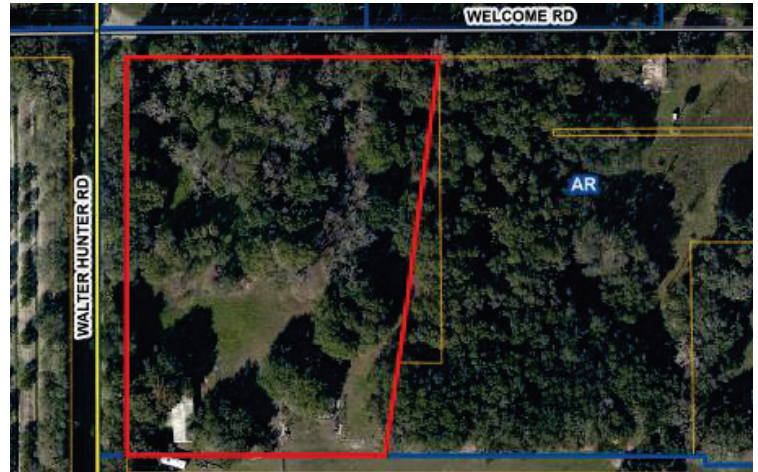


Rezoning Application: RZ-STD 22-0330
Zoning Hearing Master Date: February 14, 2022
BOCC Land Use Meeting Date: April 12, 2022

1.0 APPLICATION SUMMARY

Applicant: John Stephen Harvey
FLU Category: Residential-1 (R-1)
Service Area: Rural
Site Acreage: 3.67 MOL
Community Plan Area: South Shore Areawide Systems
Overlay: None



Introduction Summary:

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural - Single-Family (AS-1) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	AS-1
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	3.67 MOL	3.67 MOL
Density/Intensity	1 du/ 5 gross acre	1 du/gross acre
Mathematical Maximum*	1 unit	3 units

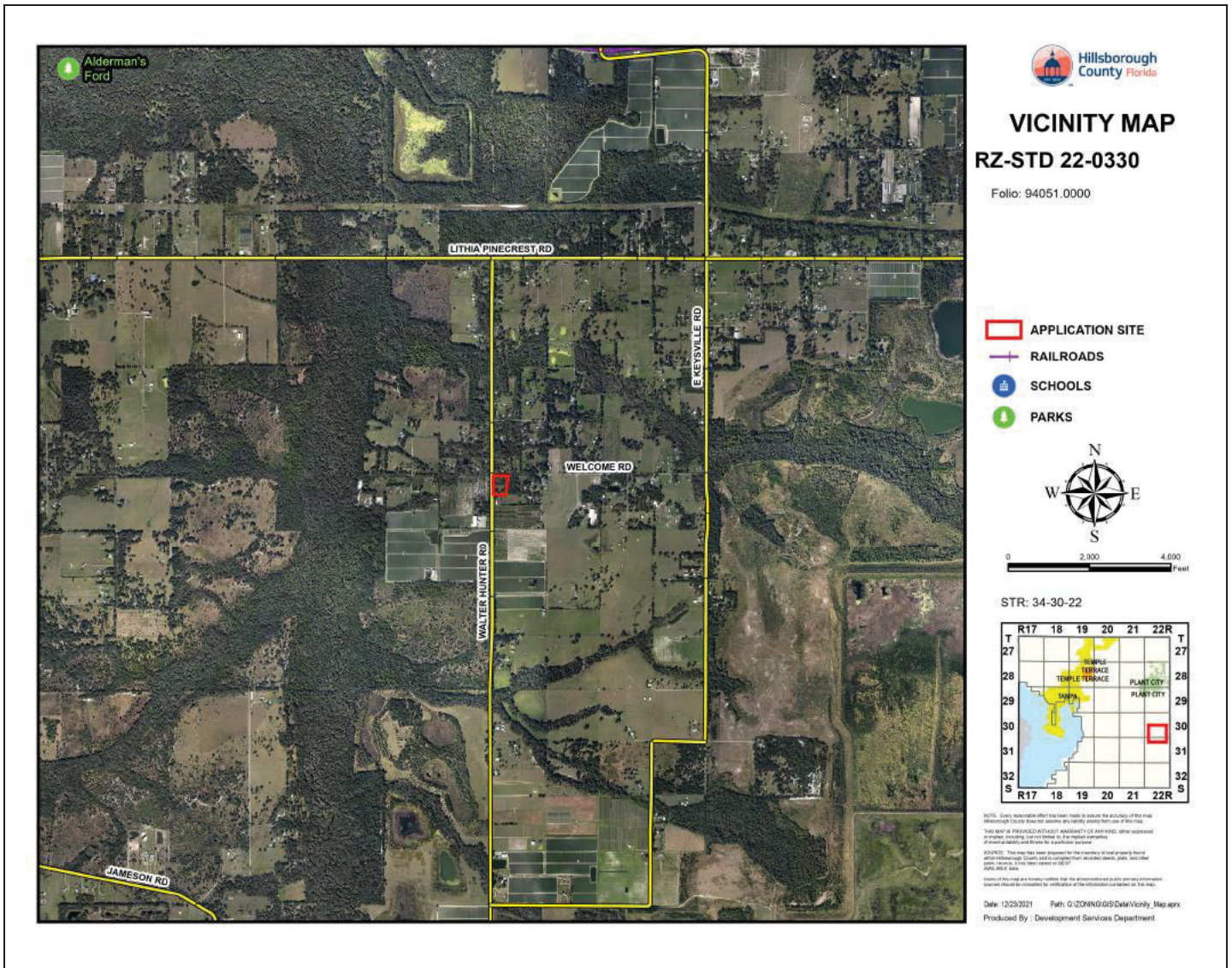
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	AS-1
Lot Size / Lot Width	43,560 sf / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

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

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

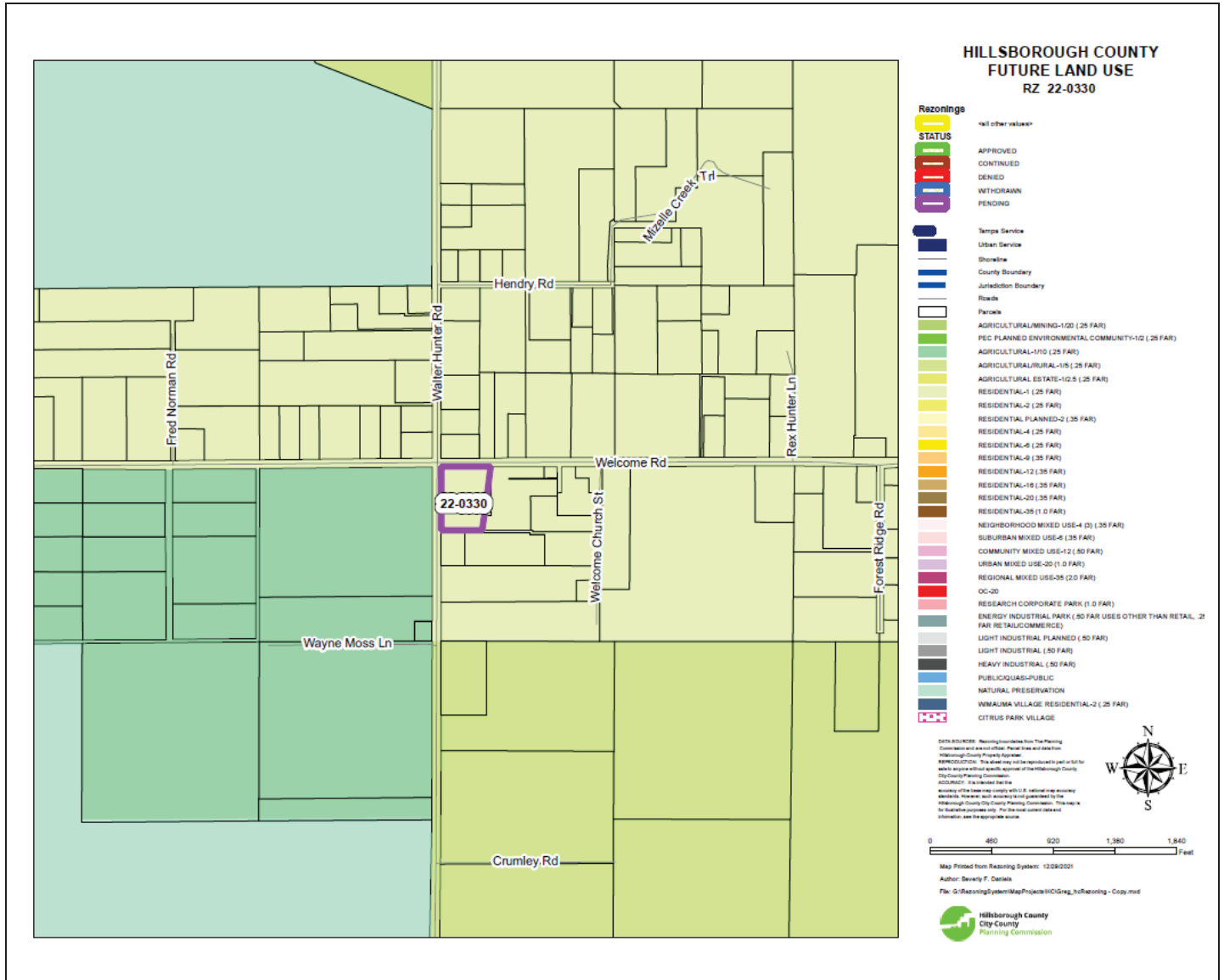


Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the south and east.

2.0 LAND USE MAP SET AND SUMMARY DATA

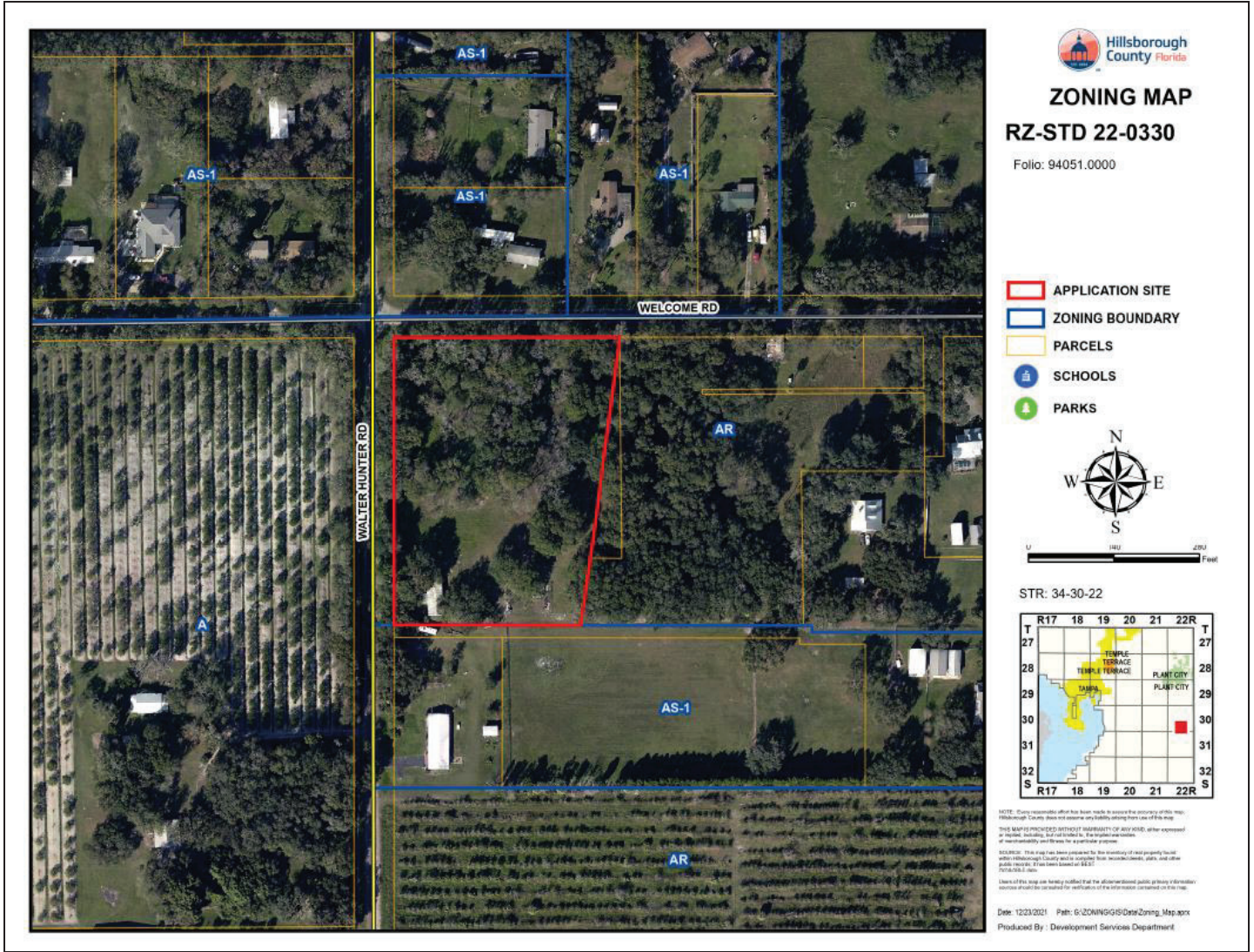
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1 (RES-1)
Maximum Density:	1.0 dwelling unit per gross acre
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
South	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
East	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Single-Family Residential
West	A	1 du per 10 ga	Agricultural	Agricultural

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
Walter Hunter Road	County Collector - Rural	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
Welcome Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	+19	+1	+2

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The approximate 3.67-acre lot is located at 11308 Walter Hunter Road. The parcel is in an area comprised of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the south zoned AS-1 and to the west zoned AR. To the north across Welcome Road are additional single-family residential lots zoned AS-1. The subject property is designated Residential-1 (R-1) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family/agricultural lots zoned AS-1; therefore, the rezoning of the subject parcel from AR to AS-1 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested AS-1 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Tue Feb 1 2022 14:42:52</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 building permits for on-site structures.

6.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

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

DATE: 02/01/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0330

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 3.67 ac parcel from Agricultural Rural (AR) to Agricultural Single-Family - 1 (AS-1). The site is located on the south east corner of the intersection of Walter Hunter Rd. and Welcome Rd. The Future Land Use designation of the site is Residential - 1 (R-1).

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
AR, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 Single Family Detached Dwelling Units (ITE Code 210)	28	2	3

Trip Generation Difference:

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

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Walter Hunter Rd. and Welcome Rd. Walter Hunter Rd. is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Welcome Rd. is a 2-lane, undivided, Hillsborough County maintained, substandard, local roadway with +/- 10 foot travel lanes. Both Walter Hunter Rd. and Welcome Road do not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to Welcome Rd. 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

Walter Hunter Road and Welcome Rd are not regulated roadways and are not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 22-0330

DATE OF HEARING: February 14, 2022

APPLICANT: John Stephen Harvey

PETITION REQUEST: The request is to rezone a parcel of land from AR to AS-1

LOCATION: 11308 Walter Hunter Road

SIZE OF PROPERTY: 3.67 acres m.o.l.

EXISTING ZONING DISTRICT: AR

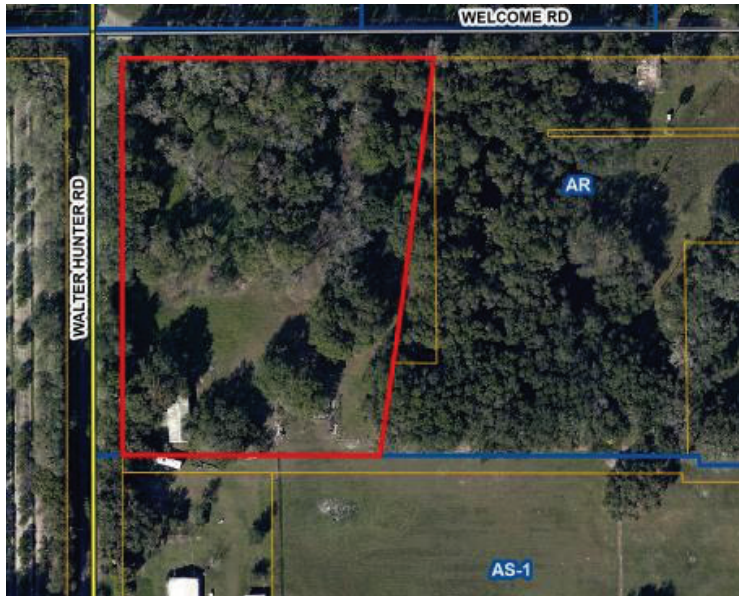
FUTURE LAND USE CATEGORY: RES-1

SERVICE AREA: Rural

DEVELOPMENT REVIEW STAFF REPORT*

*Please note that formatting errors prevented the entire staff report from being included in the Hearing Master's Recommendation. Please refer to the Hillsborough County Development Services Department website for the complete staff report.

1.0 APPLICATION SUMMARY



Applicant: John Stephen Harvey

FLU Category: Residential-1 (R-1)

Service Area: Rural

Site Acreage: 3.67 MOL

Community Plan Area: South Shore Areawide Systems

Overlay: None

Introduction Summary:

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural - Single-Family (AS-1) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.

Zoning: Existing Proposed

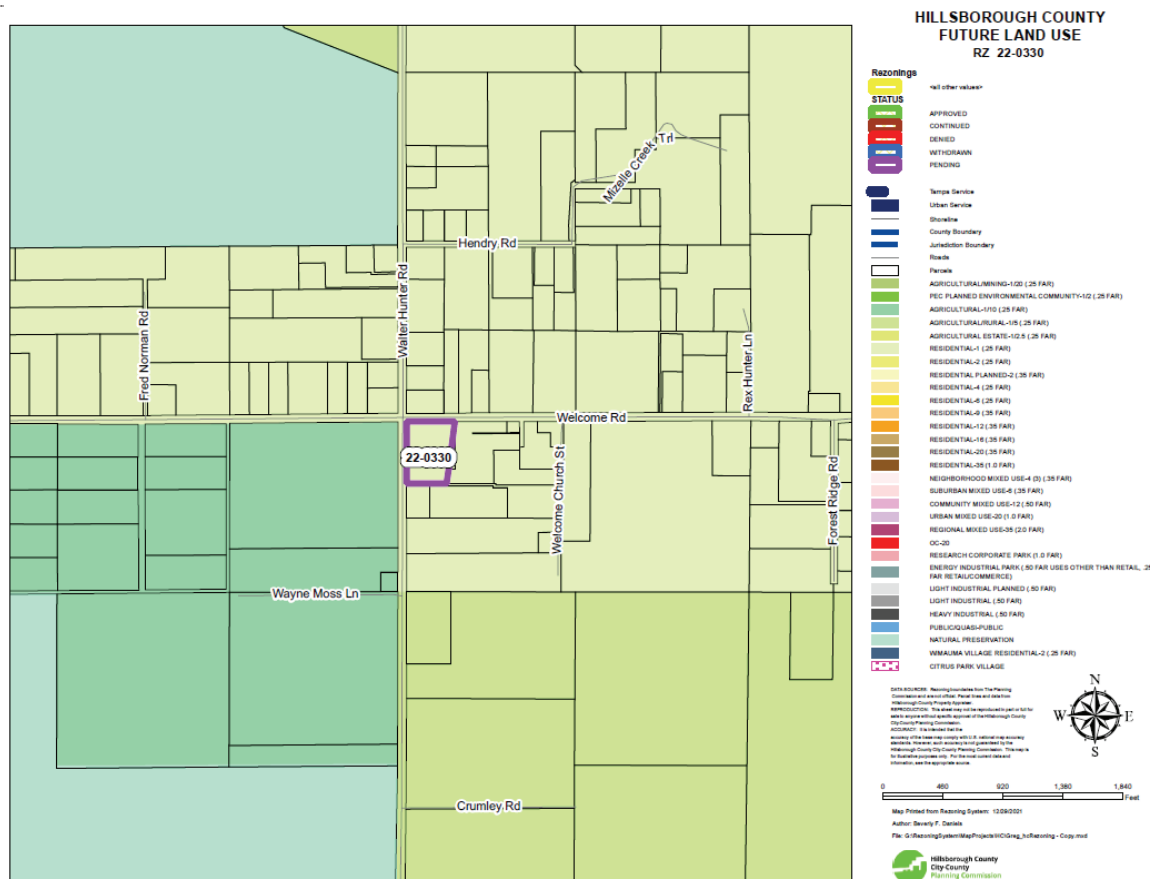
District(s)	AR	AS-1
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	3.67 MOL	3.67 MOL
Density/Intensity	1 du/ 5 gross acre	1 du/gross acre
Mathematical Maximum*	1 unit	3 units

*number represents a pre-development approximation

Development Standards Existing Proposed

District(s)	AR	AS-1
Lot Size / Lot Width	43,560 sf / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'
Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

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



Subject Site Future Land Use Category:	Residential-1 (RES-1)
Maximum Density:	1.0 dwelling unit per gross acre
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi- purpose uses shall meet locational criteria for specific land use projects.

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



Adjacent Zonings and Uses

Location :	Zoning :	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
South	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
East	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Single-Family Residential
West	A	1 du per 10 ga	Agricultural	Agricultural

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
Walter Hunter Road	County Collector - Rural	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
Welcome Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	+19	+1	+2

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <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 <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 3.67-acre lot is located at 11308 Walter Hunter Road. The parcel is in an area comprised of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the south zoned AS-1 and to the west zoned AR. To the north across Welcome Road are additional single-family residential lots zoned AS-1. The subject property is designated Residential-1 (R-1) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family/agricultural lots zoned AS-1; therefore, the rezoning of the subject parcel from AR to AS-1 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested AS-1 zoning district compatible with the existing zoning and development pattern in the area.

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified on behalf of the applicant. Mr. Pressman stated that the request is to rezone 3.67 acres from Agricultural Rural to Agricultural Single Family. Both planning staffs recommend approval. Mr. Pressman described the surrounding area as consisting of single-family and agricultural land uses. He concluded his presentation by stating that he had not received any calls in opposition.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from Agricultural Rural to Agricultural Single-Family Residential-1. He described the surrounding zoning and stated that the subject property is directly adjacent to single-family residential to the south. Mr. Grandlienard testified that staff recommends approval.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-1 Future Land Use classification, the Rural Service Area and the SouthShore Areawide Systems Community Plan. Ms. Papandrew testified that the request is to rezone to AS-1 for single-family homes on one-acre lots. She added that the request is compatible with the surrounding zoning district and specifically consistent with Objective 4 and Policy 4.1 regarding rural development patterns. She described consistency with numerous other Future Land Use policies and stated that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 3.67 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area and the SouthShore Community Planning Area.
2. The applicant is requesting a rezoning to the Agricultural Single-Family -1 (AS-1) zoning district. The AS-1 zoning district permits single-family homes on a minimum one-acre lot.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is consistent with Objective 4 and Policy 4.1 regarding rural development patterns. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The Development Services Department staff also supports the request as the property is bordered by parcels zoned AS-1, AR and A.
5. The request for the AS-1 zoning district on the subject property is compatible with the surrounding zoning districts and the RES-1 Future Land Use category.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

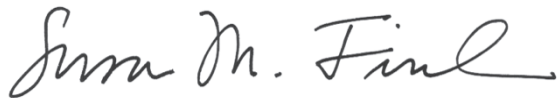
The applicant is requesting a rezoning to the AS-1 zoning district. The property is 3.67 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area and the SouthShore Community Planning Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility with the surrounding area.

The request for the AS-1 zoning district on the subject property is compatible with the surrounding zoning districts and the RES-1 Future Land Use category.

RECOMMENDATION

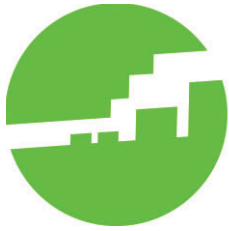
Based on the foregoing, this recommendation is for **APPROVAL** of the AS-1 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



March 6, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 14, 2022 Report Prepared: February 2, 2022	Petition: 22-0330 11308 Walter Hunter Road <i>South of Welcome Road, east of Walter Hunter Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1du/ga; 0.25 FAR)
Service Area	Rural
Community Plan:	Southshore Areawide Systems Plan
Requested Zoning:	From Agricultural Rural (AR) to Agricultural Single Family-1 (AS-1)
Parcel Size (Approx.):	3.67 +/- acres
Street Functional Classification:	Walter Hunter Road – County Collector Welcome Road – Local Road
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 3.67-acre subject site is located at 11308 Walter Hunter Road, south of Welcome Road, east of Walter Hunter Road.
- The subject site is located in the Rural Area and is within the limits of the Southshore Areawide Systems Plan.
- The subject site is located in the Residential-1 (RES-1) Future Land Use Category and is surrounded by RES-1 to the north, east and south. Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects are typically found within this land use category. The maximum allowable density is one dwelling unit per gross acre. West and southwest of the subject site is the Agricultural-1/10 (A 1/10) Future Land Use category, which allows farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. The A 1/10 Future Land Use category is similar to the RES-1 category, but it is more agricultural oriented and allows a density of up to one dwelling unit per ten acres.
- The area's zoning districts are considered rural orientated with parcels of land varying from one acre to ten acres in size. The subject site is located in the Agricultural Rural (AR) zoning district and there is additional AR zoning to the east. The purpose of this district is to protect viable long term agricultural lands so classified in the Comprehensive Plan from urban and suburban encroachment by encouraging agriculture and related uses on parcels of at least five (5) acres. To the north, northeast, northwest, and south is the Agricultural, Single-Family-1 (AS-1) zoning district. The purpose of this district is to encourage agricultural and related uses and permit single-family conventional and mobile home development in a rural environment on parcels of at least one acre. To the east is Agricultural (A) zoning and the purpose of this district is to protect viable long term agricultural lands so classified in the Comprehensive Plan from urban and suburban encroachment by encouraging commercial agricultural use of the land, residential development, and related uses on parcels of at least ten acres.
- The property is currently used as single-family residential and other single-family residential is found to the north, east and south. There is a property with public and quasi-public and institutional uses to the east, which is owned by Florida Department of Transportation. The property to the southeast is vacant. The property to the west and southwest contains a citrus grove which is considered agricultural use.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Agricultural Single Family -1 (AS-1) to allow for the single family homes on one acre lots.

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.

RURAL AREA

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations.

The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area.

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

Objective 4: *The Rural Area will provide areas for long term, agricultural uses and large lot, low density rural residential uses which can exist without the threat of urban or suburban encroachment, with the goal that no more than 20% of all population growth within the County will occur in the Rural Area.*

Policy 4.1: Rural Area Densities

Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.

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.*

COMMUNITY DEVELOPMENT AND LAND USES

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 16.7: *Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs to connect adjacent neighborhoods together.*

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.*

Community Design Component

1.4 Rural Pattern Characteristics

The largest land area of the County is rural in character. This covers all the future land use categories allowing one (1) dwelling unit per five (5) acres and less (unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village or rural community which will carry higher densities). The characteristics of this pattern are in two components: (1) rural-agricultural and (2) rural-residential, but generally can be described as follows:

Rural Development Pattern

Predominance of agricultural use and agriculture related industry

Predominance of undeveloped natural areas

Very dispersed general pattern

Widely scattered small-scale convenience -oriented retail

Little employment available outside of agriculture/mining

Large scale land-intensive public uses tend to locate in rural settings

Residential uses are often on lots five (5) acres or larger

Housing

Housing type varies greatly, and may include conventional housing, manufactured housing, and farmworker quarters

Most units are on lots larger than one acre

Typical subdivision standards - setbacks, sidewalks, street edges and the like - are not appropriate

Rural-residential uses are in relatively informal and irregular development pattern

LIVABLE COMMUNITIES ELEMENT – SOUTHSHORE AREAWIDE SYSTEMS PLAN

1.0 Community and Special Area Studies- 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.

The community desires to:

- 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.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0330

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

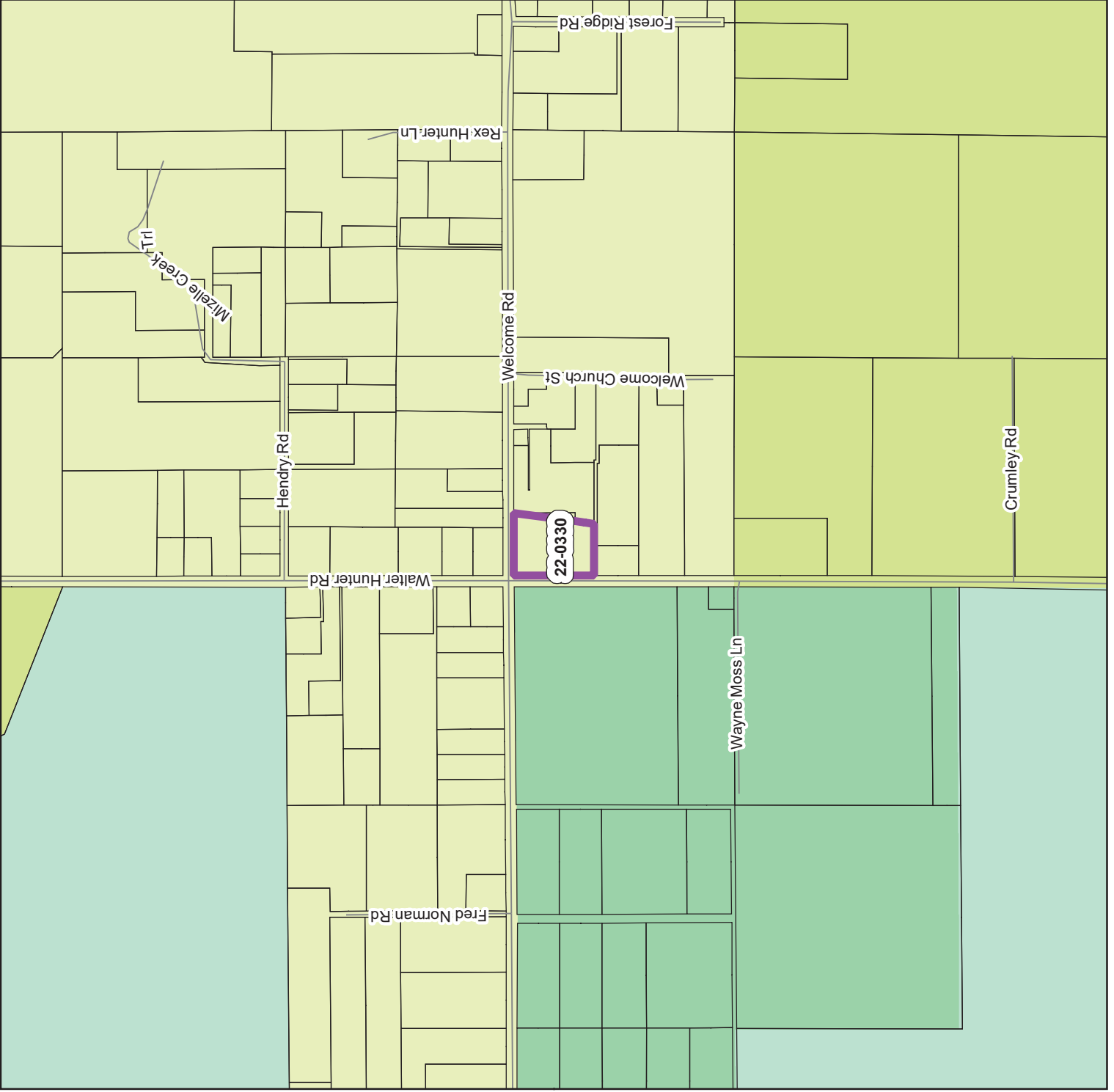
Roads

Parcels

- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUVA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the user of this map will verify the accuracy of the information with the appropriate agencies. The information on this map is not intended to be used for any purpose other than that for which it was prepared. Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the user of this map will verify the accuracy of the information with the appropriate agencies. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate agency.

0 460 920 1,380 1,840 Feet



Map Printed from Rezoning System: 12/29/2021
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\Gis\ReZoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 02/01/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0330

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 3.67 ac parcel from Agricultural Rural (AR) to Agricultural Single-Family - 1 (AS-1). The site is located on the south east corner of the intersection of Walter Hunter Rd. and Welcome Rd. The Future Land Use designation of the site is Residential - 1 (R-1).

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
AR, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 3 Single Family Detached Dwelling Units (ITE Code 210)	28	2	3

Trip Generation Difference:

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

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 19 average daily trips, 1 trip in the a.m. peak hour, and 2 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Walter Hunter Rd. and Welcome Rd. Walter Hunter Rd. is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Welcome Rd. is a 2-lane, undivided, Hillsborough County maintained, substandard, local roadway with +/- 10 foot travel lanes. Both Walter Hunter Rd, and Welcome Road do not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to Welcome Rd. 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

Walter Hunter Road and Welcome Rd are not regulated roadways and are not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

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
Walter Hunter Road	County Collector - Rural	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
Welcome Road	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	+19	+1	+2

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

COMMISSION

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



DIRECTORS

Janet L. Dougherty 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: February 14, 2022</p> <p>PETITION NO.: 22-0330</p> <p>EPC REVIEWER: Abbie Weeks</p> <p>CONTACT INFORMATION: (813)627-2600 X1101</p> <p>EMAIL: weeksa@epchc.org</p>	<p>COMMENT DATE: January 25, 2022</p> <p>PROPERTY ADDRESS: 11308 Walter Hunter Rd, Lithia</p> <p>FOLIO #: 094051.0000</p> <p>STR: 34-30S-22E</p>
<p>REQUESTED ZONING: From AR to AS-1</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	1/24/2022
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Forested wetland and pond located in the northwestern portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

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

labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

aow/

cc: todd@pressmaninc.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 4 Jan. 2022

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 22-0330

LOCATION: 11308 Walter Hunter Rd, Lithia, FL 33547

FOLIO NO: 94051.0000

SEC: 34 TWN: 30 RNG: 22

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

1
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
February 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

C2:
Application Number: RZ-STD 22-0330
Applicant: John Stephen Harvey
Location: 11308 Walter Hunter Rd.
Folio Number: 094051.0000
Acreage: 3.67 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to AS-1

1 MR. GRADY: The next item is agenda item
2 C-2, Rezoning-Standard 22-0330. The applicant is
3 John Stephen Harvey. The request is to rezone from
4 AR to AS-1.

5 Chris Grandlienard will provide staff
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MR. PRESSMAN: Good evening, Hearing
9 Officer. Todd Pressman, 200 2nd Avenue South,
10 No. 451 in St. Petersburg.

11 This is an existing zoning of Agricultural
12 Rural. The proposed zoning is Agricultural
13 Single-Family. The acreage is 3.67 acres, more or
14 less. Both the Planning Commission and Development
15 Services indicate it's consistent and approvable.

16 The area -- as indicating from the staff
17 report, the area consists of Single-Family
18 Residential and Agricultural, and the parcel is
19 directly adjacent to Single-Family Residential to
20 the south and to the north.

21 Planning Commission notes that that proposed
22 zoning will allow for 1-acre lots, which is
23 compatible with development pattern in the
24 surrounding areas, and AS-1 zoning accomplishes it
25 by providing more housing stock quantities in the

1 area and establishing one-lot consistency in the
2 area and recommends support.

3 With that, with both staffs in support, I
4 think this request is very straightforward. We've
5 received no calls or opposition of any kind, and we
6 would ask your review and recommendation. Thank
7 you.

8 HEARING MASTER FINCH: All right. Thank you
9 so much. I appreciate it.

10 Development Services.

11 MR. GRANDLIENARD: Good evening. Chris
12 Grandlienard, Development Services. Get my
13 presentation up.

14 Here to present Rezoning 22-00 -- 0330.
15 They're asking to rezone from Agricultural Rural to
16 a proposed Single-Family -- AS, Agricultural
17 Single-Family, AS-1.

18 The location is at 11308 Walter Hunter Road
19 in Lithia. It's in the Rural Service Area. And
20 it's in the Southshore Areawide Systems Community
21 Plan. The Future Land Use is RES-1.

22 RES-1 surrounds the parcel to the north,
23 south, and east. And Agricultural, A, is to the
24 west. The RES-1 maximum density is one dwelling
25 unit per gross acre.

1 The current -- as I said earlier, current
2 zoning is AR. To the north and south is also AS-1.
3 Zoning district immediately to the east is AR, and
4 zoning district immediately to the west is A,
5 Agricultural.

6 The proximate 3.67-acre lot is, again,
7 located at 11308 Walter Hunter Road. The parcel
8 area is comprised of both Single-Family Residential
9 and Agricultural. The subject parcel is directly
10 adjacent to Single-Family Residential to the south,
11 zoned AS-1, and to the west zoned AR.

12 To the north across Welcome Road are
13 additional Single-Family Residential lots zoned
14 AS-1. Subject property is designated Residential-1
15 on the Future Land Use Map.

16 The Planning Commission found the proposed
17 use consistent with the Comprehensive Plan. The
18 majority of surrounding uses and the zoning
19 districts are similar to the request, Single-Family
20 Agricultural lots zoned AS-1.

21 Therefore, the rezoning of the subject
22 parcel from AS-1 to -- from AR to AS-1 would be
23 consistent with the existing zoning pattern of the
24 area.

25 Based on the residential -- RES-1 Future

1 Land Use Classification, the surrounding zoning and
2 development pattern and the proposed uses for the
3 AS-1 zoning district, staff finds the request
4 approvable.

5 Be glad to answer any questions you may
6 have.

7 HEARING MASTER FINCH: No questions at this
8 time. Thank you so much for your testimony.

9 Let's hear from the Planning Commission.

10 MS. PAPANDREW: Andrea Papandrew, Planning
11 Commission staff.

12 The property is within the Residential-1
13 Future Land Use Category. It's within the Rural
14 Service Area, and it's located within the
15 Southshore Areawide Systems Community Plan.

16 The applicant is requesting the rezoning
17 from Agricultural Rural to Agricultural
18 Single-Family-1 to allow for a single-family homes
19 on 1-acre lots. The immediate area is a
20 combination of agricultural zoning districts.

21 The applicant's request is compatible with
22 all the surrounding districts which contain
23 agricultural and residential land uses. The
24 proposed rezoning will allow for low density
25 residential uses, which is consistent with the

1 Growth Management Strategy Rural Area Objective 4
2 and Policy 4.1 and the Community Design Component
3 Subsection 1.4 on rural pattern characteristics,
4 which strives to maintain the rural lifestyle.

5 The maximum allowable density for the
6 Residential-1 Future Land Use Category is one
7 dwelling unit per gross acre. The request is
8 consistent with Objective 8, Policy 8.1,
9 Objective 9; Policies 9.1, 9.2 as the Agricultural
10 Single-Family-1 zoning and the Residential-1 Future
11 Land Use Category both allow one dwelling unit per
12 acre.

13 The request is consistent with Objective 16
14 and Policy 16.7 and 16.8, which require compatible
15 lot sizes. The proposed rezoning will allow for
16 1-acre lots, which is compatible with the
17 development pattern surrounding the area.

18 The subject site is located in the
19 Southshore Areawide Systems Community Plan, which
20 sets guidelines for development in the area. The
21 cultural historic objective sets out to enhance
22 community capacity and retain a unique character of
23 communities.

24 The requested zoning accomplishes this by
25 allowing more housing stock quantities and

1 establishing 1-acre lots consistent with the area.

2 Based upon the above consideration, Planning
3 Commission staff finds the proposed rezoning
4 consistent with the Future of Hillsborough
5 Comprehensive Plan for unincorporated Hillsborough
6 County. Thank you.

7 HEARING MASTER FINCH: Thank you. I
8 appreciate it.

9 Is there anyone in the room or online that
10 would like to speak in support? Anyone in favor of
11 the application?

12 Seeing no one, anyone in opposition to the
13 application, either in the room or online? No one.

14 All right. Mr. Grady, anything else before
15 we move on?

16 MR. GRADY: Nothing further.

17 HEARING MASTER FINCH: All right.

18 Mr. Pressman, anything else? We're good.

19 All right. Then with that, we'll close
20 Rezoning 22-0330 and go to the next case.

21

22

23

24

25



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE