

Rezoning Application: 22-0812 (REMAND)

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: Petru & Lavinia Volosen

FLU Category: Residential-2 (Res-2)

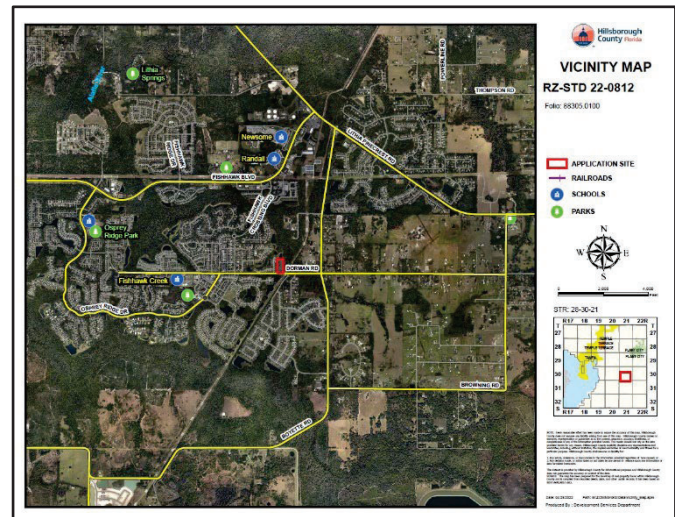
Service Area: Urban

Site Acreage: 4.2 +/-

Community Plan Area: Boyette

Overlay: None

Request: Rezone from **Agricultural Rural (AR) & Agricultural Single-Family Residential-1 (AS-1)** to **Single-Family Residential Conventional-2**



Request Summary:

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

Zoning:

Uses	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential	Single Family Residential Conventional
Acreage	2.31+/- Acres (ac)	1.89+/- ac	4.2+/- ac
Density/ Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	0 dwelling unit	1 dwelling unit	8 dwelling unit

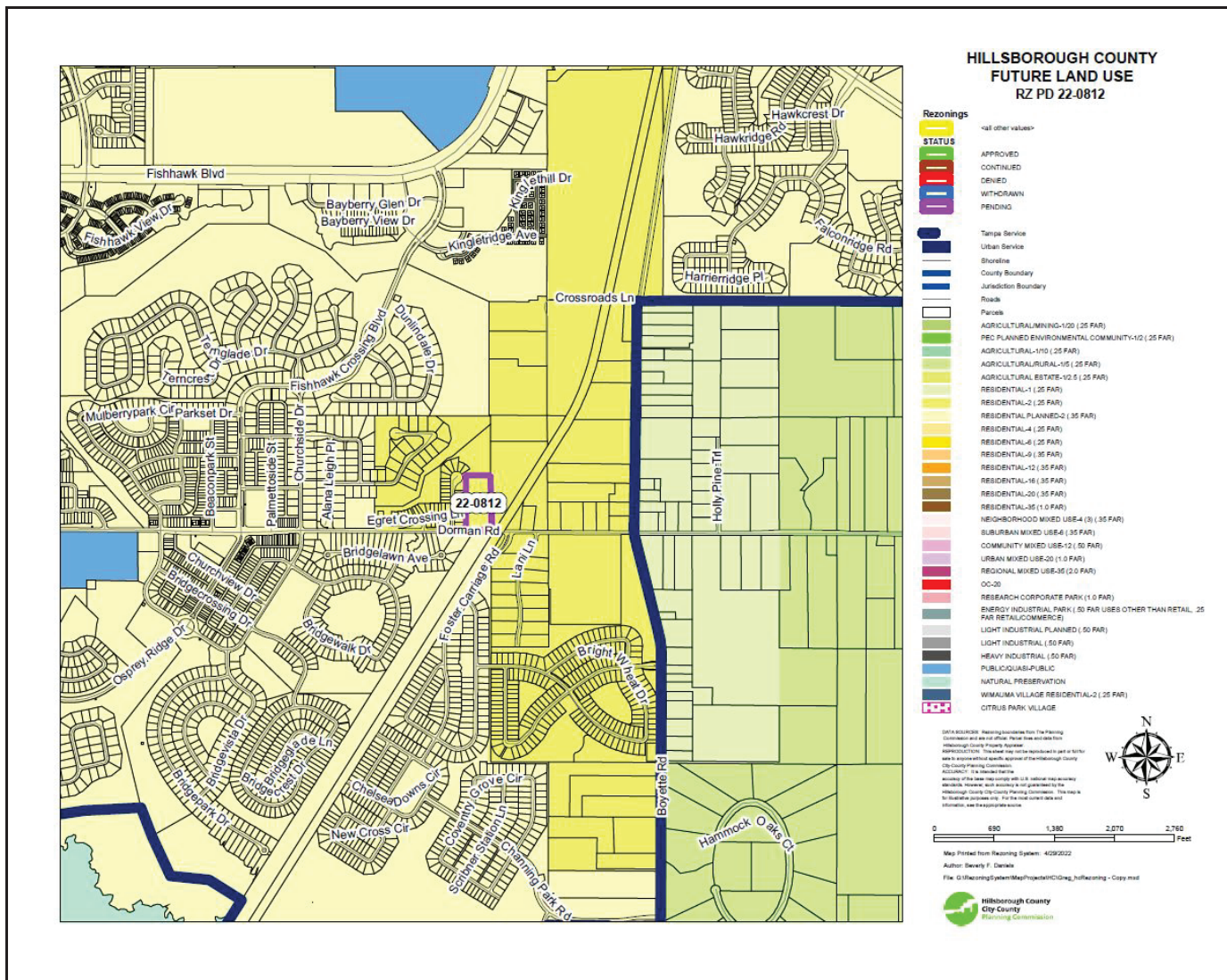
* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 5 ac	1 du/ 1 ac	1 du/0.5 ac
Lot Size / Lot Width	5 acres (217,800 sf)/150'	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front (South) 25' - Sides (East & West) 50' - Rear (North)	50' - Front (South) 15' - Sides (East & West) 50' - Rear (North)	250' - Front (South) 10' - Sides (East & West) 25' - Rear (North)
Height	50'	50'	50'

2.0 LAND USE MAP SET AND SUMMARY DATA

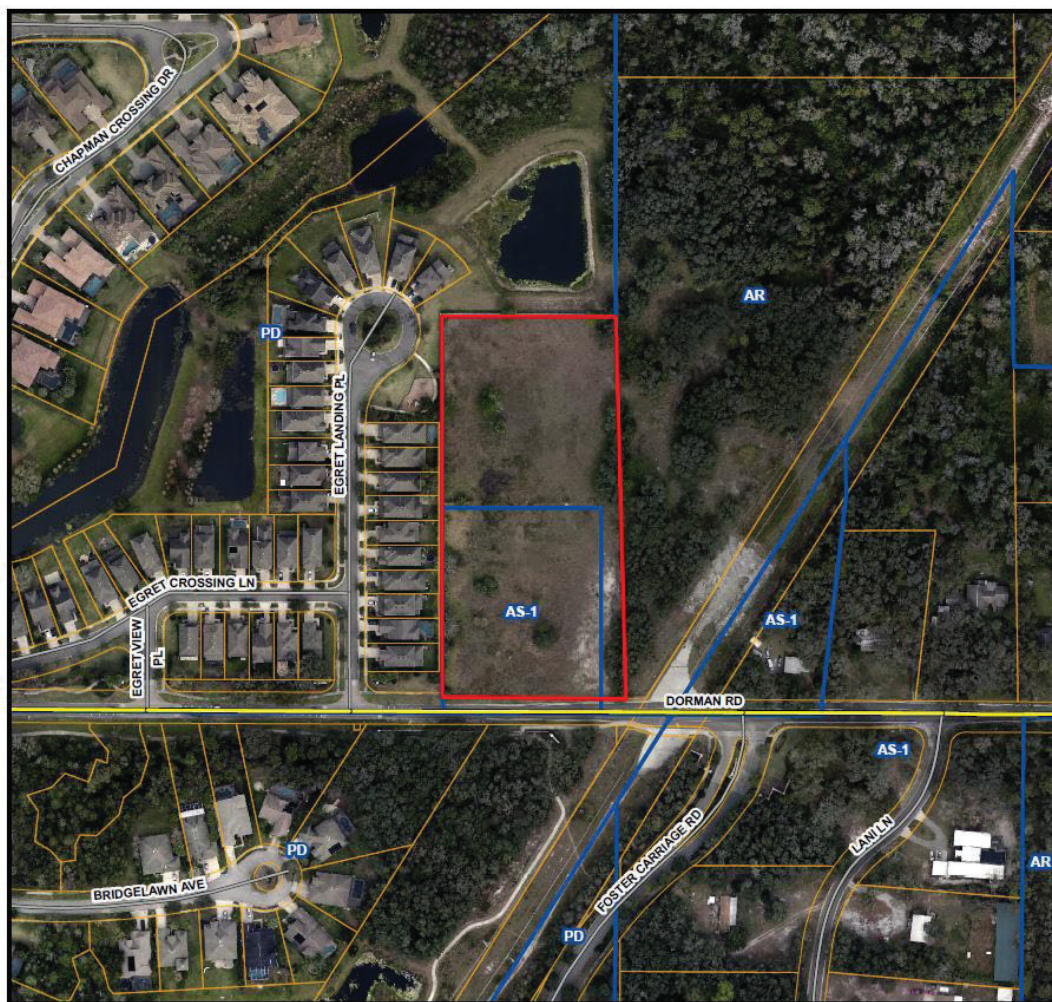
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 2 (Res-62)
Maximum Density/F.A.R.:	2 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

RZ-STD 22-0812

Folio: 88305.0100

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- S SCHOOLS
- P PARKS

0 160 320 Feet

STR: 28-30-21

R	17	18	19	20	21	22R
T	27	28	29	30	31	32
			TEMPLE TERRACE	TEMPLE TERRACE	PLANT CITY	
S				[Application Site]		

NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors or omissions. Hillsborough County reserves the authority, responsibility or guarantee as to the content, accuracy, timeliness, completeness or use of the information provided herein. The responsibility for the use of the information provided herein, including, without limitation, the inclusion and/or exclusion of information and the use of a particular parcel, Hillsborough County will not be held liable for.

This document is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. Please contact your insurance agent for more information.

This document is provided for informational purposes only. It is not intended to constitute an offer of insurance or any other financial product. Please contact your insurance agent for more information.

Date: 04/25/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

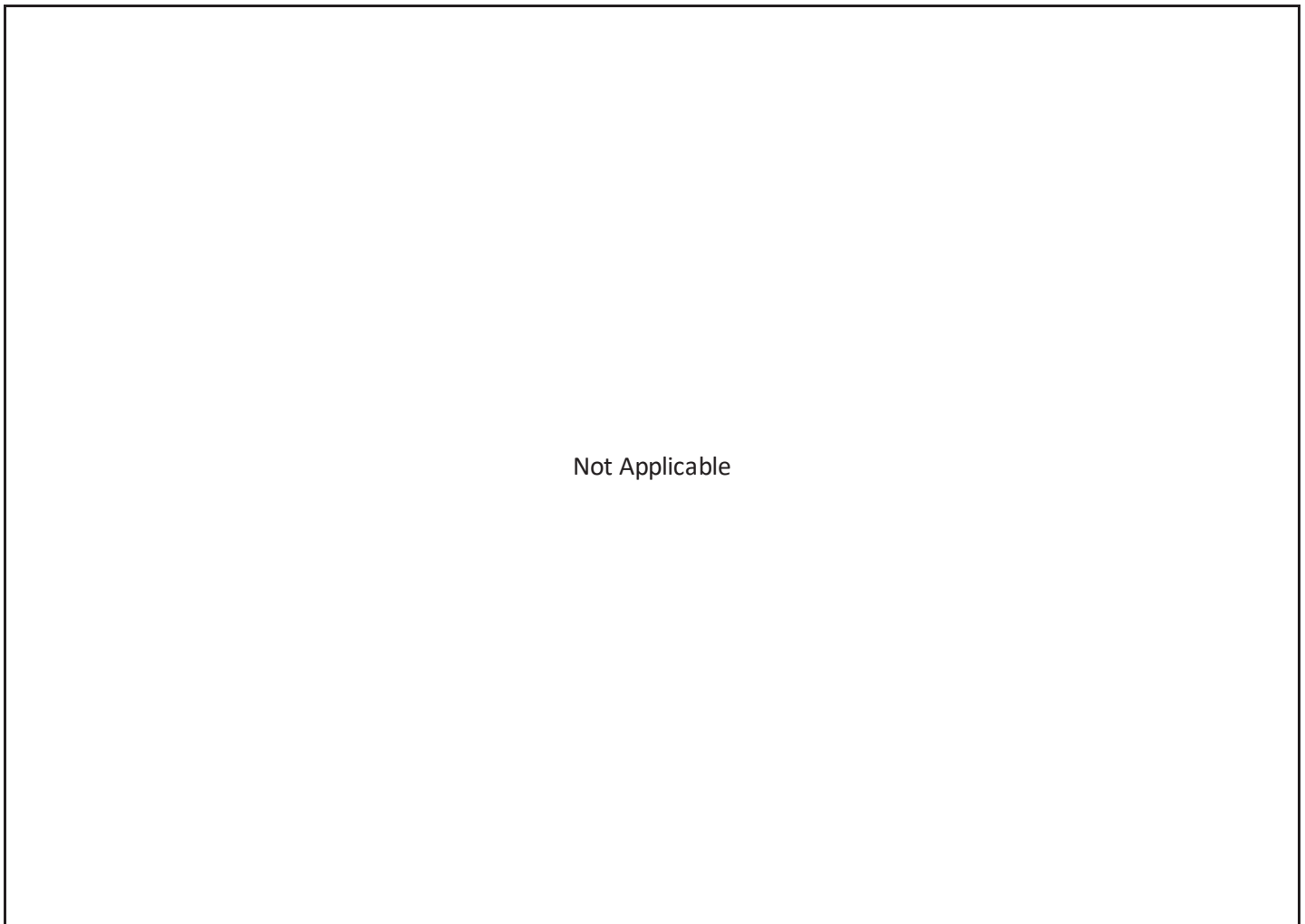
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single-Family Residential
South	Dorman Road	N/A	N/A	Road

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	AR	1 du/ 5 acre	Single-Family Residential/Agricultural	Vacant
West	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	76	6	8
Difference (+/-)	+38	+3	+4

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> 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:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	Fees Request
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The surrounding uses include Planned Development (PD) for Single-family residential with lot sizes in area range between 5, 000 to 10,000 sq. ft.

The adjacent properties are zoned PD 07-1130 (to the north and west), AR (to the east), and Dorman Road (to the south).

The properties to the North, East and West of the subject site are within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

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


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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:	
---------------------------------------	---

<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary</p>
--

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 06/02/2022
REVIEWER: Alex Steady, Senior Planner **AGENCY/DEPT:** Transportation
PLANNING AREA/SECTOR: Boyette/South **PETITION NO.:** STD 22-0812

- 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 38 average daily trips, 3 trips in the a.m. peak hour, and 4 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 a +/- 4.19 acre parcel from Agricultural Single Family – 1 (AS-1) to Residential Single Family Convention – 2 (RSC-2). The site is located +/- 0.32 miles west of the intersection of Boyette Road and Dorman Road. The Future Land Use designation of the site is Residential-2 (RES-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 4 Single Family Detached Dwelling Unit (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 8 Single Family Detached Dwelling Unit (ITE Code 210)	76	6	8

Trip Generation Difference:

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

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 38 average daily trips, 3 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dorman Road. Dorman Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. Dorman Road lies within +/- 52 feet of Right of Way in the vicinity of the project. Dorman Road does not have sidewalks or bike facilities within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Dorman Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Dorman Road is not a regulated road and as such was not included in the 2022 Level of Service Report.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-STD 22-0812 (Remand)
Hearing date:	October 17, 2022
Applicant:	Petru and Lavinia Volosen
Request:	Rezone to RSC-2
Location:	17438 Dorman Road, Lithia
Parcel size:	4.2 acres +/-
Existing zoning:	AS-1 and AR
Future land use designation:	Res-2
Service area:	Urban Services Area
Community planning area:	South Shore Areawide Systems Plan

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

Rezoning Application: 22-0812 (REMAND)

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: Petru & Lavinia Volosen

FLU Category: Residential-2 (Res-2)

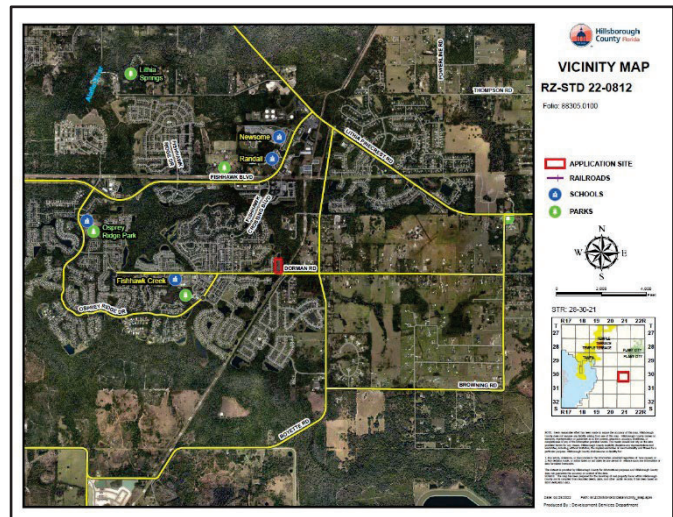
Service Area: Urban

Site Acreage: 4.2 +/-

Community Plan Area: Boyette

Overlay: None

Request: Rezone from **Agricultural Rural (AR) & Agricultural Single-Family Residential-1 (AS-1)** to **Single-Family Residential Conventional-2**



Request Summary:

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

Zoning:

Uses	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential	Single Family Residential Conventional
Acreage	2.31+/- Acres (ac)	1.89+/- ac	4.2+/- ac
Density/ Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	0 dwelling unit	1 dwelling unit	8 dwelling unit

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

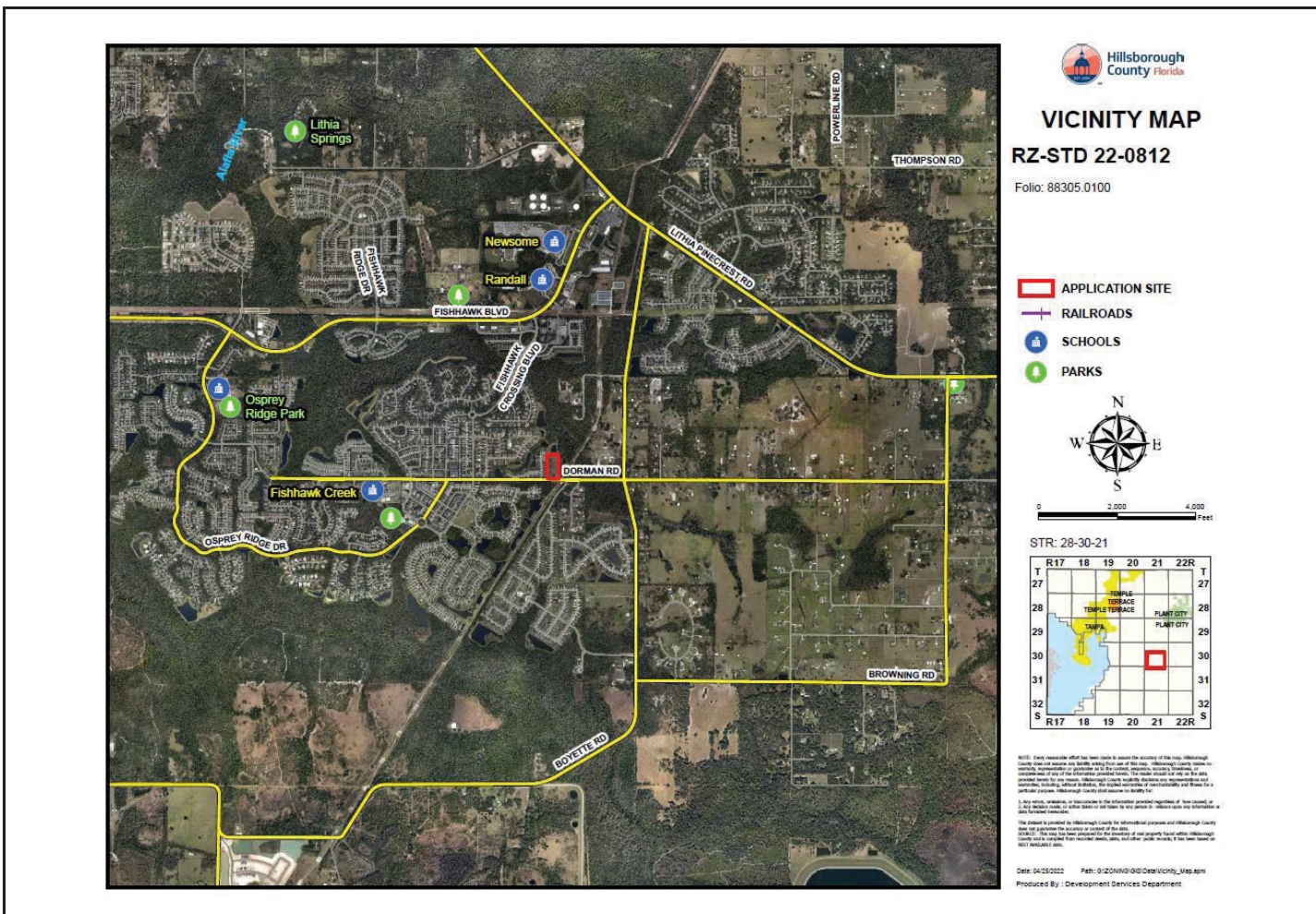
	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 5 ac	1 du/ 1 ac	1 du/0.5 ac
Lot Size / Lot Width	5 acres (217,800 sf)/150'	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front (South) 25' - Sides (East & West) 50' - Rear (North)	50' - Front (South) 15' - Sides (East & West) 50' - Rear (North)	250' - Front (South) 10' - Sides (East & West) 25' - Rear (North)
Height	50'	50'	50'

Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

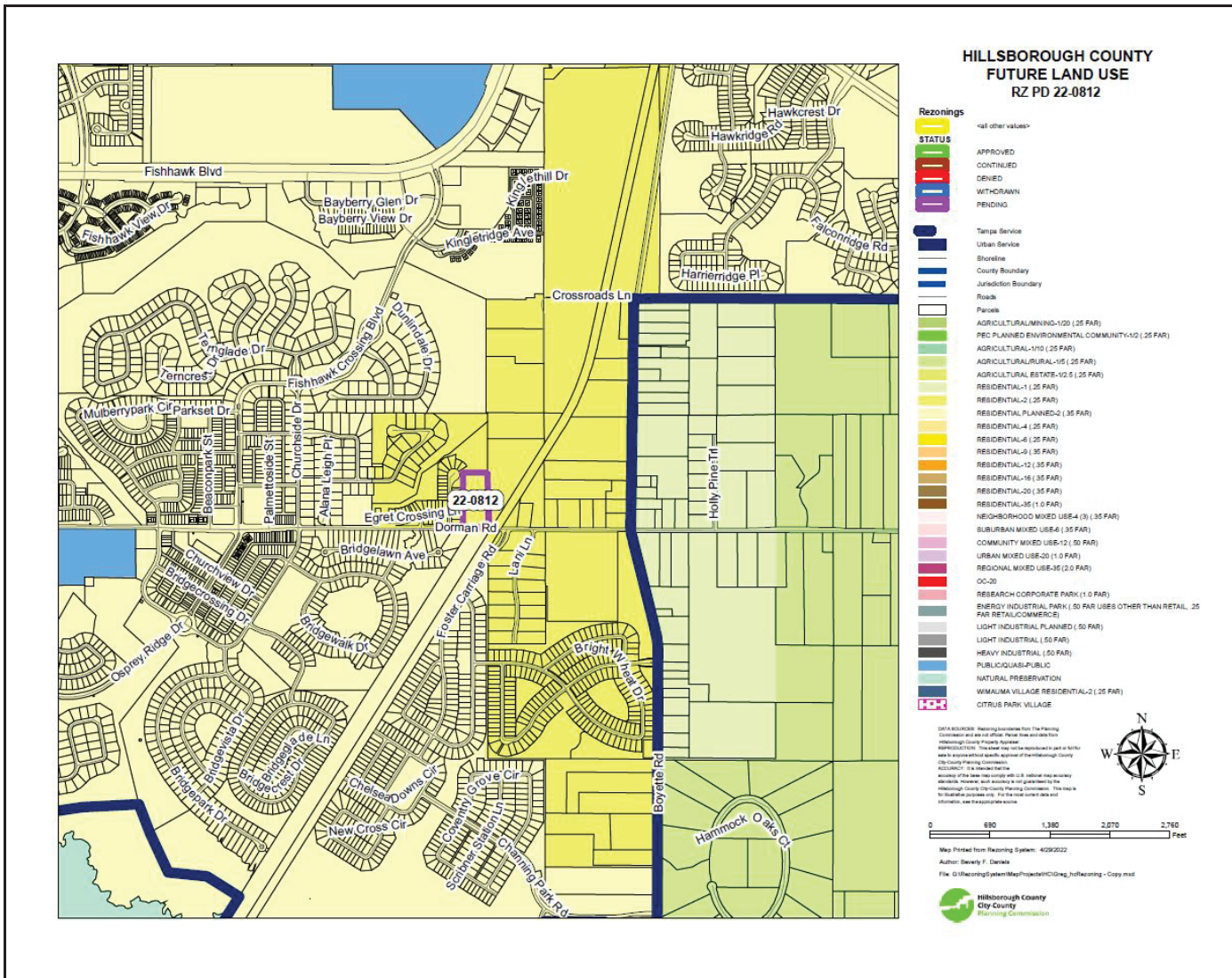


Context of Surrounding Area:

The site is located in an area comprised of agricultural and single-family residential uses. The surrounding uses include Planned Development (PD) for Single-family residential with lot sizes in area range between 5, 000 to 10,000 sq. ft. The adjacent properties are zoned PD 07-1130 (to the north and west), AR (to the east), and Dorman Road (to the south).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 2 (Res-62)
Maximum Density/F.A.R.:	2 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Hillsborough County Florida

ZONING MAP

RZ-STD 22-0812

Folio: 88305.0100

- APPLICATION SITE
- ZONING BOUNDARY
- PARCELS
- SCHOOLS
- PARKS

0 160 320 Feet

STR: 28-30-21

NOTICE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability for errors or omissions. Hillsborough County does not warrant, represent or guarantee as to the content, accuracy, timeliness, completeness or use of the information provided herein. The responsibility for the use of the data provided herein, including, without limitation, the inclusion and/or exclusion of information and the use of a particular parcel, Hillsborough County will not be liable for.

This document is provided by Hillsborough County for informational purposes only. Hillsborough County does not guarantee the accuracy or content of the data.

BOCC/LUM: This map has been prepared for the memory of use projects located within Hillsborough County and is not intended to be used for any other purpose. It has been based on the best available data.

Date: 04/25/2022 Path: G:\ZONING\GIS\Data\Zoning_Map.aprx
 Produced By: Development Services Department

Adjacent Zonings and Uses

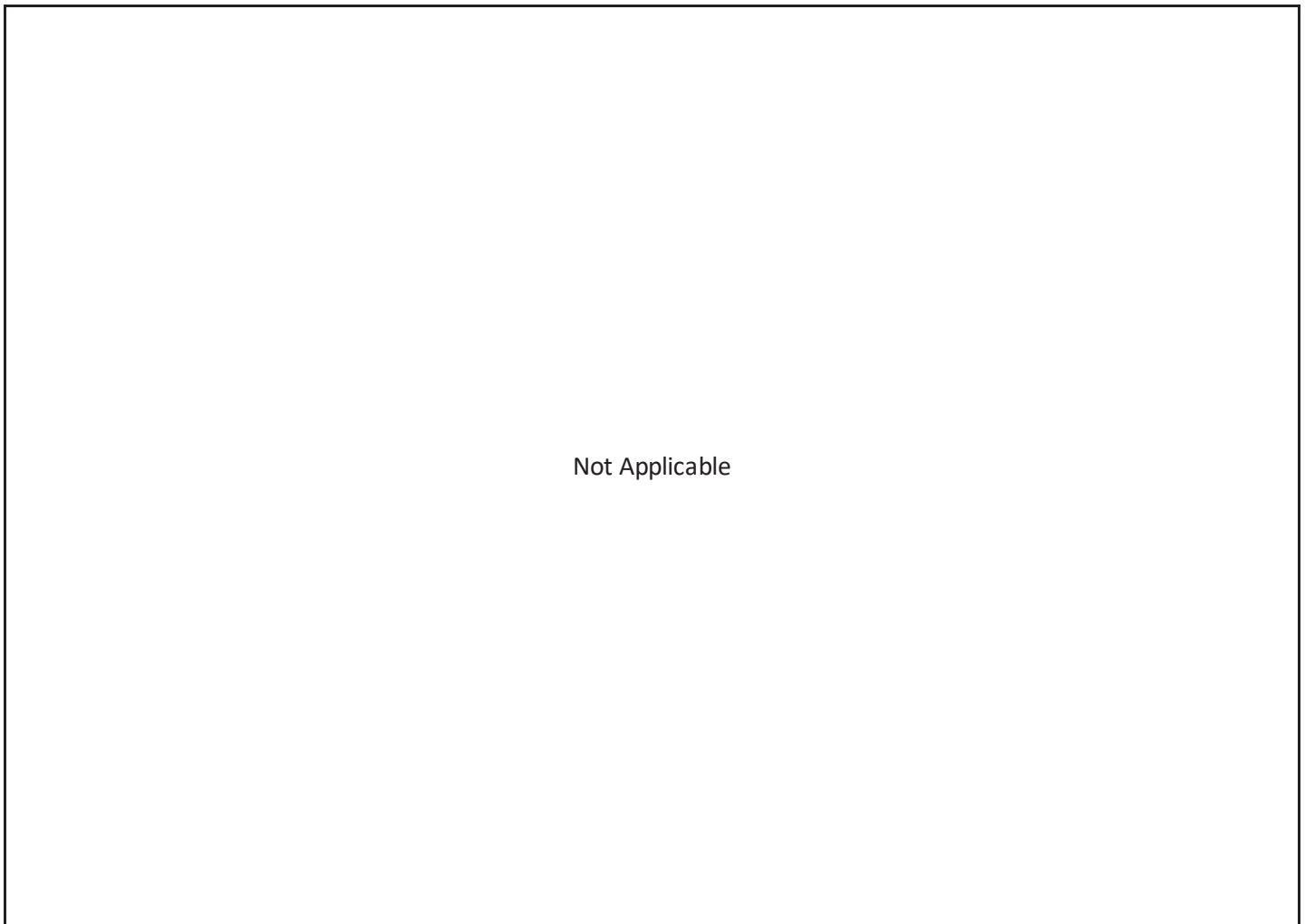
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single-Family Residential
South	Dorman Road	N/A	N/A	Road

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	AR	1 du/ 5 acre	Single-Family Residential/Agricultural	Vacant
West	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single- Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	76	6	8
Difference (+/-)	+38	+3	+4

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The surrounding uses include Planned Development (PD) for Single-family residential with lot sizes in area range between 5, 000 to 10,000 sq. ft.

The adjacent properties are zoned PD 07-1130 (to the north and west), AR (to the east), and Dorman Road (to the south).

The properties to the North, East and West of the subject site are within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

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


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

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:	
---------------------------------------	---

<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary</p>
--

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. Mr. Grady explained the Board of County Commissioners remanded this case to provide the Hillsborough County School Board an opportunity to submit agency review comments. He stated a revised staff report, which includes the school board comments, has been submitted into the record.

Applicant

Mr. Todd Pressman spoke on behalf of the applicant. Mr. Pressman 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

Ms. Isis Brown, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, and responded to the hearing officer's questions as reflected in the hearing transcript attached to and made a part of this recommendation.

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. There were none.

Development Services Department

Ms. Brown stated Development Services Department had nothing further.

Applicant Rebuttal

Mr. Pressman stated he received no calls from surrounding property owners and there was no opposition present at the hearing.

The hearing officer closed the hearing on RZ-STD 22-0812.

C. EVIDENCE SUBMITTED

Mr. Grady submitted into the record at the hearing a copy of a revised Development Services Department staff report.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 4.2 acres of unimproved land at 17438 Dorman Road in Valrico.
2. The Subject Property is designated Res-2 on the Future Land Use Map and is zoned AS-1 and AR.
3. The subject Property is located within the boundaries of the South Shore Areawide Systems Plan and is within the Urban Services Area.
4. The general area surrounding the Subject Property consists of agricultural and single-family residential uses. Adjacent properties to the north and west are zoned PD 07-1130 and developed with a single-family home subdivision with lots ranging between 5,000 to 10,000 square feet, and a stormwater pond. Adjacent properties to the east include a TECO parcel and utility corridor, and further east are properties zoned AS-1 and in residential use. Properties to the south across Dorman Road include a residential subdivision and the TECO utility corridor.
5. The applicant is requesting to rezone the Subject Property to RSC-2.
6. On August 25, 2022 the Board of County Commissioners at its regularly scheduled public meeting remanded the rezoning request to the October 17, 2022 Zoning Hearing Master hearing for the purpose of giving the Hillsborough County School Board an opportunity to provide agency review and comments. The school board's comments dated October 11, 2022 state:

Fishhawk Elementary, Randall Middle are projected to be at or near capacity for the residential impact of the proposed development. Newsome High School does not have adequate capacity for the residential impact of the proposed development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time additional capacity does exist in adjacent service areas at the elementary, and middle schools. Additional capacity does not exist in adjacent service areas at the high school levels. A proportionate share agreement may be an available mitigation option...
7. Development Services staff found the proposed rezoning is compatible with the existing zoning districts and development pattern in the surrounding area. Staff found the request approvable.

8. Planning Commission staff found the proposed rezoning would allow for development that is consistent with the comprehensive plan and compatible with the existing and planned development pattern found in the surrounding area.

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 requested 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 RSC-2.

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
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

November 7, 2022
Date:

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

B.2

Application Number: RZ-STD 22-0812
Applicant: Petru & Lavinia Volosen
Location: 17438 Dorman Rd
Folio Number: 088305.0100
Acreage (+/-): 4.2 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: AS-1 & AR
Request: Rezone to RSC-2

1 MR. GRADY: The next item then is agenda
2 item B.2, Resign Standard 22-0812. The applicant
3 Petru & Lavinia Volosen. The request is a rezone
4 from AS-1 to an AR to RSC-2. Madam Hearing
5 Officer, this is remanded ostensibly to add
6 additional comments that were missing regarding the
7 school board comments. Those, you've received a
8 revised report this evening that has added those
9 school board comments to the project.

10 Again, that was the purpose of remand to get
11 those comments into the record because they were
12 not provided at the previous hearing and did need
13 to be provided before this could proceed to the
14 Board of County Commissioners. Isis Brown will
15 provide staff presentation after -- recommendation
16 after presentation by the applicant.

17 HEARING MASTER HATLEY: All right. Thank you,
18 Mr. Grady. We'll hear from the applicant.

19 MS. PRESSMAN: Good evening, Madam Hearing
20 Officer. Todd Pressman, 200 Second Avenue South,
21 Number 451, St. Petersburg. This request is
22 seeking rezoning from AR, agricultural rural and
23 agricultural single-family, AS-1, to single-family
24 residential, RSC-2.

25 It is in the urban service area. The site

1 acreage is 4.2 acres, more or less, and is in the
2 Boyette Community Plan Area. You'll see that both
3 staffs recommend approval, so I'm just going to
4 highlight some points. You'll, of course, have the
5 reports in your file and look at those a little
6 closer.

7 Zoning staff knows that properties north,
8 east, and west are subject site -- regard subject
9 site -- are within the RES-2 future land use
10 category. They note the size and depth of subject
11 parcel in relation to other parcels would create a
12 zoning development pattern and that is consistent
13 with the existing zoning development pattern of the
14 residential area.

15 The Planning Commission also will recommend
16 consistency, noting the urban service area. They
17 list quite a few policies in support. They note
18 the rezone is consistent with policy 1.1, 1.2 of
19 future land use element. The resulting rezoning
20 would allow eight units which now finds consistent
21 and compatible in the area, consistent with the
22 character of the area and LDC required buffers and
23 setbacks would be sufficient. And they determined
24 that the residential use would support division of
25 the South Shore area-wide systems community plan.

1 So with that, we ask for your consideration and
2 approval.

3 HEARING MASTER HATLEY: Thank you, Mr.
4 Pressman.

5 MR. PRESSMAN: Any questions?

6 HEARING MASTER HATLEY: No questions for you.
7 Be sure and sign in. Okay. Development Services?

8 MS. BROWN: Good evening. Isis Brown,
9 Development Services. As mentioned before, this
10 case, the request is to rezone from AR to RSC-2.
11 The surrounding properties is in the future land
12 use category RES-2. The adjacent properties are
13 zoned PD to the north and west, AR to the east, and
14 on the road to the south.

15 And as stated, this case, the school board's
16 comments were not included, and they did state that
17 additional capacity does not exist in the adjacent
18 service areas at the high school levels, and that
19 this is an analysis for adequate facilities only
20 and is not a determination of school concurrency,
21 and a school concurrency review will be issued
22 prior to preliminary plan or site plan approval.
23 Based on previous staff finds, they request
24 approvable. I'm available for any questions.

25 HEARING MASTER HATLEY: All right. Thank you,

1 Ms. Brown. No questions for you. Planning
2 commission?

3 MS. LLANOS: Karla Llanos with Planning
4 Commission staff. This property is 4.2 acres.
5 It's located at 17438 Dorman Road. It's north of
6 Dorman Road, west of Boyette Road, east of Egret
7 Landing Place, south of Fishhawk Crossing
8 Boulevard. The subject site is in the urban
9 service area and is located within the limits of
10 South Shore area-wide systems.

11 Planning Commission staff understands that at
12 the Board of County Commissioners public hearing on
13 August 25th, 2022, the Board requested remand to
14 the October 17, 2022 Zoning Hearing Master meeting.
15 The remand was for the purpose of giving
16 Hillsborough County School Board an opportunity to
17 review the agency -- to review the request and
18 provide some agency comments.

19 We currently understand that the property has
20 a Residential-2 future land use designation, which
21 allows residential. It does not allow multi-
22 family, but single-family residential, just for the
23 record.

24 Residential-2 also allows an urban scale
25 neighborhood commercial, office uses, multi-purpose

1 projects. The RES-2 future land use designation
2 allows up to two dwelling units per the acre or
3 0.259 floor area ratio for non-residential. The
4 area is mostly composed of lot sizes between 5,000
5 and 10,000 square feet with usually townhome or
6 single-family typical housing.

7 The applicant is requesting rezoning to the
8 residential single family conventional 2. The
9 applicant has not specified what type of housing
10 put-up they would construct. However, as stated
11 previously, the Residential-2 future land use
12 designation does not allow for multi-family.

13 So, with that, the proposed rezoning is
14 consistent with Policy 1.1 and 1.2 by meeting
15 minimum density. Under the RES-2 future land use
16 category, a minimum density of six dwellings units
17 an acre. The request is consistent with objective
18 -- sorry, I misstated. Under the RES-2 category,
19 the minimum density to be reached is six dwelling
20 units. Sorry.

21 The request is consistent with Objective 8,
22 Objective 9 and the accompanying policies as a
23 residential single-family conventional 2 zoning
24 district is permitted within the RES-2 category.

25 The subject property is consistent with

1 Objective 16 and the accompanying policies of the
2 future land use element. The applicant has
3 requested a standard rezoning, which doesn't
4 require a site plan. However, the subject site
5 will most likely be developed with single-family or
6 townhomes, which is compatible with the surrounding
7 uses.

8 The request is consistent with the South Shore
9 area-wide systems community plan which encourages
10 housing opportunities for all income groups to be
11 maintained. The applicant is proposing a
12 residential zoning category that would support the
13 vision of the South Shore area-wide community plan,
14 and Planning Commission has not received any new
15 information revising the applicant's request or
16 site plan. Therefore the recommendation remains
17 unchanged.

18 Overall, the proposed rezoning would allow for
19 development that's compatible with the existing and
20 planning development pattern in the surrounding
21 area and is consistent with the unincorporated
22 Hillsborough County comprehensive plan.

23 Based upon those considerations, the Planning
24 Commission staff finds that the proposed rezoning
25 standard is consistent with the unincorporated

1 Hillsborough County comprehensive plan. And I
2 will stay on if you have any questions.

3 HEARING MASTER HATLEY: All right. Thank you,
4 Ms. Llanos. All right. Is there anyone here or
5 online who wishes to speak in support of this
6 application? I don't hear anyone. Is there anyone
7 here or online who wishes to speak in opposition to
8 this application? Don't hear anyone. All right.
9 Development Services, anything further?

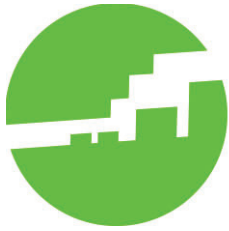
10 MR. GRADY: Nothing further.

11 HEARING MASTER HATLEY: All right. And
12 applicant, anything further?

13 MR. PRESSMAN: Just placing since we've had no
14 calls into Development Services. I haven't
15 received any calls in opposition, and of course, as
16 you recall, no one was here. Thank you.

17 HEARING MASTER HATLEY: All right. Thank you,
18 Mr. Pressman. This will close the hearing on
19 rezoning standard 22-0812.

20
21
22
23
24
25



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: October 17, 2022 Report Prepared: October 5, 2022	Petition: RZ-STD 22-0812 REMAND 17438 Dorman Road <i>North of Dorman Road, west of Boyette Road, east of Egret Landing Place, south of Fishhawk Crossing Boulevard.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-2 (RES-2) (2 du/ga ; 0.25 FAR)
Service Area	Urban Service Area (USA)
Community Plan:	Southshore Area Wide Systems
Requested Zoning:	Rezoning from Agricultural Rural (AR) and Agricultural Single-family-1 (AS-1) to Residential Single-family Conventional-2 (RSC-2)
Parcel Size (Approx.):	4.20 +/- acres (182,952 square feet)
Street Functional Classification:	Dorman Road - County Collector Boyette Road – County Collector Fishhawk Crossing Boulevard – County Collector Egret Landing Place - Local
Locational Criteria	Not Applicable
Evacuation Zone	Not within an evacuation zone



Context

- The 4.20 acre subject site is located 17438 Dorman Road, north of Dorman Road, west of Boyette Road, east of Egret Landing Place, south of Fishhawk Crossing Boulevard.
- The subject site is located in the Urban Service Area (USA) and is within the limits of the Southshore Area Wide Systems.
- The subject site is located in a Residential-2 (RES-2) Future Land Use designation which allows residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. The RES-2 FLU allows up to two (2) dwelling units per the acre or 0.25 non-residential floor area ratio.
- The property is zoned Agricultural Rural (AR) and Agricultural Single-family-1 (AS-1).
- The area is mostly zoned for Planned Development (PD) and the lots sizes in area range between 5, 000 -10,000 sq. ft. Typical housing in area is townhouse and single family.
- The applicant is requesting a rezoning to Residential Single-family Conventional-2 (RSC-2).
- At the regularly scheduled Board of County Commissioners public meeting on August 25, 2022, the board requested a remand to the October 17, 2022, ZHM meeting. The remand was for the purpose of giving the Hillsborough County School Board an opportunity to provide agency review and comments.

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

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

GROWTH MANAGEMENT STRATEGY

The Sustainable Growth Management Strategy serves as a vehicle to structure County spending and planning policies to optimize investment for services and infrastructure, protect the vulnerability of the natural environment, reduce the exposure and risk to natural hazards and provide a clear direction for achieving an efficient development pattern. This strategy is comprised of three primary components, an environmental overlay, an urban service area and a defined rural area.

The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some “rural communities” exist. These communities have historically served as a center of community activity within the rural environment. They include, Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these

communities will be reflected through the application of “community-based planning” techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.

This Plan also provides for the development of planned villages within rural areas. These villages are essentially self supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

PURPOSE

Control Urban Sprawl.

Create a clear distinction between long range urban and rural community forms.

Define the future urban form through the placement of an urban service area that establishes a geographic limit of urban growth.

Define areas within the urban service area where growth can occur concurrent with infrastructure capacities and where public investment decisions can be made more rationally in a manner that does not perpetuate urban sprawl.

Identify a distinct rural area characterized by the retention of land intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle without the expectation of future urbanization.

Apply an overlay of ecosystems and greenways that preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.

Create compatible development patterns through the design and location of land uses.

URBAN SERVICE AREA BOUNDARY

This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.

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.*

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

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

Southshore Areawide - Cultural/Historic Objective

The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

3. *Enhance community capacity and retain the unique character of communities in SouthShore.*
 - a. *Encourage citizens to participate in their civic associations, chambers of commerce, schools and homeowners associations to work toward implementation of the vision.*
 - b. *Recognize the diversity of language and culture in SouthShore as a community asset and resource.*
 - c. *Increase options in the Land Development Code to accommodate the retrofitting of existing communities to include a broader range of internal mixed uses, such as:*
 - 1.) *mixed density housing;*
 - 2.) *local-serving goods/shopping;*
 - 3.) *civic uses and;*
 - 4.) *neighborhood scale employment.*
 - d. *Encourage energy efficient design concepts in new developments as well as redevelopment/refurbishment of existing areas.*
 - e. *Support the principles of Livable Neighborhood Guidelines established in adopted community plans in SouthShore*
 - f. *Work with local and regional groups, civic associations and chambers of commerce to identify opportunities for the co-location of future recreational, community, cultural, civic centers, with civic amenities (e.g. schools, libraries, emergency services, post offices, government agencies), and use those facilities as focal points of the communities.*
 - g. *Support and partner with primary, secondary, and higher educational institutions to promote development of a skilled workforce.*
4. *Maintain housing opportunities for all income groups.*
 - a. *Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element.*

Staff Analysis of Goals, Objectives, and Policies:

The 4.20 acre subject site is located west of Boyette Road, east of Egret Landing Place, south of Fishhawk Crossing Boulevard, to the east of the Fishhawk Residential Community. The subject site is located in the Urban Service Area (USA) and is within the limits of the Southshore Area Wide Systems. The applicant is requesting a rezoning to Residential Single-family Conventional-2 (RSC-2).

At the regularly scheduled Board of County Commissioners public meeting on August 25, 2022, the board requested a remand to the October 17, 2022, ZHM meeting. The remand was for the purpose of giving the Hillsborough County School Board an opportunity to provide agency review and comments.

The subject property is in a unique location between an existing suburban residential community, and the Rural Area boundary to the east. The area typical housing type is mostly townhouse and single family. Lots sizes in the area range between 5, 000 -10,000 sq. ft. The applicant is requesting Residential Single-Family Conventional-2 (RSC-2) zoning. The applicant has not specified what type of housing product they will construct. However, the property is located in the Residential-2 (RES-2) Future Land Use designation, which does not allow multi-family but it allows single-family residential.

The proposed rezoning is consistent with Policy 1.1 and 1.2 of the Future Land Use Element (FLUE) which will require utilization of at least 75% of the allowable density of the land use category. The RES-2 FLU category would allow the property to be developed up to eight (8) dwelling units. The proposed rezoning is also consistent with Objective 8, Policy 8.1, Objective 9 and Policy 9.1, that requires all developments to be consistent with the FLU category. As previously mentioned, the subject site has RES-2 FLU designation and the proposed RSC-2 zoning district is permitted in this FLU category.

FLUE Objective 16 and its accompanying policies (FLUE Policies 16.1, 16.2, 16.3 and 16.10) requires development be integrated through the use of complementary land uses and be compatible with the development pattern of the surrounding area. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area.

The applicant requested a standard rezoning, which does not require a site plan. The subject site will most likely be developed with single-family or townhomes which is compatible with the surrounding uses. To the north of the property is a stormwater pond, to the south is Dorman Road, which is a two lane county collector. To the west is a planned development and to the east is agricultural land and a large easement both owned by TECO. The proposed residential is consistent with the character of the area and LDC code required buffers and setbacks should be sufficient to mitigate any incompatible uses to the west.

The site is located within the limits of the SouthShore Area Wide Systems Community Plan. Per the SouthShore Community Plan, housing opportunities for all income groups should be maintained. The applicant is proposing a residential use which would support the vision SouthShore Area Wide Systems Community Plan.

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

Recommendation

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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Boyette/South

DATE: 06/02/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0812

- 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 38 average daily trips, 3 trips in the a.m. peak hour, and 4 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 a +/- 4.19 acre parcel from Agricultural Single Family – 1 (AS-1) to Residential Single Family Convention – 2 (RSC-2). The site is located +/- 0.32 miles west of the intersection of Boyette Road and Dorman Road. The Future Land Use designation of the site is Residential-2 (RES-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 4 Single Family Detached Dwelling Unit (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 8 Single Family Detached Dwelling Unit (ITE Code 210)	76	6	8

Trip Generation Difference:

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

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 38 average daily trips, 3 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dorman Road. Dorman Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. Dorman Road lies within +/- 52 feet of Right of Way in the vicinity of the project. Dorman Road does not have sidewalks or bike facilities within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Dorman Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Dorman Road is not a regulated road and as such was not included in the 2022 Level of Service 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
Dorman Road.	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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	38	3	4
Proposed	76	6	8
Difference (+/-)	+38	+3	+4

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

COMMISSION

Mariella Smith CHAIR
Pat Kemp VICE-CHAIR
Harry Cohen
Ken Hagan
Gwendolyn "Gwen" W. Myers
Kimberly Overman
Stacy White



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
Elaine S. DeLeeuw ADMIN DIVISION
Sam Elrabi, P.E. WATER DIVISION
Rick Muratti, Esq. LEGAL DEPT
Reginald Sanford, MPH AIR DIVISION
Steffanie L. Wickham WASTE DIVISION
Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 06/13/2022</p> <p>PETITION NO.: 22-0812</p> <p>EPC REVIEWER: Chantelle Lee</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1358</p> <p>EMAIL: leec@epchc.org</p>	<p>COMMENT DATE: 05/18/2022</p> <p>PROPERTY ADDRESS: 17438 Dorman Road, Lithia, FL 33547</p> <p>FOLIO #: 088305-0100</p> <p>STR: 28-30S-21E</p>
<p>REQUESTED ZONING: From AS-1 to RSC-2</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	05/18/2022
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

Cl/mst

Ec: Todd Pressman, todd@pressmaninc.com

Environmental Excellence in a Changing World

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

REZ ##-####

[DATE]

Page 2 of 2

Environmental Excellence in a Changing World

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



Adequate Facilities Analysis: Rezoning

Date: October 11, 2022

Acreage: ±4.2 acres

Jurisdiction: Hillsborough County

Proposed Zoning: RSC-2

Case Number: RZ PD-22-0812

Future Land Use: R-2

HCPS #: RZ-460

Maximum Residential Units: 8 Units

Address: 17438 Dorman Rd, Lithia

Residential Type: Single-Family, Detached

Parcel Folio Number(s): 088305.0100

School Data	Fishhawk Elementary	Randall Middle	Newsome High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1,056	1,438	3,011
2021-22 Enrollment K-12 enrollment on 2021-22 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	1,039	1,407	3,160
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	98%	98%	105%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 10/10/2022	0	17	0
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	99%	99%	105%

Notes: Fishhawk Elementary, Randall Middle are projected to be at or near capacity for the residential impact of the proposed development. Newsome High School does not have adequate capacity for the residential impact of the proposed development. In these cases, the school district is required by state law to consider whether additional capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time additional capacity does exist in adjacent service areas at the elementary, and middle schools. Additional capacity does not exist in adjacent service areas at the high school levels. A proportionate share agreement may be an available mitigation option. Please contact the School Board for further information.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Renée M. Kamen, AICP, Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 e: renee.kamen@hcps.net
 p: 813-272-4083

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 31 May 2022

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 22-0812

LOCATION: 17438 Dorman Rd, Lithia, FL 33547

FOLIO NO: 88305.0100

SEC: 28 TWN: 30 RNG: 21

- 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 Public Meeting - Zoning Hearing
October 17, 2022

HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

LAND USE HEARING OFFICER HEARINGS
October 17, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

B.2

Application Number: RZ-STD 22-0812
Applicant: Petru & Lavinia Volosen

Location: 17438 Dorman Rd
Folio Number: 088305.0100

Acreage (+/-): 4.2 acres, more or less
Comprehensive Plan: R-2

Service Area: Urban
Existing Zoning: AS-1 & AR

Request: Rezone to RSC-2

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1 MR. GRADY: The next item then is agenda
2 item B.2, Resign Standard 22-0812. The applicant
3 Petru & Lavinia Volosen. The request is a rezone
4 from AS-1 to an AR to RSC-2. Madam Hearing
5 Officer, this is remanded ostensibly to add
6 additional comments that were missing regarding the
7 school board comments. Those, you've received a
8 revised report this evening that has added those
9 school board comments to the project.

10 Again, that was the purpose of remand to get
11 those comments into the record because they were
12 not provided at the previous hearing and did need
13 to be provided before this could proceed to the
14 Board of County Commissioners. Isis Brown will
15 provide staff presentation after -- recommendation
16 after presentation by the applicant.

17 HEARING MASTER HATLEY: All right. Thank you,
18 Mr. Grady. We'll hear from the applicant.

19 MS. PRESSMAN: Good evening, Madam Hearing
20 Officer. Todd Pressman, 200 Second Avenue South,
21 Number 451, St. Petersburg. This request is
22 seeking rezoning from AR, agricultural rural and
23 agricultural single-family, AS-1, to single-family
24 residential, RSC-2.

25 It is in the urban service area. The site

1 acreage is 4.2 acres, more or less, and is in the
2 Boyette Community Plan Area. You'll see that both
3 staffs recommend approval, so I'm just going to
4 highlight some points. You'll, of course, have the
5 reports in your file and look at those a little
6 closer.

7 Zoning staff knows that properties north,
8 east, and west are subject site -- regard subject
9 site -- are within the RES-2 future land use
10 category. They note the size and depth of subject
11 parcel in relation to other parcels would create a
12 zoning development pattern and that is consistent
13 with the existing zoning development pattern of the
14 residential area.

15 The Planning Commission also will recommend
16 consistency, noting the urban service area. They
17 list quite a few policies in support. They note
18 the rezone is consistent with policy 1.1, 1.2 of
19 future land use element. The resulting rezoning
20 would allow eight units which now finds consistent
21 and compatible in the area, consistent with the
22 character of the area and LDC required buffers and
23 setbacks would be sufficient. And they determined
24 that the residential use would support division of
25 the South Shore area-wide systems community plan.

1 So with that, we ask for your consideration and
2 approval.

3 HEARING MASTER HATLEY: Thank you, Mr.
4 Pressman.

5 MR. PRESSMAN: Any questions?

6 HEARING MASTER HATLEY: No questions for you.
7 Be sure and sign in. Okay. Development Services?

8 MS. BROWN: Good evening. Isis Brown,
9 Development Services. As mentioned before, this
10 case, the request is to rezone from AR to RSC-2.
11 The surrounding properties is in the future land
12 use category RES-2. The adjacent properties are
13 zoned PD to the north and west, AR to the east, and
14 on the road to the south.

15 And as stated, this case, the school board's
16 comments were not included, and they did state that
17 additional capacity does not exist in the adjacent
18 service areas at the high school levels, and that
19 this is an analysis for adequate facilities only
20 and is not a determination of school concurrency,
21 and a school concurrency review will be issued
22 prior to preliminary plan or site plan approval.
23 Based on previous staff finds, they request
24 approvable. I'm available for any questions.

25 HEARING MASTER HATLEY: All right. Thank you,

1 Ms. Brown. No questions for you. Planning
2 commission?

3 MS. LLANOS: Karla Llanos with Planning
4 Commission staff. This property is 4.2 acres.
5 It's located at 17438 Dorman Road. It's north of
6 Dorman Road, west of Boyette Road, east of Egret
7 Landing Place, south of Fishhawk Crossing
8 Boulevard. The subject site is in the urban
9 service area and is located within the limits of
10 South Shore area-wide systems.

11 Planning Commission staff understands that at
12 the Board of County Commissioners public hearing on
13 August 25th, 2022, the Board requested remand to
14 the October 17, 2022 Zoning Hearing Master meeting.
15 The remand was for the purpose of giving
16 Hillsborough County School Board an opportunity to
17 review the agency -- to review the request and
18 provide some agency comments.

19 We currently understand that the property has
20 a Residential-2 future land use designation, which
21 allows residential. It does not allow multi-
22 family, but single-family residential, just for the
23 record.

24 Residential-2 also allows an urban scale
25 neighborhood commercial, office uses, multi-purpose

1 projects. The RES-2 future land use designation
2 allows up to two dwelling units per the acre or
3 0.259 floor area ratio for non-residential. The
4 area is mostly composed of lot sizes between 5,000
5 and 10,000 square feet with usually townhome or
6 single-family typical housing.

7 The applicant is requesting rezoning to the
8 residential single family conventional 2. The
9 applicant has not specified what type of housing
10 put-up they would construct. However, as stated
11 previously, the Residential-2 future land use
12 designation does not allow for multi-family.

13 So, with that, the proposed rezoning is
14 consistent with Policy 1.1 and 1.2 by meeting
15 minimum density. Under the RES-2 future land use
16 category, a minimum density of six dwellings units
17 an acre. The request is consistent with objective
18 -- sorry, I misstated. Under the RES-2 category,
19 the minimum density to be reached is six dwelling
20 units. Sorry.

21 The request is consistent with Objective 8,
22 Objective 9 and the accompanying policies as a
23 residential single-family conventional 2 zoning
24 district is permitted within the RES-2 category.

25 The subject property is consistent with

1 Objective 16 and the accompanying policies of the
2 future land use element. The applicant has
3 requested a standard rezoning, which doesn't
4 require a site plan. However, the subject site
5 will most likely be developed with single-family or
6 townhomes, which is compatible with the surrounding
7 uses.

8 The request is consistent with the South Shore
9 area-wide systems community plan which encourages
10 housing opportunities for all income groups to be
11 maintained. The applicant is proposing a
12 residential zoning category that would support the
13 vision of the South Shore area-wide community plan,
14 and Planning Commission has not received any new
15 information revising the applicant's request or
16 site plan. Therefore the recommendation remains
17 unchanged.

18 Overall, the proposed rezoning would allow for
19 development that's compatible with the existing and
20 planning development pattern in the surrounding
21 area and is consistent with the unincorporated
22 Hillsborough County comprehensive plan.

23 Based upon those considerations, the Planning
24 Commission staff finds that the proposed rezoning
25 standard is consistent with the unincorporated

1 Hillsborough County comprehensive plan. And I
2 will stay on if you have any questions.

3 HEARING MASTER HATLEY: All right. Thank you,
4 Ms. Llanos. All right. Is there anyone here or
5 online who wishes to speak in support of this
6 application? I don't hear anyone. Is there anyone
7 here or online who wishes to speak in opposition to
8 this application? Don't hear anyone. All right.
9 Development Services, anything further?

10 MR. GRADY: Nothing further.

11 HEARING MASTER HATLEY: All right. And
12 applicant, anything further?

13 MR. PRESSMAN: Just placing since we've had no
14 calls into Development Services. I haven't
15 received any calls in opposition, and of course, as
16 you recall, no one was here. Thank you.

17 HEARING MASTER HATLEY: All right. Thank you,
18 Mr. Pressman. This will close the hearing on
19 rezoning standard 22-0812.

20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 13, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

C4:
Application Number: RZ-STD 22-0812
Applicant: Petru & Lavinia Volosen
Location: 17438 Dorman Rd.
Folio Number: 088305.0100
Acreage: 4.2 acres, more or less
Comprehensive Plan: R-2
Service Area: Urban
Existing Zoning: AS-1 & AR
Request: Rezone to RSC-2

1 MR. GRADY: The next item is agenda item
2 C-4, Rezoning-Standard 22-0812. The request is to
3 rezone from AS-1 and AR to RSC-2.

4 Isis Brown will provide staff recommendation
5 after presentation by the applicant.

6 MR. PRESSMAN: Good evening, Hearing
7 Officer. Todd Pressman, 200 Second Avenue South,
8 No. 451, St. Petersburg.

9 This request comes before you with both
10 staffs in support. We have not seen or heard any
11 opposition up till this evening. The request is
12 from the existing Agricultural Rural --
13 Agricultural Single-Family AS-1 to Single-Family
14 Residential RSC-2 zoning district.

15 Zoning staff will tell you that the
16 surrounding uses include Planned Development for
17 single-family with lot sizes that ranges from 5,000
18 to 10,000 square feet.

19 Properties to the north, east, and west are
20 within the RES-2 Future Land Use Category. They
21 indicate that in the area, this would be a pattern
22 that is consistent with the existing zoning and
23 development pattern in the residential area.

24 The Planning Commission finds the site is
25 consistent. They note that overall the proposed

1 rezoning would allow for development that is
2 consistent with the goals, objectives, and
3 policies.

4 They note Objective 16. They note
5 Policy 9.1, 8.1, all support this request. In
6 regard to the standard zoning -- the zoning
7 standard district that's requested as compatibility
8 in the immediate area.

9 With that, I'll leave you with that. If
10 there's any questions or any other comments, we'll
11 be happy to answer them.

12 HEARING MASTER HATLEY: All right. Thank
13 you, Mr. Pressman.

14 MR. PRESSMAN: Thank you.

15 HEARING MASTER HATLEY: All right.

16 Development Services.

17 MS. BROWN: Good evening. Isis Brown,
18 Hillsborough County Development Services, reporting
19 for 22-0812, standard rezone.

20 The request is to rezone from AR,
21 Agricultural Rural -- Agricultural Single-Family
22 Residential, AS-1, to the proposed zoning district,
23 Single-Family Residential Conventional-2.

24 Single-Family Residential Conventional-2
25 development permits lot sizes of a minimum of

1 21,520 square feet. The current acreage of the
2 property is 4.2 acres, of which approximately 2.31
3 is zoned AR and 1.89 is zoned AS-1.

4 The current density on the AR portion is one
5 unit dwelling per 5 acres. And the AS portion is
6 one dwelling unit per 1 acre. With the proposed
7 zoning district of RSC-2, it will be one dwelling
8 unit per 0.5 acres -- .5 acres or 21,780 square
9 feet.

10 Mathematical maximum will allow
11 approximately eight dwelling units, give or take,
12 minus road, stormwater, and other improvements.

13 The site is located in an area comprised of
14 Agricultural and Single-Family Residential uses.
15 The surrounding uses include a Planned Development
16 for single-family residential lots; all ranging in
17 areas from 5,000 square feet to 10,000 square feet.

18 The adjacent properties are zoned PD 07-1130
19 to the north and west, AR to the east, and Dorman
20 Road is to the south of the subject property.

21 The properties to the north, east, and west
22 of the subject site are within the RES-2 Future
23 Land Use Category, which has the potential to
24 permit low density residential, suburban scale
25 neighborhood commercial, office uses, and multiuse

1 projects.

2 The subject site is located within the Urban
3 Service Area and would be required to connect to
4 potable water and wastewater system.

5 Based on the site and the -- the size and
6 depth of the subject parcel in relation to adjacent
7 residential uses in the area, it would create a
8 zoning development pattern that is consistent with
9 the existing zoning and development pattern of
10 residential uses in the zoning district area.

11 Based on the above considerations, staff
12 finds the proposed RSC-2 zoning district is
13 compatible with the existing zoning district and
14 development pattern in the area. Staff finds the
15 request approvable, and I'm available for any
16 questions.

17 HEARING MASTER HATLEY: All right. Thank
18 you, Ms. Brown.

19 Planning Commission, please.

20 MS. LIENHARD: Thank you. Melissa Lienhard,
21 Planning Commission staff.

22 The subject property is located in the
23 Residential-2 Future Land Use Category. It is in
24 the Urban Service Area, and the subject property is
25 located within the limits of the Southshore

1 Areawide Systems Plan.

2 The subject property is in a unique location
3 between an existing suburban residential community
4 and the Rural Area boundary to the east. The
5 area -- the area of typical housing type is mostly
6 townhouse and single-family. Lot sizes in the area
7 range between 5,000 and 10,000 square feet.

8 The applicant is requesting Residential
9 Single-Family Conventional-2 zoning, which is
10 consistent with the development expected in the
11 Residential-2 Future Land Use Category.

12 Future Land Use Element Objective 16 and its
13 accompany policies require development to be
14 integrated through the use of complementary land
15 uses and also be compatible with the development
16 pattern found in the surrounding area.

17 Goal 12 and Objective 12-1 of the Community
18 Design Component and the Future Land Use Element
19 requires new development to recognize the existing
20 community and be designed to relate to and be
21 compatible with the predominant character of the
22 surrounding area.

23 The subject site will be developed with
24 residential units that will be compatible with the
25 surrounding uses. To the north of the property is

1 a stormwater pond. To the south is Dorman Road,
2 which is a two-lane county collector. To the west
3 is a Planned Development, and to the east is
4 agricultural land and a large easement owned by
5 TECO.

6 The proposed residential use is consistent
7 with the character of the area and the surrounding
8 development pattern.

9 Lastly, per the Southshore Areawide Systems
10 Plan, housing opportunities for all income groups
11 should be maintained. The applicant is proposing a
12 residential use which will support that vision.

13 Based upon those considerations, Planning
14 Commission staff finds the proposed rezoning
15 consistent with the Future of Hillsborough
16 Comprehensive Plan for unincorporated Hillsborough
17 County. Thank you.

18 HEARING MASTER HATLEY: Thank you.

19 All right. Is there anyone here or online
20 who wishes to speak in support of this application?
21 I don't see anyone.

22 Is there anyone here or online who wishes to
23 speak in opposition to this application? All
24 right. I don't see anyone.

25 All right. Development Services, anything

1 further?

2 MR. GRADY: Nothing further.

3 HEARING MASTER HATLEY: All right.

4 Applicant, anything further?

5 MR. PRESSMAN: Thank you.

6 HEARING MASTER HATLEY: All right. And this
7 will close then the hearing on 22-0812.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # <u>MM 22-0689</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Elise Ratsel</u> MAILING ADDRESS <u>401 E. Jackson St., #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>MM 22-0689</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St., #2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____</p>
<p>APPLICATION # <u>MM 22-0689</u></p>	<p>PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr. #900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 331 0976</u></p>
<p>APPLICATION # <u>MM 22-0689</u> <u>VS</u></p>	<p>PLEASE PRINT NAME <u>Elizabeth Belcher</u> MAILING ADDRESS <u>406 S. Miller Rd.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE _____</p>
<p>APPLICATION # <u>MM 22-0689</u></p>	<p>PLEASE PRINT NAME <u>Robert Padilla</u> MAILING ADDRESS <u>212 Ronja Lane</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>815-523-2202</u></p>
<p>APPLICATION # <u>MM 22-0689</u></p>	<p>PLEASE PRINT NAME <u>CHARLES BOYNE</u> MAILING ADDRESS <u>2303 Hwy 40</u> CITY <u>VALRICO</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>813 267 5478</u></p>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # MM 22-0689 VS</p>	<p>PLEASE PRINT NAME Zack Sarver</p> <p>MAILING ADDRESS 216 Ronja Ln.</p> <p>CITY Valrico STATE FL ZIP 33594 PHONE</p>
<p>APPLICATION # MM 22-0689</p>	<p>PLEASE PRINT NAME Steve Henry</p> <p>MAILING ADDRESS 5023 W. LAUREL ST</p> <p>CITY TIPA STATE FL ZIP 33607 PHONE 813-289-0039</p>
<p>APPLICATION # RZ 22-0812</p>	<p>PLEASE PRINT NAME Todd Pressman</p> <p>MAILING ADDRESS 200 2nd Ave S #451</p> <p>CITY St. Pete STATE FL ZIP 33701 PHONE 804-727-1760</p>
<p>APPLICATION # RZ 22-0926</p>	<p>PLEASE PRINT NAME Paul Cappola</p> <p>MAILING ADDRESS 10403 PANTANO CIR</p> <p>CITY Truitt STATE FL ZIP 34655 PHONE 813-454-1842</p>
<p>APPLICATION # RZ 22-0926</p>	<p>PLEASE PRINT NAME Todd Pressman</p> <p>MAILING ADDRESS 200 2nd Ave S #451</p> <p>CITY St. Pete STATE FL ZIP 33701 PHONE 804-727-1760</p>
<p>APPLICATION # RZ 22-0926</p>	<p>PLEASE PRINT NAME Janise Man-San-Hing</p> <p>MAILING ADDRESS PO Box 95 Odessa FL</p> <p>CITY STATE ZIP PHONE (813) 310-2390</p>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0926</u> <u>VS</u>	PLEASE PRINT NAME <u>Barbara Aderhold</u> MAILING ADDRESS <u>P.O. Box 272879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # <u>RZ 22-1302</u>	PLEASE PRINT NAME <u>Julia Perez</u> MAILING ADDRESS <u>PO BOX 396</u> CITY <u>Placida</u> STATE <u>FL</u> ZIP <u>33946</u> PHONE <u>813 599-4091</u>
APPLICATION # <u>RZ 22-1302</u>	PLEASE PRINT NAME <u>Andres Perez</u> MAILING ADDRESS <u>3912 Reflection Dock Dr.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 6829815</u>
APPLICATION # <u>RZ 22-1302</u>	PLEASE PRINT NAME <u>Linda Norby</u> MAILING ADDRESS <u>2015 Castle Court</u> CITY <u>Lakeland</u> STATE <u>FL</u> ZIP <u>33813</u> PHONE <u>863-648-9478</u>
APPLICATION # <u>RZ 22-0562</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 W. Ashley Pt.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813 331-0976</u>
APPLICATION # <u>RZ 22-1166</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 370</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 225-4421</u>

DATE/TIME: 10/17/2022

HEARING MASTER: Pamela Jo Hatley

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION #</p> <p><u>RZ 22-1106</u></p>	<p>PLEASE PRINT NAME <u>STEVE HENRY</u></p> <p>MAILING ADDRESS <u>5023 W. LAUREL ST</u></p> <p>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813-289-0039</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

OCTOBER 17, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 17, 2022, at 6:00 p.m., in the Ada T. Payne Community Room, Robert W. Saunders Sr. Public Library, Tampa, Florida, and held virtually.

▶ Pamela Jo Hatley, ZHM, called the meeting to order and led in the pledge of allegiance to the flag.

▶ Brian Grady, Development Services, introduced staff and reviewed the changes/withdrawals/continuances.

D.2. RZ 22-0943

▶ Brian Grady, Development Services, calls RZ 22-0943.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0943.

D.3. RZ 22-0949

▶ Brian Grady, Development Services, calls RZ 22-0949.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0949.

A.16 RZ 22-1027

▶ Brian Grady, Development Services, calls RZ 22-1027, withdrawn.

D.5. MM 22-1112

▶ Brian Grady, Development Services, calls MM 22-1112.

▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 22-1112.

A. WITHDRAWALS AND CONTINUANCES

▶ Brian Grady, Development Services, continues withdrawals/continuances.

▶ Pamela Jo Hatley, ZHM, overview of ZHM process.

▶ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

▶ Pamela Jo Hatley, ZHM, Oath.

B. REMAND

B.1. MM 22-0689

- ▶ Brian Grady, Development Services, calls MM 22-0689.
- ▶ Elise Batsel, applicant rep, presents testimony.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to application rep.
- ▶ David Smith, applicant rep, presents testimony.
- ▶ Isabelle Albert, applicant rep, submits exhibits, did not provide testimony.
- ▶ Michelle Heinrich, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services Transportation.
- ▶ Richard Perez, Development Services Transportation, answers ZHM questions.
- ▶ Brian Grady, Development Services, provides testimony.
- ▶ Karla Llanos, Planning Commission, staff report.

MONDAY, OCTOBER 17, 2022

- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Elizabeth Belcher, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Elizabeth Belcher, opponent, answers ZHM questions.
- ▶ Robert Padilla, opponent, presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Robert Padilla, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Robert Padilla, opponent, answers ZHM questions.
- ▶ Charles Bothe, opponent, presents testimony.
- ▶ Zack Sarver, opponent, presents testimony.
- ▶ Pamela Jo Hatley ZHM, questions to opponent.
- ▶ Zack Sarver, opponent, answers ZHM questions
- ▶ Elise Batsel, applicant rep, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Zack Sarver, opponent, answers ZHM questions.
- ▶ Elise Batsel, applicant rep, questions to opponent.
- ▶ Zack Sarver, opponent, answers applicant rep questions.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Michelle Heinrich, Development Services, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, statement to applicant.
- ▶ Elise Batsel, applicant rep, provides rebuttal.
- ▶ Steve Henry, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.

- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Elise Batsel, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley closes MM 22-0689.

B.2. RZ 22-0812

- ▶ Brian Grady, Development Services, calls RZ 22-0812.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 22-0812.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0926

- ▶ Brian Grady, Development Services, calls RZ 22-0926.
- ▶ Todd Pressman, applicant rep, presents testimony.
- ▶ Paul Cappola, applicant rep, presents testimony.
- ▶ Todd Pressman, applicant rep, continues testimony.
- ▶ Paul Cappola, applicant rep, continues testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep. ▶ Paul Cappola, applicant rep, answers ZHM questions.

MONDAY, OCTOBER 17, 2022

- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Todd Pressman, applicant rep, answers ZHM questions and submits exhibits.
- ▶ Isis Brown, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Isis Brown, Development Services, answers ZHM questions.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Karla Llanos, Planning Commission, answers ▶ Pamela Jo Hatley, ZHM, questions to Planning Commission.
- ▶ Karla Llanos, Planning Commission, answers
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Janise Man-Son-Hing, opponent presents testimony and submits exhibits. exhibit.
- ▶ Barbara Aderhold, opponent presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Barbara Aderhold, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM, calls Development Services.
- ▶ Brian Grady, Development Services, continues testimony.

- ▶ Pamela Jo Hatley, ZHM questions to Development Services.
- ▶ Brian Grady, Development Services, answers ZHM questions. ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Paul Cappola, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Paul Cappola, applicant rep, answers ZHM questions.
- ▶ Todd Pressman, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley closes RZ 22-0926.
- ▶ Break
- ▶ Resume

C.2. RZ 22-1169

- ▶ Brian Grady, Development Services, calls RZ 22-1169.
- ▶ Brian Grady, Development Services, confirms application number
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant/closes RZ 22-1169.

C.3. RZ 22-1302

- ▶ Brian Grady, Development Services, calls RZ 22-1302.
- ▶ Julia Perez, applicant rep, presents testimony.
- ▶ Chris Grandlienard, Development Services, staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents.
- ▶ Andres Perez, opponent presents testimony.

MONDAY, OCTOBER 17, 2022

- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Andres Perez, opponent, answers ZHM questions.
- ▶ Linda Norby, opponent presents testimony.
- ▶ Pamela Jo Hatley, ZHM, questions to opponent.
- ▶ Linda Norby, opponent, answers ZHM questions.
- ▶ Pamela Jo Hatley, ZHM calls Development Services/applicant rep.
- ▶ Julia Perez, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep. ▶ Julia Perez, applicant rep, answers ZHM questions.
- ▶ Alex Steady, Development Services Transportation, provides testimony.
- ▶ Pamela Jo Hatley closes RZ 22-1302.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0562

- ▶ Brian Grady, Development Services, calls RZ 22-0562.
- ▶ Isabelle Albert, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley ZHM, questions to applicant rep.
- ▶ Isabelle Albert, applicant rep, answers ZHM questions.
- ▶ Tim Lampkin, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Tim Lampkin, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Tim Lampkin, Development Services, continues staff report.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services.

MONDAY, OCTOBER 17, 2022

- ▶ Brian Grady, Development Services, statement for the record.
- ▶ Pamela Jo Hatley, ZHM, calls applicant rep/closes RZ 22-0562.

D.4. RZ 22-1106

- ▶ Brian Grady, Development Services, calls RZ 22-1106.
- ▶ Kami Corbett, applicant rep, presents testimony and submits exhibits.
- ▶ Steve Henry, applicant rep, presents testimony and submits exhibits.
- ▶ Pamela Jo Hatley, applicant rep, presents testimony.
- ▶ Steve Henry, applicant rep, answers ZHM questions.
- ▶ Kami Corbett, applicant rep, presents testimony.
- ▶ Tania Chapela, Development Services, staff report.
- ▶ Pamela Jo Hatley, ZHM, questions to Development Services.
- ▶ Tania Chapela, Development Services, answers ZHM questions.
- ▶ Brian Grady, Development Services, answers ZHM questions.
- ▶ Karla Llanos, Planning Commission, staff report.
- ▶ Pamela Jo Hatley, ZHM, calls for proponents/opponents/Development Services/applicant rep.
- ▶ Kami Corbett, applicant rep, provides rebuttal.
- ▶ Pamela Jo Hatley, ZHM, questions to applicant rep.
- ▶ Kami Corbett, applicant rep, answer ZHM questions.
- ▶ Pamela Jo Hatley closes RZ 22-1106.

E. ZHM SPECIAL USE

ADJOURNMENT

- ▶ Pamela Jo Hatley, ZHM, adjourns the meeting at 9:21 p.m.

Rezoning Application: 22-0812 (REMAND)

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: Petru & Lavinia Volosen
 FLU Category: Residential-2 (Res-2)
 Service Area: Urban
 Site Acreage: 4.2 +/-
 Community Plan Area: Boyette
 Overlay: None
 Request: Rezone from **Agricultural Rural (AR) & Agricultural Single-Family Residential-1 (AS-1)** to **Single-Family Residential Conventional-2**



Request Summary:

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

Zoning:

	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
Uses	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential	Single Family Residential Conventional
Acreage	2.31+/- Acres (ac)	1.89+/- ac	4.2+/- ac
Density/ Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre	1 du/0.5 acre (21,780 sf)
Mathematical Maximum*	0 dwelling unit	1 dwelling unit	8 dwelling unit

* *Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.*

Development Standards:

	Current AR Zoning	Current AS-1 Zoning	Proposed RSC-2 Zoning
Density / Intensity	1 du/ 5 ac	1 du/1 ac	1 du/0.5 ac
Lot Size / Lot Width	5 acres (217,800 sf)/150'	1 ac (43,560 sf)/150'	0.5 ac (21,780 sf)/100'
Setbacks/Buffering and Screening	50' - Front (South) 25' - Sides (East & West) 50' - Rear (North)	50' - Front (South) 15' - Sides (East & West) 50' - Rear (North)	250' - Front (South) 10' - Sides (East & West) 25' - Rear (North)
Height	50'	50'	50'

Application No. RZ 22-0812
 Name: Brian Grady
 Entered at Public Hearing: ZHM
 Exhibit # 1 Date: 10/17/22

APPLICATION NUMBER: RZ STD 22-0812

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022 Case Reviewer: Isis Brown

Additional Information:

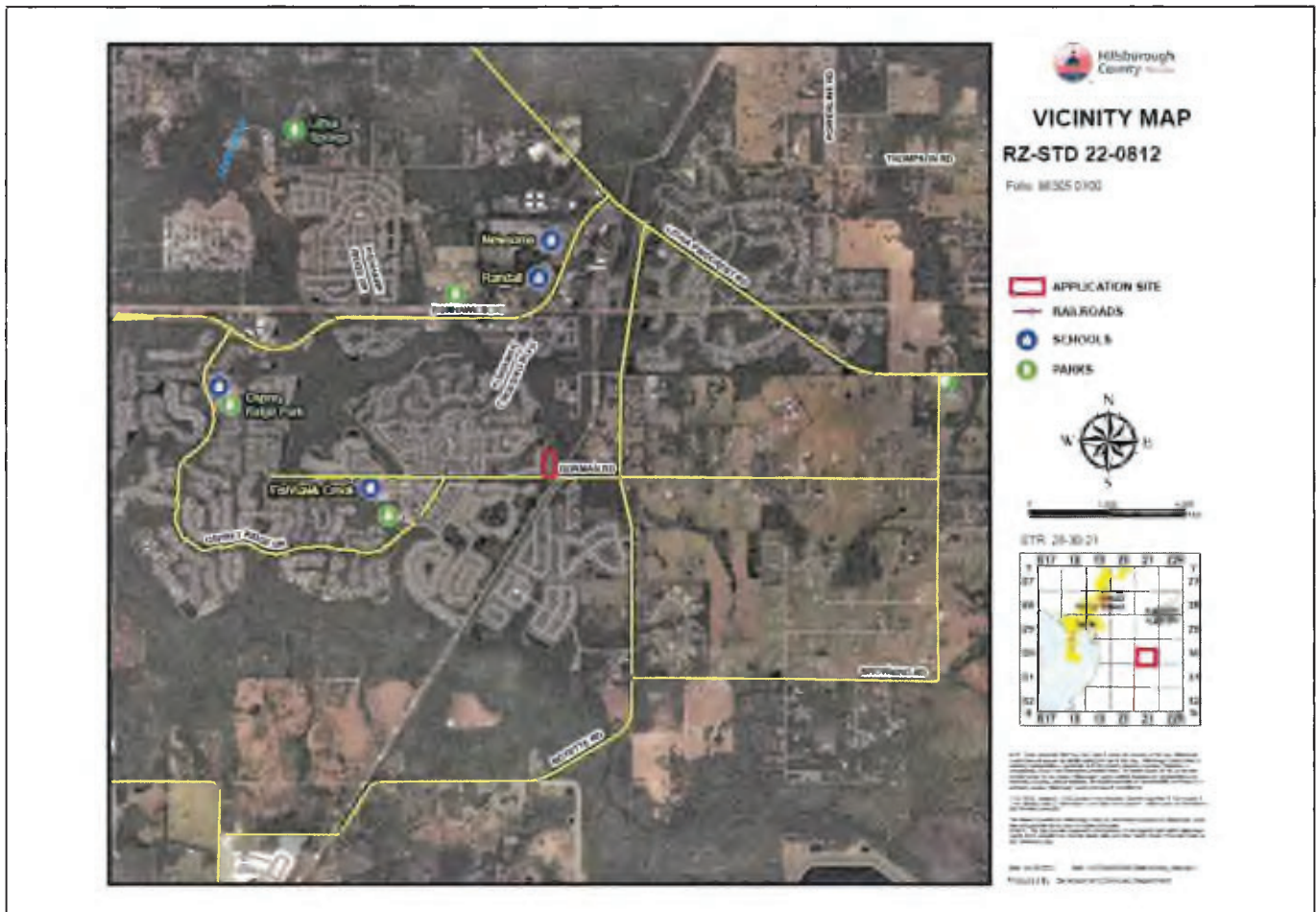
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

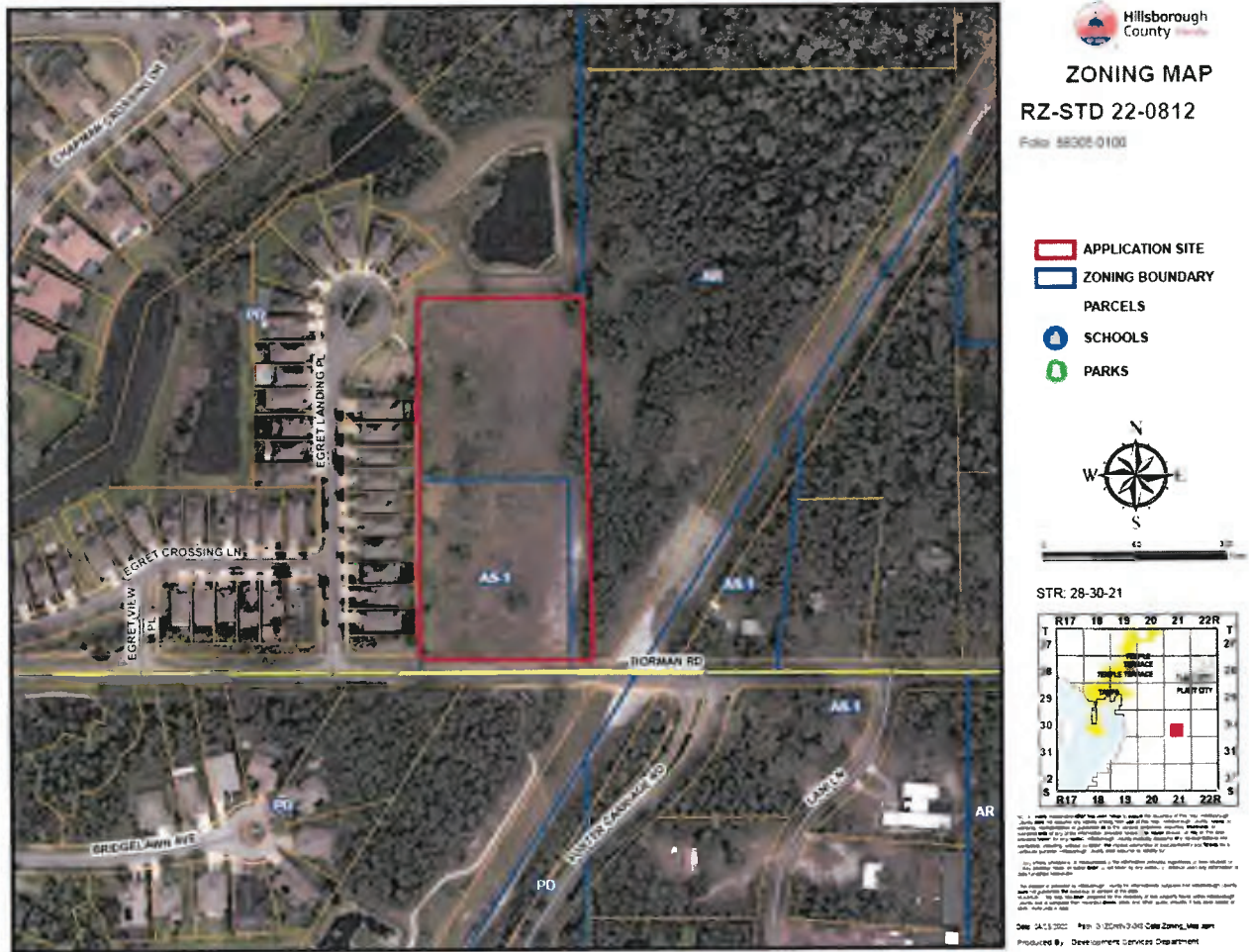


Context of Surrounding Area:

The site is located in an area comprised of agricultural and single-family residential uses. The surrounding uses include Planned Development (PD) for Single-family residential with lot sizes in area range between 5, 000 to 10,000 sq. ft. The adjacent properties are zoned PD 07-1130 (to the north and west), AR (to the east), and Dorman Road (to the south).

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single-Family Residential
South	Dorman Road	N/A	N/A	Road

APPLICATION NUMBER: RZ STD 22-0812

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

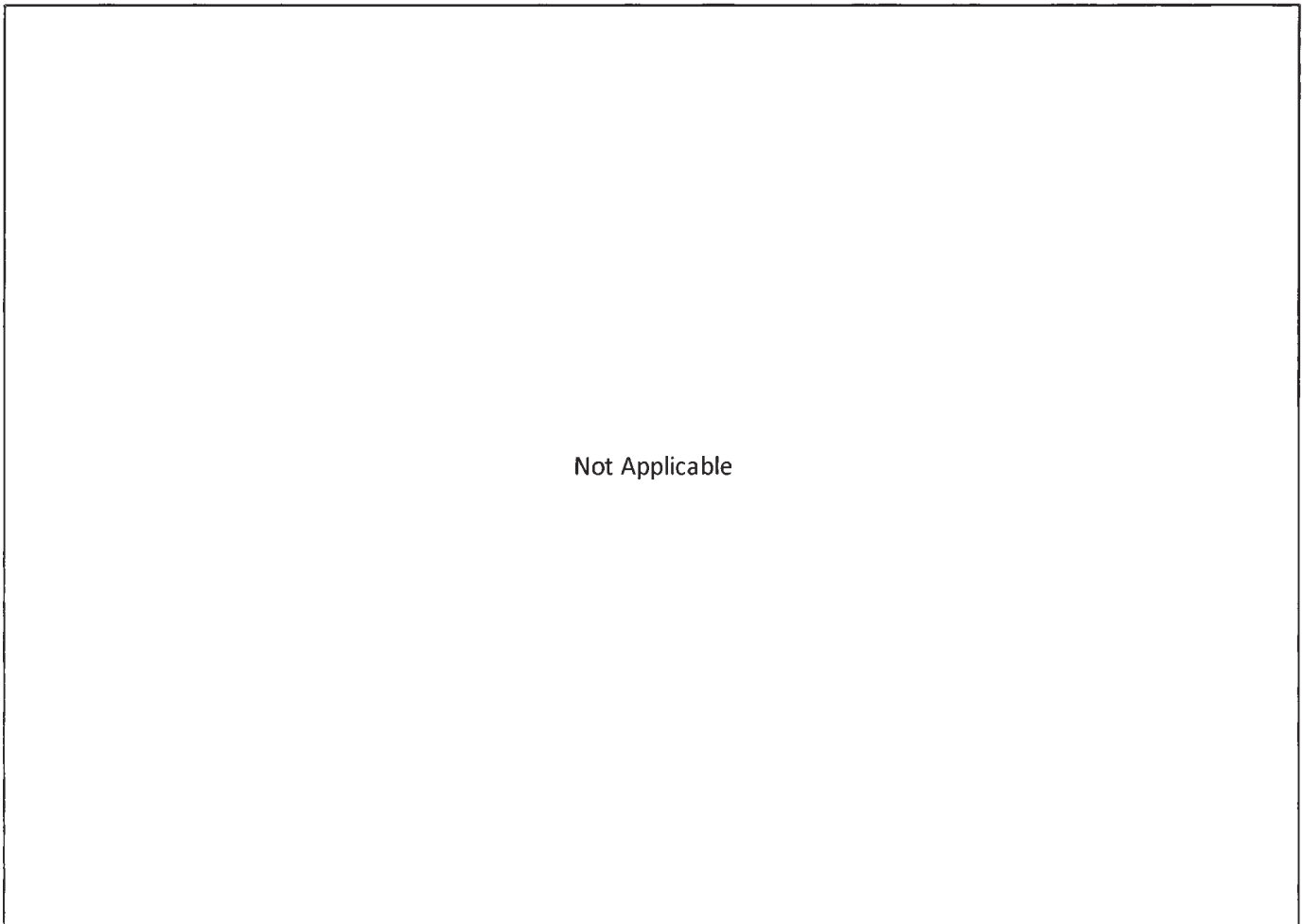
Case Reviewer: Isis Brown

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	AR	1 du/ 5 acre	Single-Family Residential/Agricultural	Vacant
West	PD 07-1130	1 du/ 5,000 sf	Single-Family Residential (Conventional Only)	Single-Family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	4
Proposed	76	6	8
Difference (+/-)	+38	+3	+4

*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

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> 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:	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities Service Area/Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments provided
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>See Report</u>
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. The surrounding uses include Planned Development (PD) for Single-family residential with lot sizes in area range between 5, 000 to 10,000 sq. ft.

The adjacent properties are zoned PD 07-1130 (to the north and west), AR (to the east), and Dorman Road (to the south).

The properties to the North, East and West of the subject site are within the Res-2 FLU category which has the potential to permit low- residential, suburban scale neighborhood commercial, office uses, and multipurpose projects.

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

The Hillsborough County Public Schools notes that schools in the area "are projected to be at or near capacity for the residential impact of the proposed development. Additional capacity does not exist in adjacent service areas at the high school levels. A proportionate share agreement may be an available mitigation option. Please contact the School Board for further information. Furthermore, the School Board notes: "This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval."

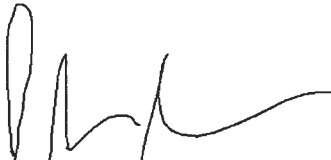
The size and depth of the subject parcel in relation to other adjacent residential uses in the area would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

5.2 Recommendation

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

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Oct 17 2022 10:49:30</p>
---------------------------------------	--

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

APPLICATION NUMBER: RZ STD 22-0812

ZHM HEARING DATE: October 17, 2022

BOCC LUM MEETING DATE: December 13, 2022

Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

8.0 PROPOSED SITE PLAN (FULL)

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, Senior Planner
PLANNING AREA/SECTOR: Boyette/South

DATE: 06/02/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0812

- 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 38 average daily trips, 3 trips in the a.m. peak hour, and 4 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 a +/- 4.19 acre parcel from Agricultural Single Family – 1 (AS-1) to Residential Single Family Convention – 2 (RSC-2). The site is located +/- 0.32 miles west of the intersection of Boyette Road and Dorman Road. The Future Land Use designation of the site is Residential-2 (RES-2).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 4 Single Family Detached Dwelling Unit (ITE Code 210)	38	3	4

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-2, 8 Single Family Detached Dwelling Unit (ITE Code 210)	76	6	8

Trip Generation Difference:

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

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 38 average daily trips, 3 trips in the a.m. peak hour, and 4 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Dorman Road. Dorman Road is a 2-lane, undivided, substandard, Hillsborough County maintained, collector roadway with +/- 10-foot travel lanes. Dorman Road lies within +/- 52 feet of Right of Way in the vicinity of the project. Dorman Road does not have sidewalks or bike facilities within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to Dorman Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Dorman Road is not a regulated road and as such was not included in the 2022 Level of Service Report.



**PARTY OF
RECORD**

NONE