOS Standard**	**Peak Hr Directional LOS**
HIGHVIEW RD	WINDHORST RD	M L KING BLVD / SR 574	D	C

Source: 2020 Hillsborough County Level of Service (LOS) Report

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**
Highview Road	County Collector - Urban	2 Lanes ☐Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Stanton Avenue	Unbuilt Platted Local Roadway	☒Substandard Road ☐Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	19	1	2
Proposed	19	1	2
Difference (+/-)	0	0	0

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

Connectivity and Cross Access ☒Not applicable for this request				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ☒Not applicable for this request		
Road Name/Nature of Request	**Type**	**Finding**
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	**Objections**	**Conditions Requested**	**Additional Information/Comments**
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided ☒N/A	☐ Yes ☐N/A ☒ No	☐ Yes ☒N/A ☐ No	See Staff Report.

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/17/2022	**COMMENT DATE:** 10/5/2022
PETITION NO.: 22-1302	**PROPERTY ADDRESS:** Seffner, FL 33584
EPC REVIEWER: Melissa Yañez	**FOLIO #:** 0662590010,
CONTACT INFORMATION: (813) 627-2600 X1360	**STR:** 10-29S-20E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: : RSC-6 to RDC-6	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	10/05/2022
WETLAND LINE VALIDITY	Site Inspection
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

My/cb

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: STD22-1302 **REVIEWED BY:** **Randy Rochelle** **DATE:** 10/5/2022

FOLIO NO.: 66259.0010

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 65 feet from the site) and is located south of the subject property within the south Right-of-Way of Looking Glass Court. . 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 _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

☒ A 8 inch wastewater gravity main exists ☐ (adjacent to the site), ☒ (approximately 100 feet from the site) and is located south of the subject property within the Right-of-Way of Reflection Dock Drive . 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 and wastewater systems .

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 6 Sep. 2022

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

APPLICANT: Julia Perez **PETITION NO:** RZ-STD 22-1302

LOCATION: Not listed

FOLIO NO: 66259.0010 **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

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

----------X
IN RE:)
)
LAND USE HEARING OFFICER)
HEARINGS)
)
----------X

LAND USE HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE:
Monday, October 17, 2022

TIME:
Commencing at 6:00 p.m.
Concluding at 9:10 p.m.

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

Reported via Zoom Videoconference by:

Julie Desmond, Court Reporter
U.S. Legal Support

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

C.3

Application Number:	RZ-STD 22-1302
Applicant:	Seffner 33584 LLC
Location:	120’ N of Looking Glass Ct & E side of Highview Rd
Folio Number:	066259.0010
Acreage (+/-):	0.39 acres, more or less
Comprehensive Plan:	R-6
Service Area:	Urban
Existing Zoning:	RSC-6
Request:	Rezone to RDC-6

MR. GRADY: So the next case is agenda item C.3 Rezoning Standard 22-1302. The applicant, Seffner 33584, LLC. The request is a rezone from Residential Single-Family Conventional 6 to a Residential Duplex Conventional 6. Chris Grandlienard will provide staff recommendation at the presentation by the applicant.

HEARING MASTER HATLEY: All right. Thank you.

MS. PEREZ: Good evening. Julia Perez of 6725 Myrtlewood Road in North Port, Florida, 34287. I am here for the rezoning petition for Seffner 33584, LLC and we're requesting -- if I may, may I put the map on the screen? Thank you.

So my -- the applicant and I have considered options for this property and we have come to the determination that the highest and best use for this property is going to be a one duplex. It is currently zoned RSC-6, so the density is 6, the future land use is a 6, and we are requesting that it be rezoned to an RDC-6 to allow for the duplex.

Again, the staff has -- we have not received any objections from staff. They have considered it to be consistent, compatible and have considered it for approval. And I'm open for questions.

HEARING MASTER HATLEY: All right. I don't have any questions for you. Thank you.

MS. PEREZ: Thank you.

HEARING MASTER HATLEY: Make sure you sign in with the Clerk's Office. All right. Development Services?

MR. GRADY: Mr. Grandlienard, are you available?

MS. ISIS: Christopher, can you hear us? I wonder if he's trying to contact the previous case.

MR. GRANDLIENARD: I apologize. Can you hear me?

HEARING MASTER HATLEY: Yes.

MR. GRANDLIENARD: I apologize. I was trying to contact the other applicant. I did, I'll get to that once I finish, this. I apologize, Madam Hearing Officer.

HEARING MASTER HATLEY: No problem. Thank you.

MR. GRANDLIENARD: Yes, Chris Grandlienard, Development Services, here to present Standard Rezoning 22-1302. The applicant is proposing to rezone from the existing RSC-6, residential Single-family conventional to RDC-6, residential duplex conventional. Approximate 0.39-acre property is

zoned RSC-6, residential single-family conventional.

The parcel is vacant. The applicant is proposing to build one duplex consisting of one building with two dwelling units. The subject parcel was located 120 feet north of Looking Glass Court at the east side of Highview Road. The area consists of single-family residential.

The subject parcel is directly adjacent to residential to the east and property owners association common area to the south. Both zoned PD01-0349. To the north is an unimproved right-of-way and a single-family lot zoned RSC-6. To the west across Highview Road is a vacant lot and a single-family lot, both zoned AS-1.

Also to the west is a single-family lot zoned ASC-1. The parcel is located in the urban service area. The subject property is designated residential 6, R6, on a 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 with the allowability of conventional single-family and manufactured homes.

Therefore, the rezoning of the subject parcel

1 from RSC-6 to RDC-6 would be consistent with the
2 existing zoning pattern of the area. Based on the
3 Residential 6 future land use classification, the
4 surrounding zoning and development pattern of
5 proposed uses for the RDC-6 zoning district, staff
6 finds the request provable.
7 That concludes my staff report. I'll answer
8 any questions you may have.
9 HEARING MASTER HATLEY: Thank you, Mr.
10 Grandlienard. I don’t have any questions for you.
11 MR. GRANDLIENARD: Sure.
12 HEARING MASTER HATLEY: All right. Planning
13 Commission?
14 MS. LLANOS: Karla Llanos, Senior Planner with
15 Planning Commission staff. The subject property is
16 located approximately east -- the east side of
17 Highway -- Highview Road, south of County Road 574.
18 It’s approximately 0.37 acres in size and it is
19 located within the urban service area and falls
20 within the limits of the Seffner Mango Community
21 Plan.
22 The applicant requests a rezoning from
23 residential single-family conventional 6 to
24 residential duplex conventional 6. The subject
25 property is designated Residential 6 and is

1 surrounded by it on the future land use map.
2 Typical users in that Residential 6 future
3 land use category are residential, non-residential
4 uses that are subject to locational criteria. The
5 request is consistent with the -- with Policy 1.2
6 of future land use element, as the site can be
7 considered for a maximum of two dwelling units,
8 meeting the minimum density.
9 The request is consistent with Policy 16.3 of
10 the future land use element, which the proposed
11 RDC-6 zoning is compatible to the existing
12 development pattern.
13 There are existing RDC-6 zoning located
14 northeast of the site, just north of County Road
15 574. The request is consistent and promotes the
16 vision of the Seffner Mango Community Plan by
17 supporting in-field development.
18 Overall, staff finds that the proposed use
19 would facilitate growth within the urban service
20 area. It supports a vision of the Seffner Mango
21 Community Plan and is compatible with the existing
22 development pattern found within the surrounding
23 area.
24 The rezoning would allow for a development
25 that is consistent with the goals, objectives and

policies of the Unincorporated Hillsborough County Comprehensive Plan. So based on those considerations, Planning Commission staff finds the proposed rezoning consistent with the Unincorporated Hillsborough County Comprehensive Plan.

And I will be happy to answer your questions.

HEARING MASTER HATLEY: All right. Thank you. Okay. We'll go to the public. Is there anyone here or online who wishes to speak in support of this application? I don’t hear anyone. Is there anyone here or online who wishes to speak in opposition to this application?

MR. PEREZ: Good evening, ma’am. My name is Andres Perez. My address is 3912 Reflection Dock Drive, Seffner, Florida 33584.

My wife and I purchased this property, purchased our home with the understanding that the line-of-sight behind us was preserved. So now we just found out that there is going to be some construction back there, so it raises some concerns.

Some of the concerns we have, ma’am, is the line-of-sight impact from their proposed property to our backyard. Some other concerns we have are

the sidewalks in the area. There are no sidewalks that lead from -- or that connect from Highview Road to the main Martin Luther King Road. There’s no or very little streetlights, which makes it very dangerous for people to walk.

The proposed, or the sited place where they're going to create the road is very narrow and probably will only be able to fit one car, if that, which is going to make it more difficult for people to get on and off Highview Road.

Again, these are all my thoughts and concerns. I do not have any background in traffic management or development or anything like that. But being a property owner that is directly next to the proposed area, it’s going to directly impact our way of life.

We moved here because my wife and I are both disabled veterans, one hundred percent disabled veterans, and we use our pool for hydrotherapy. And now, we're going to have to take more precautions or, you know, to create that safety and create that privacy that we were looking for when we bought this property. Because like I said earlier, it was told to us when we bought the property that nobody was going to be building on

the left side or the backside of us. Barring any questions. Thank you.

HEARING MASTER HATLEY: All right. Just a couple, Mr. Perez. I'm just looking at the -- sort of the aerial view from the property appraiser's website and I can see, is your property right next to this subject property of this rezoning?

MR. PEREZ: The map that she had earlier, my property, the last four would be 1642.

HEARING MASTER HATLEY: Okay.

MR. PEREZ: So we're literally right next to it.

HEARING MASTER HATLEY: Uh-hmm (affirmative). I see it. And will your driveway, your entrance, be on Reflection Dock Drive?

MR. PEREZ: Correct. My driveway is on Reflection Dock Drive, and that road that's right behind Highview Road, that road doesn't exist yet.

HEARING MASTER HATLEY: Right. Okay. I see.

MR. PEREZ: Which is where they told us that that area was the preserve. So they told us it wasn't going to be touched.

HEARING MASTER HATLEY: I'm sorry. Is your home built?

MR. PEREZ: Yes, ma'am.

HEARING MASTER HATLEY: Okay. All right. It must be brand new, it doesn't show on the aerial yet.

MR. PEREZ: It is. We -- they broke ground a year and a half ago and my wife and I have been living in it -- or two years ago. And we've been living in it for a year.

HEARING MASTER HATLEY: I see. So your concerns really are visibility and privacy?

MR. PEREZ: Yes, ma'am.

HEARING MASTER HATLEY: Okay. All right. Thank you, sir. Be sure and sign in with the clerk here.

MR. PEREZ: Yes, ma'am.

HEARING MASTER HATLEY: Thank you. Is there anyone else? Please come forward.

MS. NORBY: Hello, my name is Linda Norby and I reside at 2015 Castle Court in Lakeland, Florida. However, I am the owner of 3813 Highview Road and that would be directly next to the road that doesn't exist. So I'm kind of that gentleman's neighbor, in a way, you know, the closest neighbor, I might say.

My thoughts are -- is I just think we're all single-family homes and it would really look odd to

have a duplex in the corner, just one duplex. And also, I don't know how they're going to do that road-wise, or whatever. The traffic on Highview is really pepped up and there’s really a lot of accidents on it. It’s a very peppy road, very, very peppy.

So yeah, that's my concern. And I just think when we, you know, work hard, spend our money to buy our home and everything is zoned for a single-family home, you just hope that it kind of stays that way. And that's all.

HEARING MASTER HATLEY: And I see where your property is as well. I'm looking at the aerial. Is your driveway on Highview?

MS. NORBY: Highview, yes, ma'am.

HEARING MASTER HATLEY: Okay.

MS. NORBY: Yes, on Highview.

HEARING MASTER HATLEY: All right.

MS. NORBY: And also, the gentleman said, which is true, the sidewalks and the streetlights are a concern. One of the neighbor’s trees rotted and fell in front of my daughter’s gate. It was so pitch black, we -- it was a mess, but we couldn't see anything. We had to actually go get floodlights and everything to see out there. It’s

1 just not very safe that way.
2 HEARING MASTER HATLEY: Okay.
3 MS. NORBY: Okay. Thank you --
4 HEARING MASTER HATLEY: Thank you, ma'am.
5 MS. NORBY: -- for your time.
6 HEARING MASTER HATLEY: And is there anyone
7 else who wishes to speak in opposition to this
8 application? Okay. I don't hear anyone.
9 Development Services, anything further?
10 MR. GRADY: Nothing further.
11 HEARING MASTER HATLEY: All right. Applicant?
12 You have time for a rebuttal and summation. In
13 your comments, would you address where will the
14 access point be for this property? Will it be on
15 Highview or is there going to be a street built
16 behind this property? Well, north of this property
17 as it shows like apparently there's a subdivision
18 that isn't developed.
19 MS. PEREZ: Thank you. All right. So if I
20 may switch to this picture real quick. It has a
21 portion of -- let's see, so here's the
22 neighborhood, the subdivision that has been built
23 out. This is Mr. and Mrs. Perez's home.
24 MR. GRADY: Ma'am, could you adjust that down
25 a little bit, because we're not seeing the whole.

1 If you can. There, that's better. Yeah.
2 MS. PEREZ: Thank you. So Mr. and Mrs. Perez
3 reside here and no relationship. We're all
4 Perezes, but no relationship. And then the
5 applicant's parcel is right in here. And as they
6 have spoken to, there is a carved-out roadway on
7 paper, but obviously not in real life. And then,
8 Miss Linda, I'm sorry, I don't remember her last
9 name, is over in this area somewhere.
10 HEARING MASTER HATLEY: Uh-hmm (affirmative).
11 MS. PEREZ: So what we have been told by
12 Transportation is that they will require -- this is
13 Stanton Road here. That they will require access
14 through Stanton Road. If it's not required, my
15 applicant, I'm sure, will not want to clear out the
16 entire road. He will only clear out whatever is
17 necessary, either the property line, or whatever is
18 necessary to allow access into the property here,
19 because they do not want access through Highview.
20 As far as the sidewalks are concerned, I am
21 sure Hillsborough County permit building is going
22 to request that we put in a sidewalk at our
23 property. Of course, we're not going to do the
24 entire street, but they will ask that we do our
25 property. And of course, we would be willing to do

1 that.
2 And as far as the road being narrow, I mean,
3 that road will only -- is only for access of that
4 duplex. I don’t see that -- maybe in the future --
5 I don’t foresee the property in the rear being
6 developed. But for the foreseeable time that that
7 road will only be to access the duplexes there.
8 And that's all I have. Thank you.
9 HEARING MASTER HATLEY: Okay. And I guess I
10 just -- the road that isn't developed, that's
11 apparently county right-of-way?
12 MS. PEREZ: I'm assuming. I do not know.
13 HEARING MASTER HATLEY: Okay. But you did say
14 that the County will require -- you believe the
15 County will require the access to be from that
16 point, not on Highview Road; is that correct?
17 MS. PEREZ: Yes. Alex from Transportation, I
18 don't remember his last name, I did email with him
19 and he said that yes, it would be required to
20 access through Stanton.
21 HEARING MASTER HATLEY: Okay.
22 MR. STEADY: Madam Hearing Officer, this is
23 Alex Steady. I'm on the line.
24 HEARING MASTER HATLEY: Thank you.
25 MR. STEADY: Just wanted to -- for the record,

Alex Steady, Transportation Review, Hillsborough County. I just wanted to reaffirm that yes, even without this rezoning, if developing this subject site would require the same access, which is to build that part until the driveway of the subject site on Stanton Avenue, which is an unimproved lighted right-of-way that’s about plus or minus 50 feet wide. And regardless of this rezoning, they would need to -- that's how their access would be allowed because Highview is a collective roadway, and we have special collective roadway spacing requirements in the land development code.

HEARING MASTER HATLEY: Okay.

MR. STEADY: Yeah, that's it.

HEARING MASTER HATLEY: That answers my question, then, thank you. All right. Is anything further from the applicant?

MS. PEREZ: No, ma’am, that's all. Thank you.

HEARING MASTER HATLEY: All right. Thank you very much. That will close the hearing, then, on Rezoning Standard 22-1302.

MR. GRADY: Madam Hearing Officer, before we go to D.1 regarding C.2, it would be appropriate at this time to continue this to the November 14th Zoning Master Hearing. It’s my understanding the

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE