

Rezoning Application: 22-1681

Zoning Hearing Master Date: June 20, 2023

BOCC Land Use Meeting Date: August 8, 2023



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Greg Kharonov

FLU Category: Residential - 4 (Res-4)

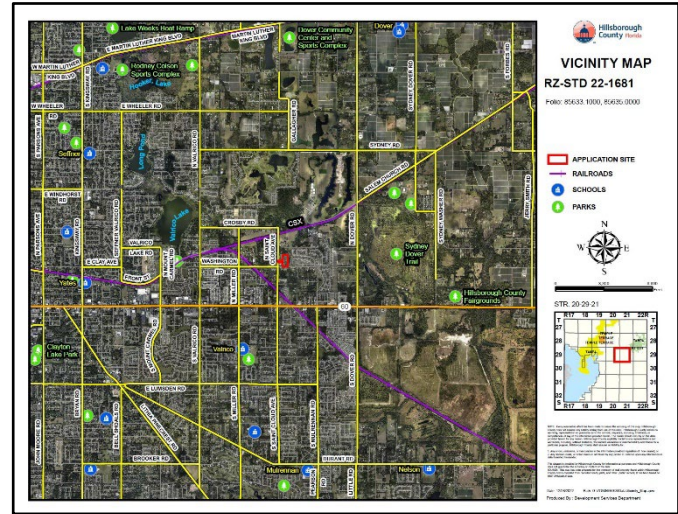
Service Area: Urban

Site Acreage: 7.20+/-

Community Plan Area: Valrico

Overlay: None

Request: Rezone from **Agricultural Single-Family Residential-1 (AS-1)** to **Residential- Single-Family Conventional – 4 (RSC-4)**.



Request Summary:

The request is to rezone from the existing Agricultural Single-Family Residential-1 (AS-1) zoning district to the proposed Residential- Single-Family Conventional – 4 zoning district. The proposed zoning for RSC-4 permits single-family conventional development on lots containing a minimum area of 10,000 square feet (sf).

Zoning:

Uses	Current AS-1 Zoning	Proposed RSC-4 Zoning
		Agricultural Single Family Residential
Acreage	7.20 +/- Acres (ac); 313,632 Square feet (sq. ft)	7.20+/- ac
Density / Intensity	1 dwelling unit (du)/ 1 acres	1 du/ 10, 000 sq. ft
Mathematical Maximum*	7 dwelling units	31 dwelling units

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

Development Standards:

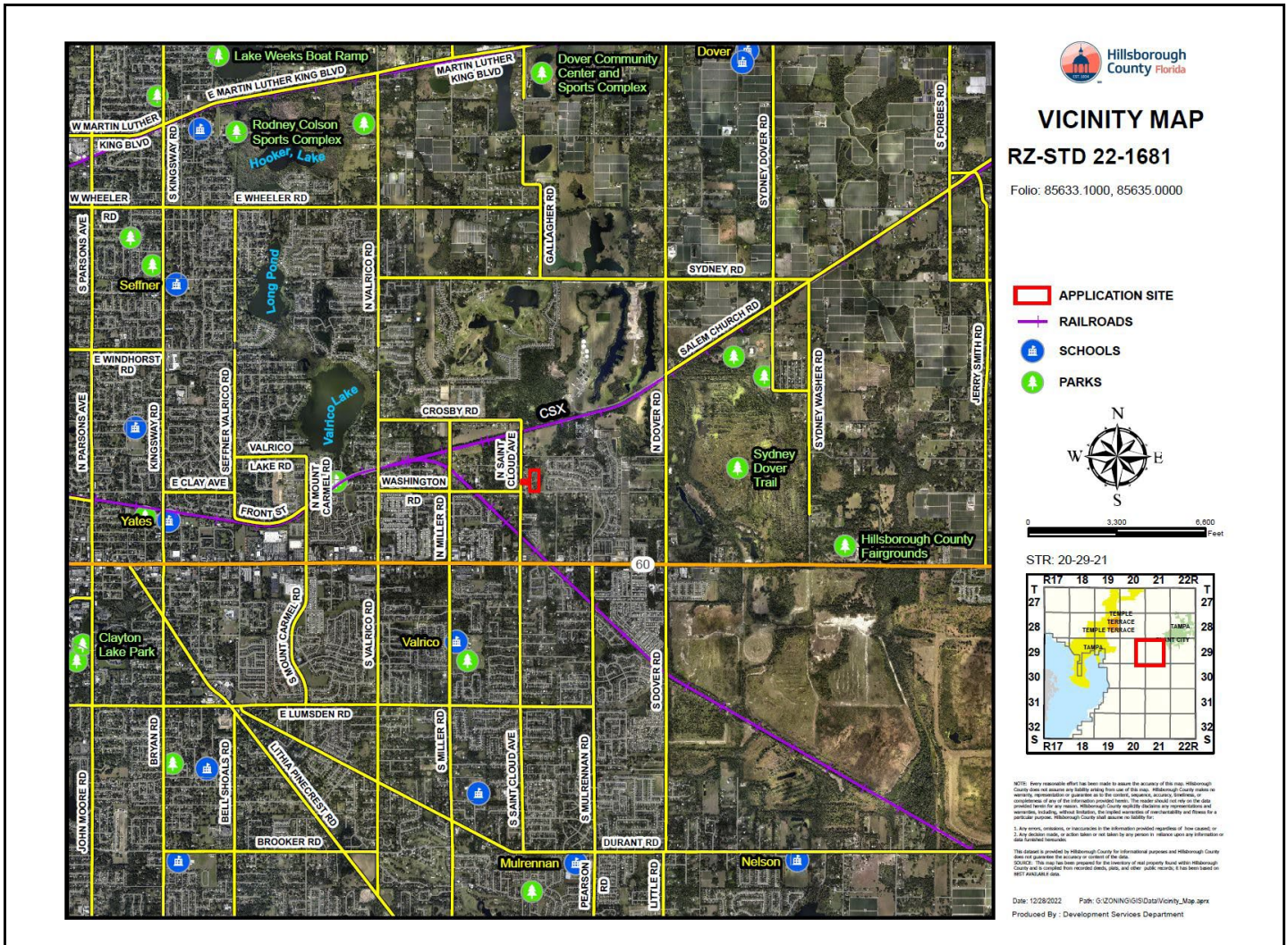
	Current AS-1 Zoning	Proposed RSC-4 Zoning
Density/ Intensity	1 du/ 1 Ac	1 du/ 10, 000 sq. ft
Lot Size / Lot Width	1 acre (43,560 sf)/150'	10, 000 sq. ft/ 75'
Setbacks/Buffering and Screening	50' - Front 15' - Sides 50' - Rear	25' - Front 7.5' - Sides 25' - Rear
Height	50'	35'

Additional Information:

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

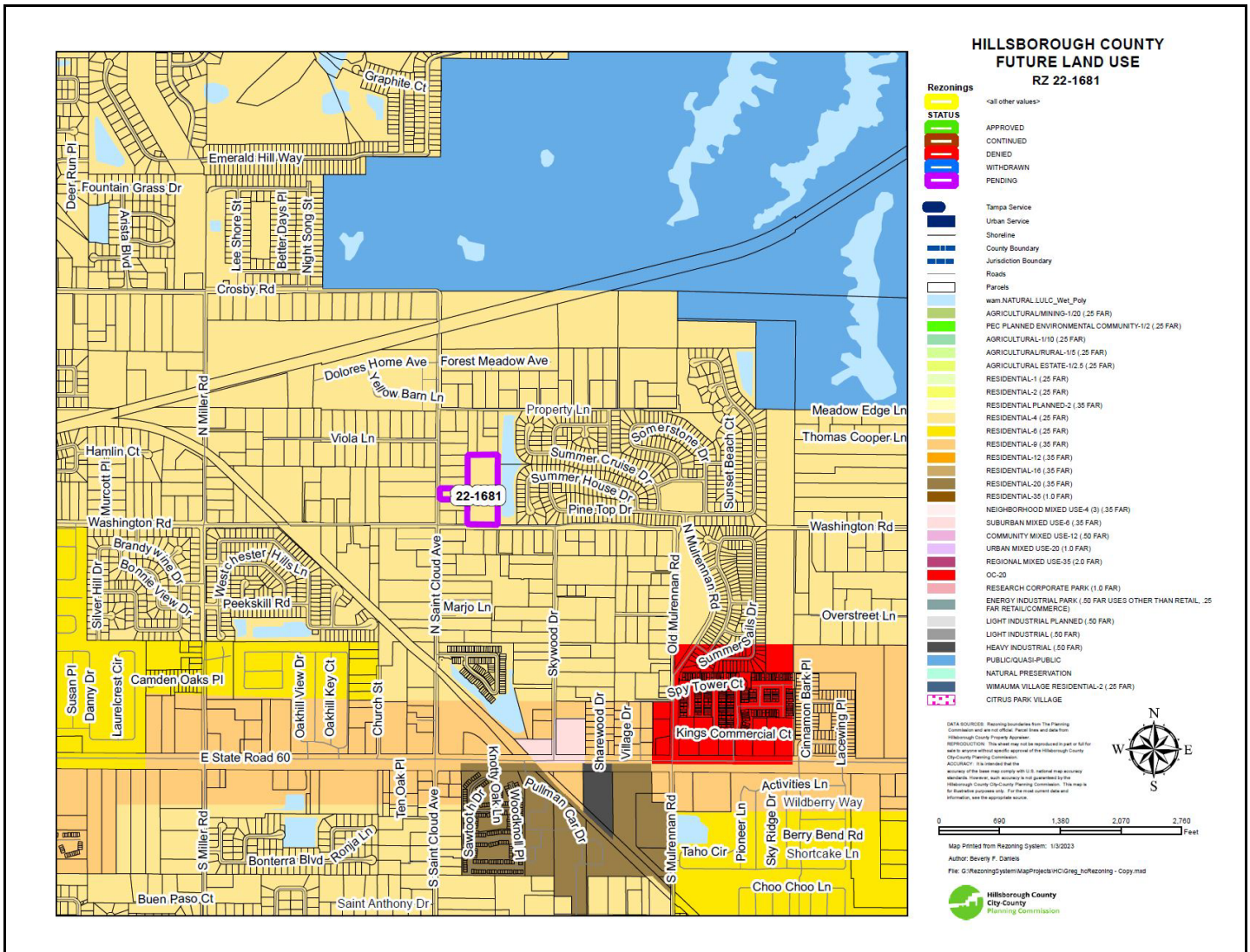


Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Development with single-family residential uses. The immediate surrounding area consists of properties within the Res-4 FLU category (to the north, south, east and west). The subject site is surrounded by properties zoned: AS-1 to the north, AS-1 and RSC-2 to the west, Washington Road, and AS-1 to the south, and Planned Development PD 89-0080 to the east.

2.0 LAND USE MAP SET AND SUMMARY DATA

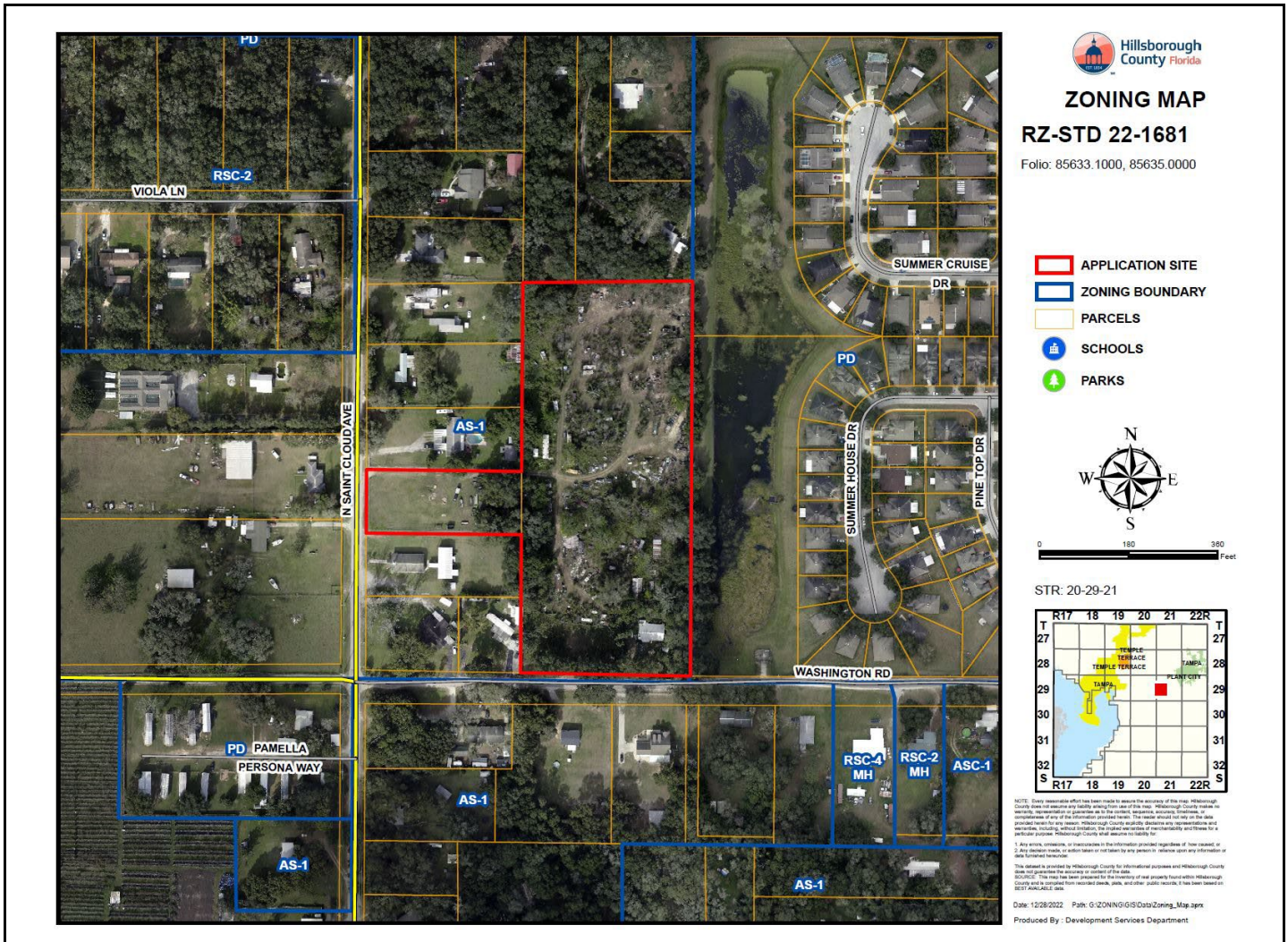
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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	Agricultural - Single-Family (AS-1)	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
South	Street	Not Applicable	Street	Washington Road
	AS-1	1 du/ 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
West	Agricultural - Single-Family (AS-1)	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
	RSC - 2	1 du/21,780 sq. ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
East	PD 89-0080	1 du / 5000 sq ft	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)

Not Applicable

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
N Saint Cloud Ave	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
Washington 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	66	5	7
Proposed	264	20	26
Difference (+/-)	+198	+15	+19

*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	"No wetlands onsite"
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> 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 checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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	Waiting on App/ Agent to pay fees and receive comments
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 checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area which comprises of a mixture of uses to include agricultural use, single-family residential use, and Planned Development with single-family residential uses. The immediate surrounding area consist of properties within the Res-4 FLU category (to the north, south, east and west). The Res-4 FLU category has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.

The subject site is surrounded by properties zoned: AS-1 to the north, AS-1 and RSC-2 to the west, Washington Road, and AS-1 to the south, and Planned Development PD 89-0080 to the east.


The site is located in an area comprised of rural low density residential and low density residential and planned development with RSC-9 zoning district development standards. A majority of the area surrounding the site is of residential uses; and thus, the proposed rezoning is consistent with the surrounding development pattern.

The site is located within the Hillsborough County Urban Service Area. Therefore, the subject property should be served by HC USA potable water and wastewater. "A 6-inch water main exists approximately 1900 feet from the site- west of the subject property and is located within the north Right-of-Way of Washington Road. As an alternate POC there is a proposed 8-inch being constructed along the west Right-of-Way of N. St. Cloud Avenue, approximately 50-feet west of the subject property. This POC is dependent on the proposed water main being completed and accepted by the County". Additionally, "an 8- inch wastewater force main exists adjacent to the site and is located within the north Right-of-Way of Washington Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

The size and depth of the subject parcel in relation to other adjacent residential uses 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-4 zoning district is compatible with the existing zoning districts and development pattern in the area. Staff Finds the request **Approvable**.

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Fri Apr 7 2023 13:17:28</p>
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

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: Valrico/Central

DATE: 04/07/2023
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-1681

- 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 198 average daily trips, 15 trips in the a.m. peak hour, and 19 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 7.18 acres from Agricultural Single Family – 1 (AS-1) to Residential Single Family Conventional – 4 (RSC-4). The site is located on the northeast side of the intersection of Washington Road and N Saint Cloud Avenue. The Future Land Use designation of the site is Residential-4 (RES-4).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 7 Single Family Dwelling Units (ITE Code 210)	66	5	7

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 28 Single Family Dwelling Units (ITE Code 210)	264	20	26

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+198	+15	+19

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on N Saint Cloud Ave and Washington Road. N Saint Cloud Ave is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway. N Saint Cloud Ave lies within +/- 50 feet of Right of Way in the vicinity of the project. N Saint Cloud Ave Street does not have sidewalks, bike lanes or curb and gutter on either side of the roadway within the vicinity of the project. Washington Road is a 2-lane, substandard, undivided, Hillsborough County maintained, local roadway. Washington Road lies within +/- 24 feet of Right of Way in the vicinity of the project. Washington Road does not have sidewalks, bike lanes either side of the roadway within the vicinity of the project.

SITE ACCESS

It is anticipated that the site will have access to N Saint Cloud Ave and/or Washington 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

The segment of Saint Cloud Ave that fronts the subject site was not included in the Level of Service Report. Washington Road is not regulated roadway and as such was not included in the Level of Service Report.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 20, 2023 Report Prepared: June 8, 2023	Petition: RZ 22-1681 509 North Saint Cloud Avenue & 2932 Washington Road <i>East of North Saint Cloud Avenue and north of Washington Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan	N/A
Requested Zoning	Agricultural Single-Family (AS-1) to Residential Single-Family Conventional (RSC-4)
Parcel Size	7.19 +/- acres
Street Functional Classification	North Saint Cloud Avenue – Collector Washington Road – Local
Locational Criteria	N/A
Evacuation Zone	None



Context

- The approximately 7.19 +/- acre subject site is located east of North Saint Cloud Avenue and North of Washington Road.
- The subject site is located within the Urban Service Area and is not located within the limits of a community plan.
- The subject site is located within the Residential-4 (RES-4) Future Land Use category, which can be considered for a maximum density of 4 dwelling units per gross acre and a maximum intensity of 0.25 FAR. The RES-4 Future Land Use category is intended for areas that are suitable for low density residential development. Typical uses of RES-4 include residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.
- RES-4 surrounds all sides of the subject site. Public/Quasi-Public (P/QP) is located further northeast of the subject site. Further south, there are Residential-6 (RES-6), Residential-9 (RES-9), and Suburban Mixed Use-6 (SMU-6) categories that are interspersed along East State Road 60.
- Single family uses currently exist on the subject site. Single family uses also extend north, west, and south of the subject site. There is a drainage facility located directly east followed by more single-family uses. There are public, agricultural, and mobile home uses located southwest of the subject site. One parcel located to the northwest utilizes light commercial use. The area is residential in character.
- The subject site is currently zoned as Agricultural Single-Family (AS-1). AS-1 zoning surrounds the immediate area around the north, west, and south sides of the subject site. Planned Development (PD) zoning is located directly east of the subject site. There is a pocket of Residential Single-Family Conventional (RSC-2) zoning located northwest across North Saint Cloud Avenue. There are also small pockets of Residential Single-Family Conventional (RSC-2 & RSC-4) zoning to the southeast.
- The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Residential Single-Family Conventional (RSC-4)

Compliance with Comprehensive Plan:

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

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

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

Land Use Categories

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

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

Relationship to Land Development Regulations

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

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

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

Neighborhood/Community Development

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

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

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

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

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

Policy 16.10: Any density increase shall be compatible with existing, proposed, or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Policy 16.11: Within residential projects, site planning techniques shall be encouraged to ensure a variety and variation of lot sizes, block faces, setbacks, and housing types.

Community Design Component

4.2 SUBURBAN RESIDENTIAL CHARACTER

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

5.1 COMPATIBILITY

GOAL 12: Design neighborhoods which are related to the predominant character of the surroundings.

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

Staff Analysis of Goals, Objectives and Policies

The approximately 7.19 +/- acre subject site is located east of North Saint Cloud Avenue and north of Washington Road. The subject site is located in the Urban Service Area. It is not located within the limits of a community plan. The subject site’s Future Land Use classification on the Future Land Use Map (FLUM) is Residential-4 (RES-4). The applicant is requesting to rezone the subject site from Agricultural Single-Family (AS-1) to Residential Single-Family Conventional (RSC-4)

The subject site is located in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county’s growth is to be directed. The proposed request is consistent with this policy direction. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that “*Compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*” The proposed change from AS-1 to RSC-4 zoning is compatible with the existing character of development in the area, as the current development pattern contains other zoned parcels of both RSC-2 and RSC-4.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, 16.10 and 16.11. The development pattern of the surrounding area shows several other residential uses with varying lot sizes. A rezoning to RSC-4 would reflect a development pattern that is in keeping with the existing development pattern, consistent with the aforementioned policy direction.

The Community Design Component (CDC) in the Future Land Use Element provides guidance on residential developments. Goal 8 encourages the preservation of existing suburban uses as viable residential alternatives to urban and rural areas. Goal 12 and Objective 12-1 seek to facilitate patterns of development that are both compatible and related to the predominate character of their surroundings. A rezoning to RSC-4 would be consistent with this policy direction as it would preserve existing suburban uses while remaining compatible with the predominant character of the surrounding area.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Comprehensive Plan for Unincorporated 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 **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

