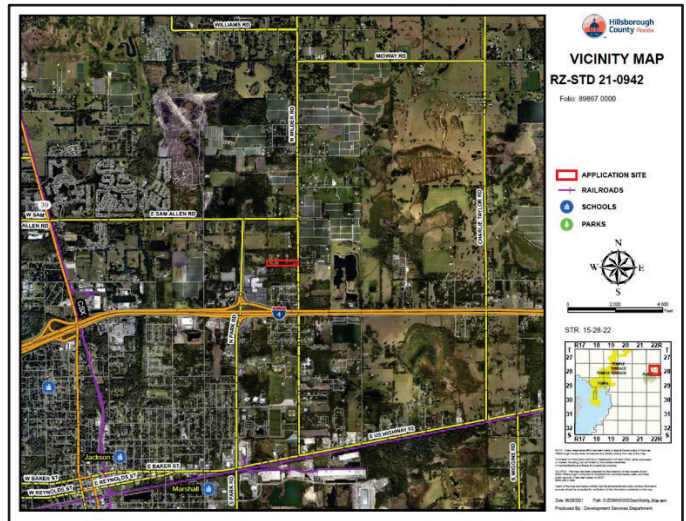


1.0 APPLICATION SUMMARY

Applicant: Michael G. Taylor and Dennis M. Taylor
 FLU Residential -1 (Res-1)
 Category:
 Service Area: Rural
 Site Acreage: 6.45
 Community East Rural
 Plan Area:
 Overlay: None
 Request: Rezone from **Agricultural Rural (AR)** to **Agricultural Single-Family Residential-1 (ASC-1)**.



Request Summary:

The request is to rezone from the existing Agricultural Rural (AR) zoning district to the proposed to Agricultural Single-Family Residential-1 (ASC-1) zoning district. The proposed zoning for ASC-1 permits agricultural and related uses and single-family conventional development on lots containing a minimum of one (1) acre.

Zoning:

Uses	Current AR Zoning	Proposed ASC-1 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	1 dwelling unit	6 dwelling units

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

Development Standards:

	Current AR Zoning	Proposed ASC-1 Zoning
Density / Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre
Lot Size / Lot Width	217, 800 square feet (sf) / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

Additional Information:

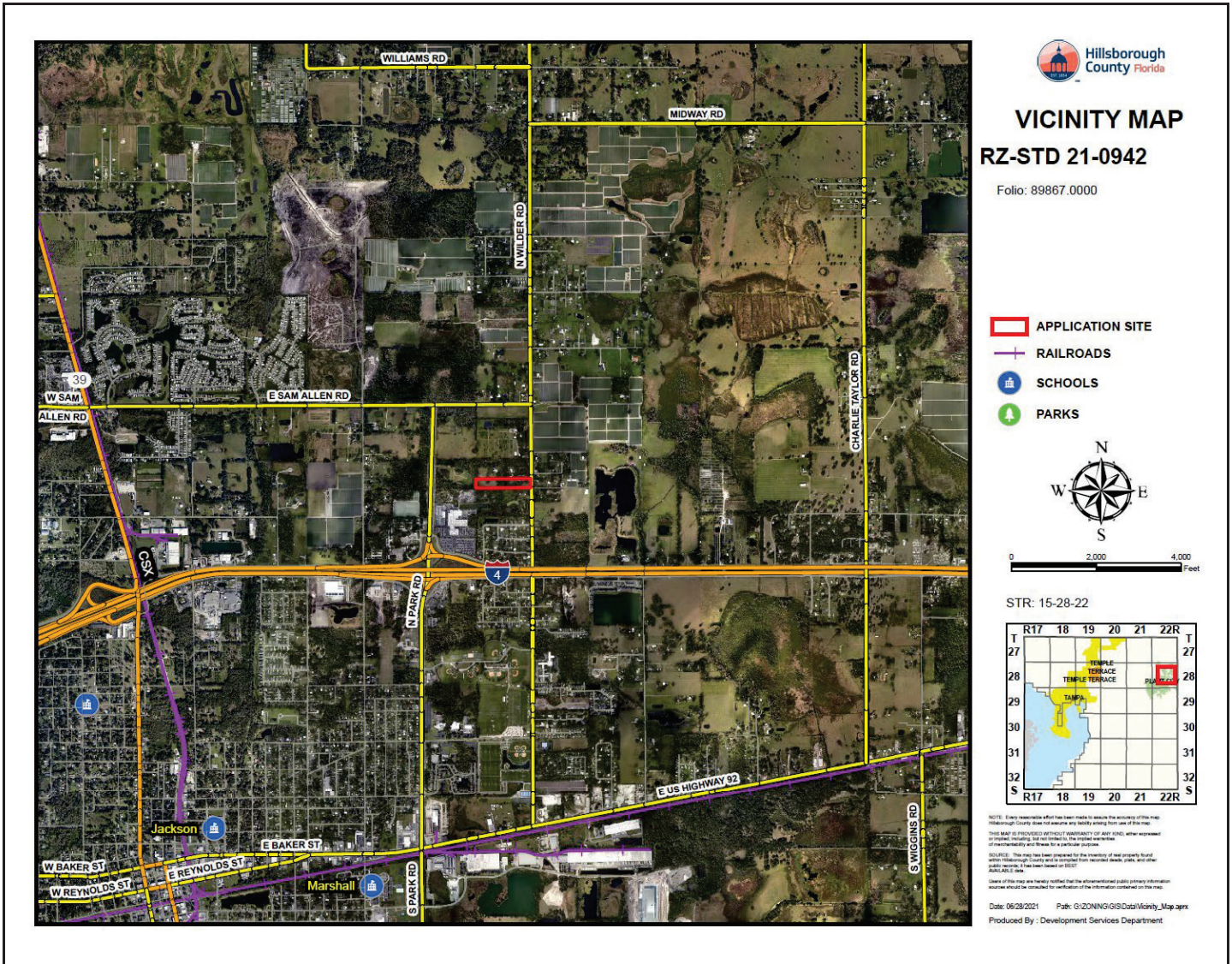
PD Variations	N/A
Waiver(s) to the Land Development Code	None

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

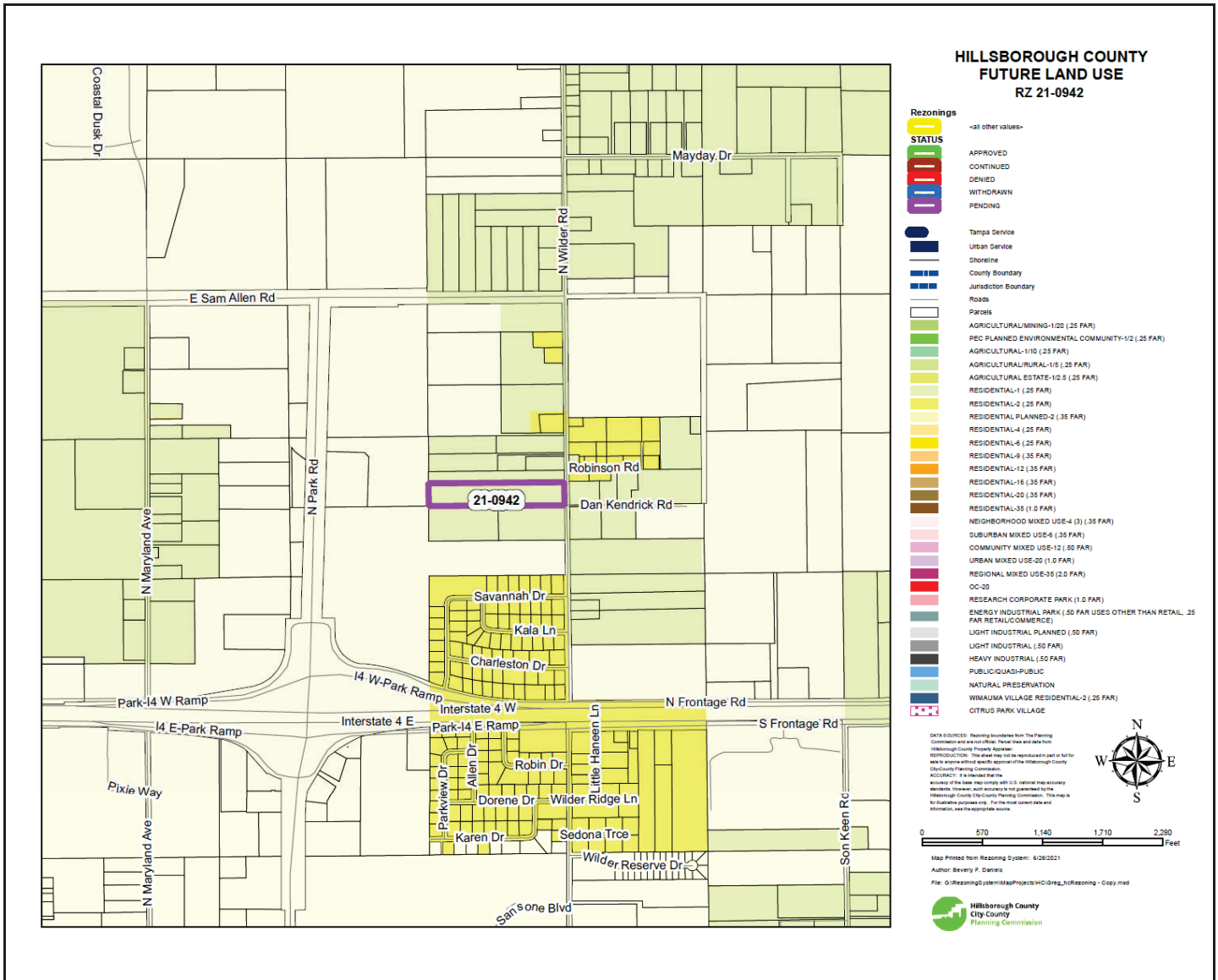


Context of Surrounding Area:

The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential with Mobile Home Overlay. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single – Family Conventional Residential-1 and (AR) Agricultural Rural (to the south and east).

2.0 LAND USE MAP SET AND SUMMARY DATA

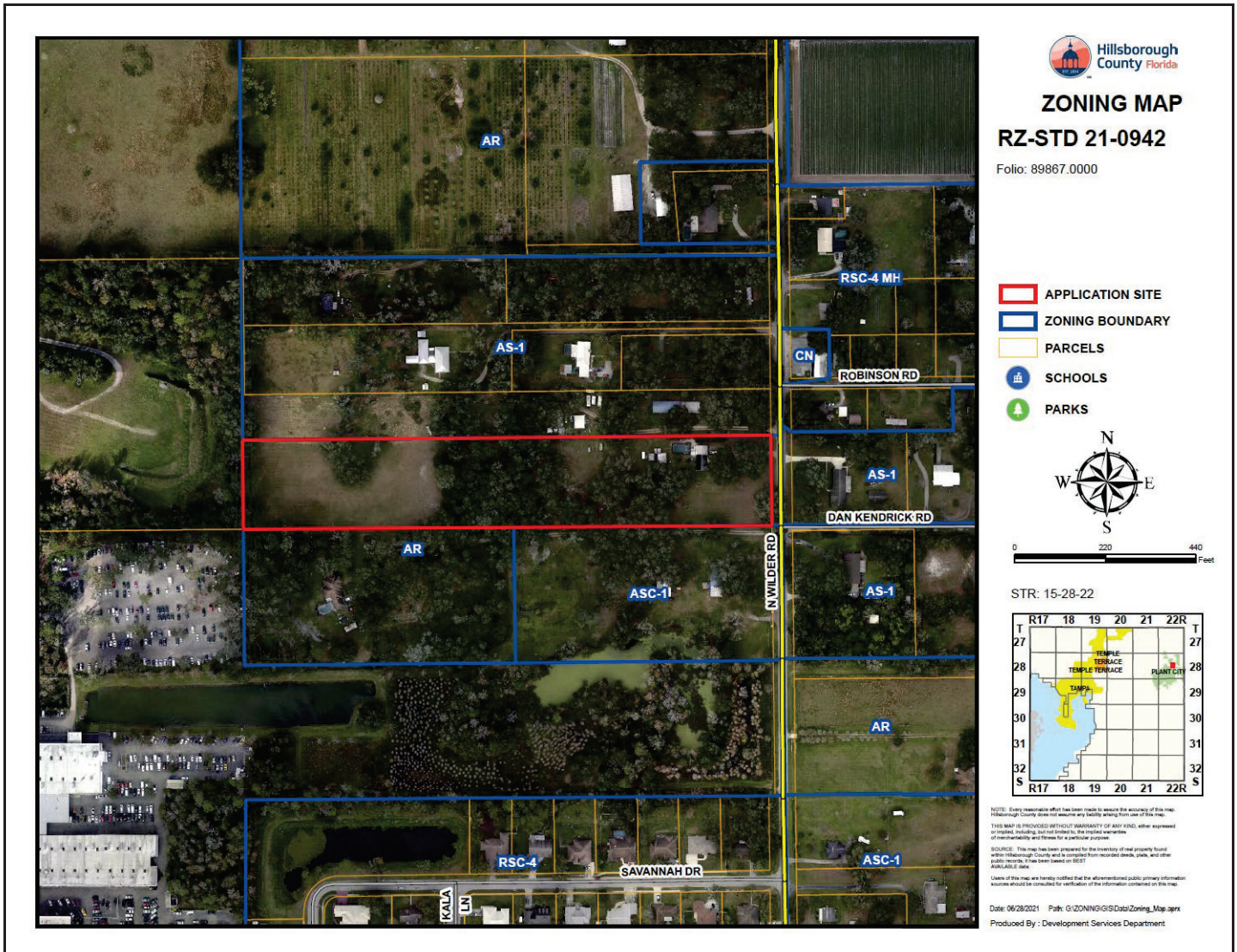
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -1 (Res-1)
Maximum Density/F.A.R.:	1 du/1 a
Typical Uses:	Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



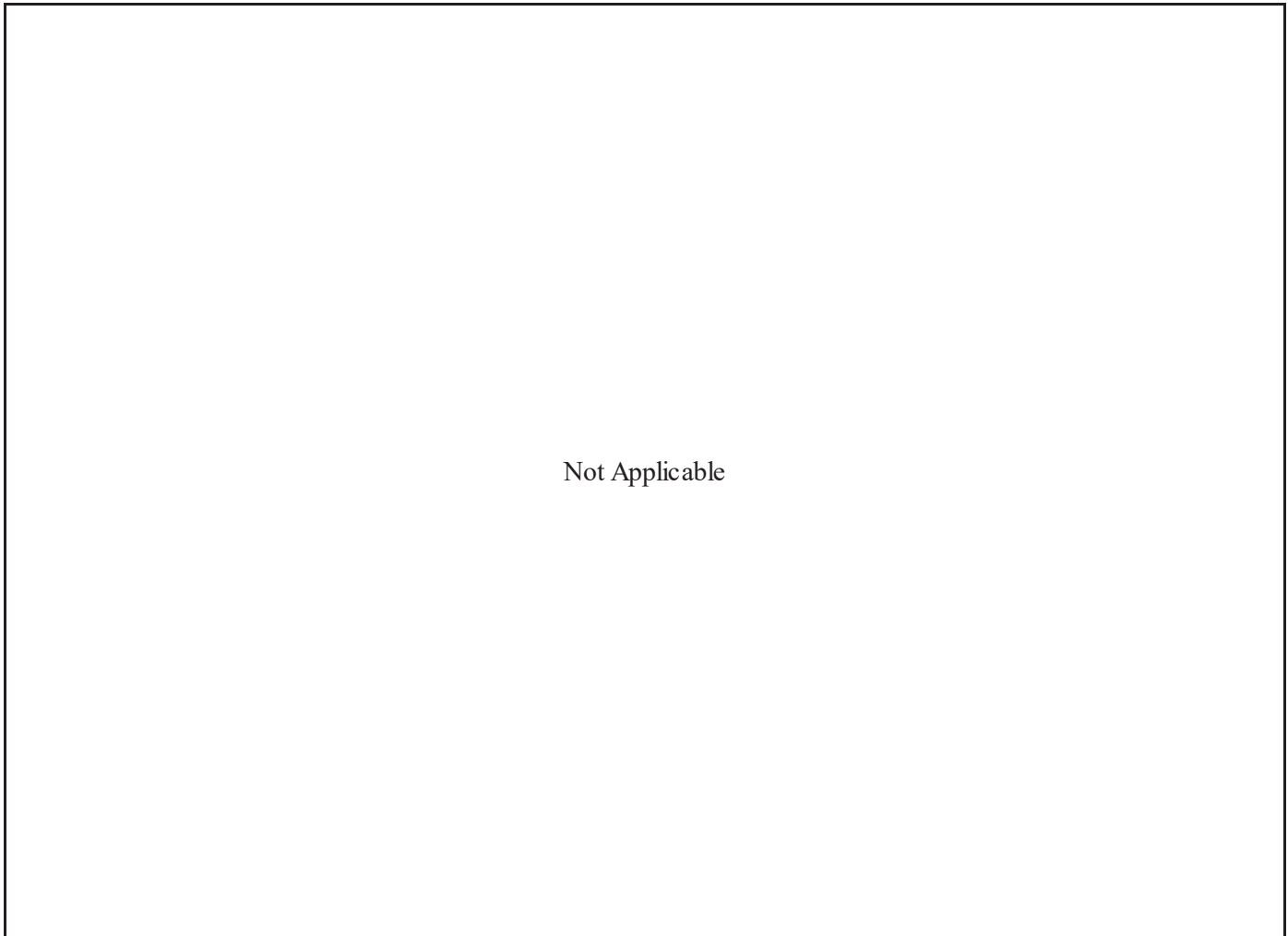
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit (du)/ 1 acre	AS-1: Agricultural and related uses and permit single-family conventional and mobile home.	Mobile Home
South	AR ASC-1	1 du/ 5 acre 1 du/ 1 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home. ASC-1: Agricultural and related uses and permit single-family conventional	Single-Family Residential

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	ASC-1 AR	1 du/ 1 acre 1 du/ 5 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home. ASC-1: Agricultural and related uses and permit single-family conventional	Single-Family Residential
West	AS-1	1 du/ 1 acre	AS-1: Agricultural and related uses and permit single-family conventional and mobile home.	Vacant / Government

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
Wilder Road	County Collector - Urban	4 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	57	4	6
Difference (+/-)	+48	+3	+5

*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		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities 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 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	No Comment
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 comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the Res-1 FLU category which permits agricultural and single-family residential uses.

The site is adjacent to properties with similar zoning district designations. The adjacent properties are zoned (AS-1) Agricultural Single Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single Family Conventional Residential-1 and (AR) Agricultural Rural (to the south and east).

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


The site is located outside the Hillsborough County Urban Service Area; therefore, the subject property should be served by private well water and septic system for wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed ASC-1 zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Aug 9 2021 10:56:29</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.

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:** 08/02/2021
REVIEWER: Alex Steady, Senior Planner **AGENCY/DEPT:** Transportation
PLANNING AREA/SECTOR: East Rural/Northeast **PETITION NO:** RZ-STD 21-0942

- 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 48 average daily trips, 3 trips in the a.m. peak hour, and 5 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 this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 6.45 acres from Agricultural Rural (AR-1/5) to Agricultural Single-Family Conventional (ASC-1). The site is located +/- 0.3 miles south of the intersection of Sam Allen Road and Wilder Rd. The Future Land Use designation of the site is 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, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR-1/5, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 6 Single Family Detached Dwelling Units (ITE Code 210)	57	4	6

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+48	+3	+5

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Wilder Rd, a 4-lane, undivided, substandard, collector, Hillsborough County maintained roadway with +/- 10-foot travel lanes. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no pedestrian or bicycle facilities on Wilder Rd in the vicinity of the proposed project.

Wilder Rd is not shown on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated pedestrian and vehicular access will be from Wilder 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.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WILDER RD	I-4 FRONTAGE RD N	KNIGHTS-GRIFFIN	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 21-0942
DATE OF HEARING:	August 16, 2021
APPLICANT:	Michael G. and Dennis M. Taylor
PETITION REQUEST:	The request is to rezone a parcel of land from AR to ASC-1
LOCATION:	Northwest corner of N. Wilder Rd. and Dan Kendrick Rd.
SIZE OF PROPERTY:	6.45 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: Michael G. Taylor and Dennis M. Taylor

FLU Category: Residential -1 (Res-1)

Service Area: Rural

Site Acreage: 6.45

Community Plan Area: East Rural

Overlay: None

Request: Rezone from **Agricultural Rural (AR)** to **Agricultural Single-Family Residential -1 (ASC-1)**.

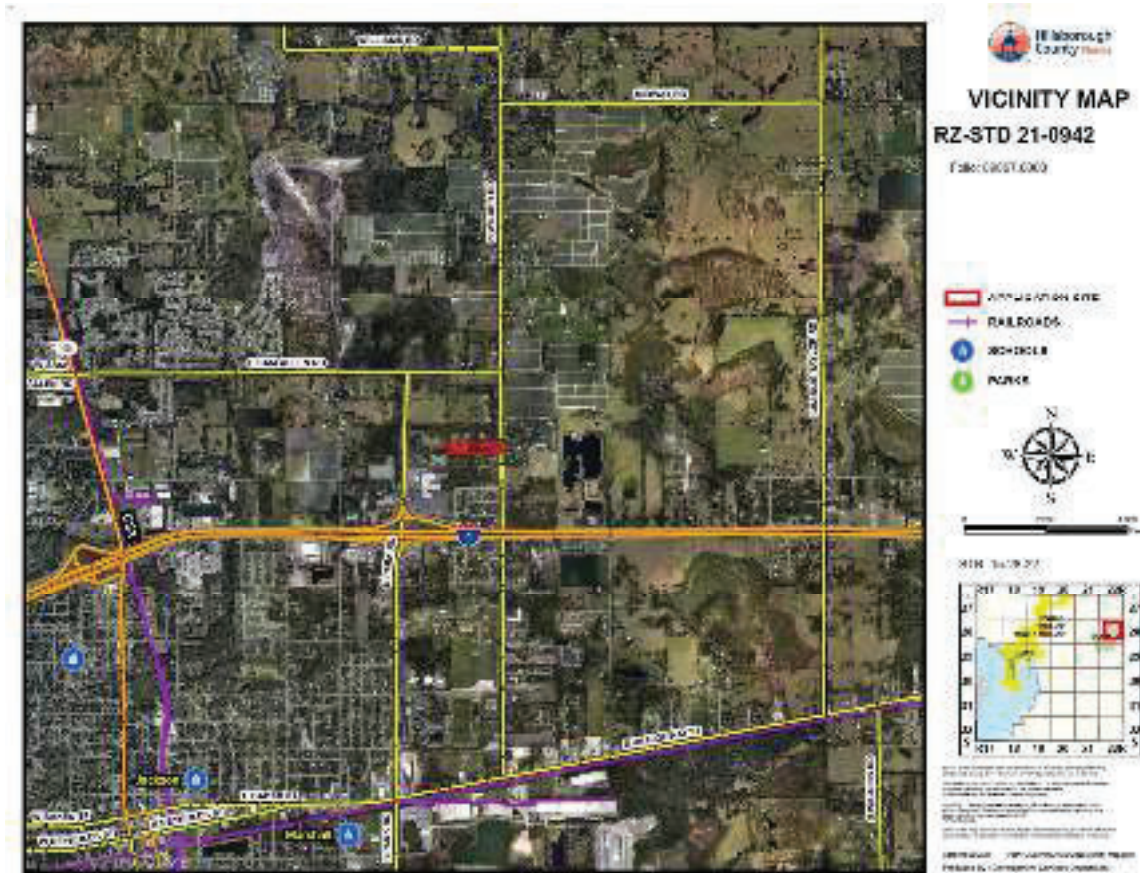
Request Summary:		
The request is to rezone from the existing Agricultural Rural (AR) zoning district to the proposed to Agricultural Single-Family Residential-1 (ASC-1) zoning district. The proposed zoning for ASC-1 permits agricultural and related uses and single-family conventional development on lots containing a minimum of one (1) acre.		
Zoning:		
Uses	Current AR Zoning	Proposed ASC-1 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	1 dwelling unit	6 dwelling units
* <i>Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.</i>		

Development Standards:		
	Current AR Zoning	Proposed ASC-1 Zoning
Density / Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre
Lot Size / Lot Width	217, 800 square feet (sf) / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	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

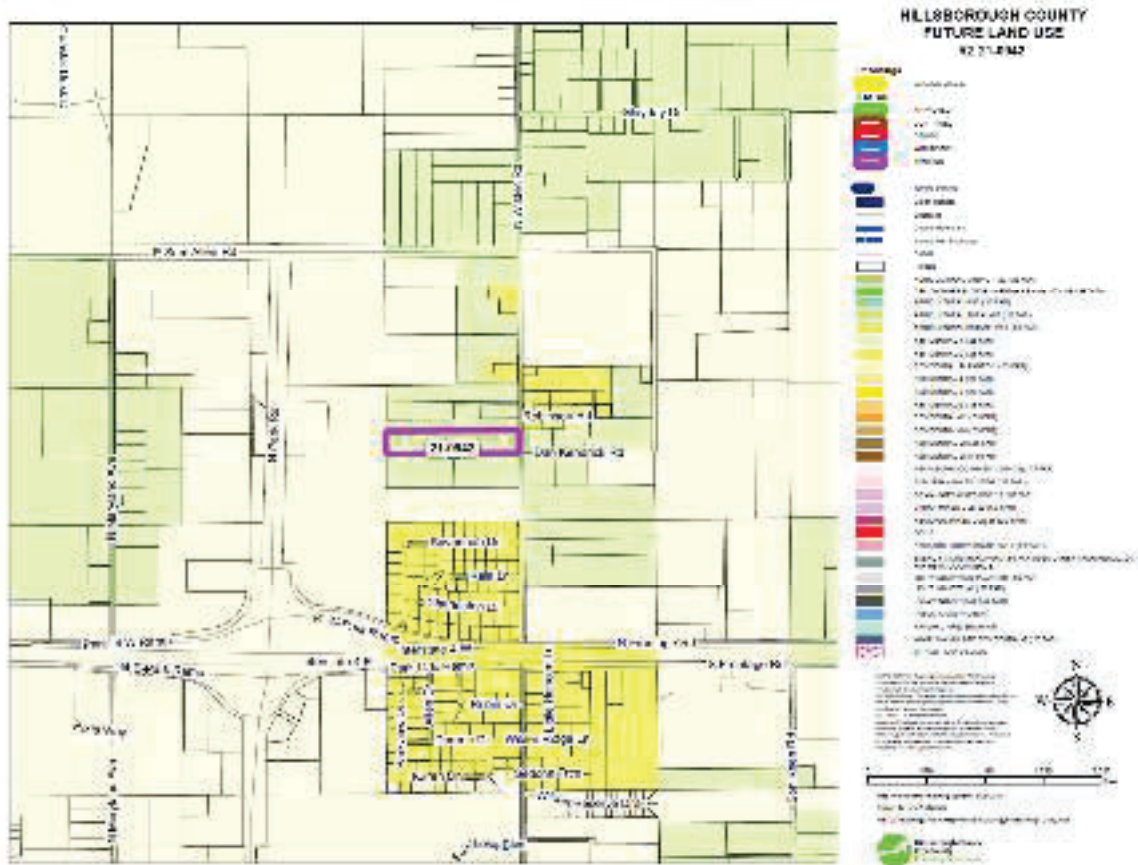
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

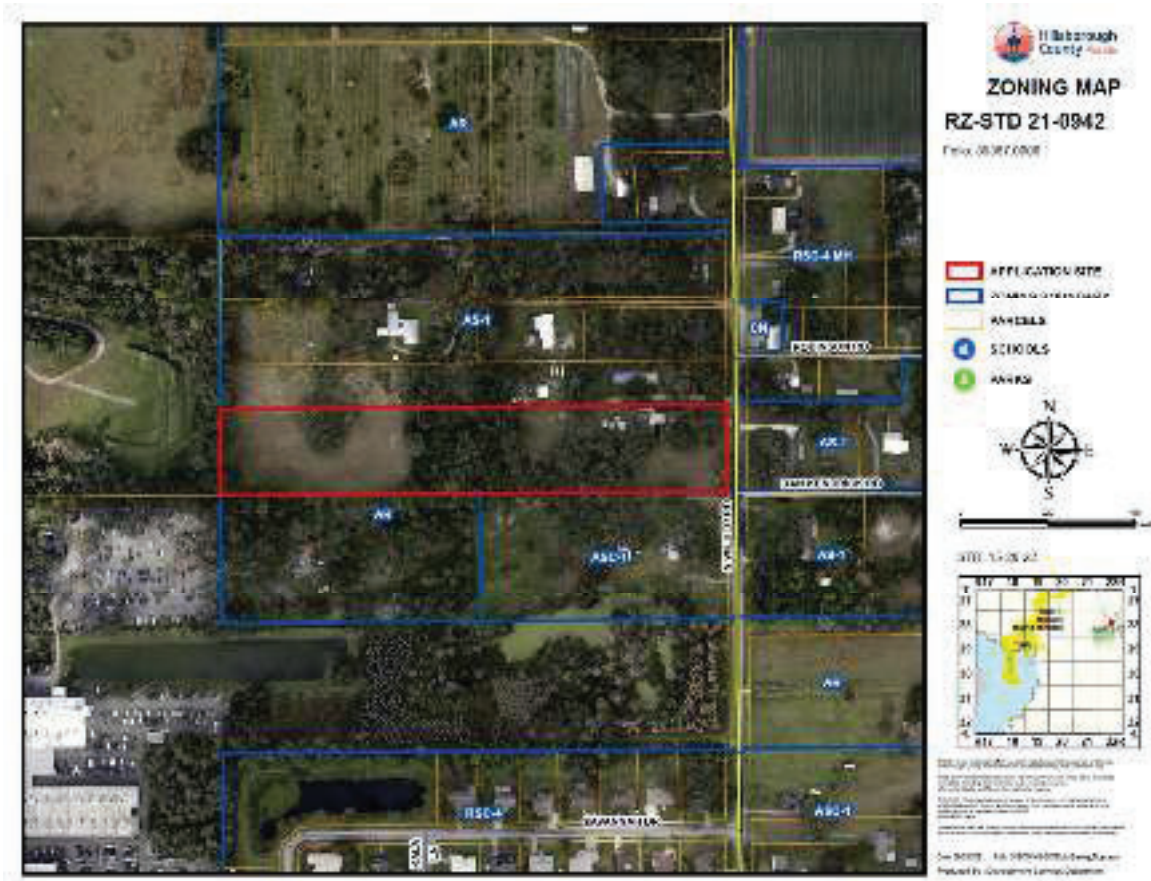
The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential with Mobile Home Overlay. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single – Family Conventional Residential-1 and (AR) Agricultural Rural (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/F.A.R.:	1 du/1 a
Typical Uses:	Residential

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



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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Wilder Road	County Collector - Urban	4 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	57	4	6
Difference (+/-)	+48	+3	+5

*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		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	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

Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
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:
- Wetlands/Other Surface Waters
 - Use of Environmentally Sensitive Land Credit Wellhead Protection Area
 - Surface Water Resource Protection Area
 - Potable Water Wellfield Protection Area

 - Significant Wildlife Habitat
 - Coastal High Hazard Area
 - Urban/Suburban/Rural Scenic Corridor Adjacent to ELAPP property
 - Other _____

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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities 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 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	No Comment
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 comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the Res-1 FLU category which permits agricultural and single-family residential uses.

The site is adjacent to properties with similar zoning district designations. The adjacent properties are zoned (AS-1) Agricultural Single Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single Family Conventional Residential-1 and (AR) Agricultural Rural (to the south and east).

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

The site is located outside the Hillsborough County Urban Service Area; therefore, the subject property should be served by private well water and septic system for wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed ASC-1 zoning district is compatible with the existing zoning districts and development pattern in the area.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 16, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition and submitted a revised staff report into the record. He stated that the revisions were not substantive.

Mr. Dennis Taylor 3210 Lark Lane Mulberry Florida testified as the property owner. Mr. Taylor stated that he has 6.5 acres that is currently zoned AR. He would like to rezone to ASC-1 to divide the property into three lots for his family.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from Agricultural Rural to Agricultural Single Family Residential. Ms. Brown described the location of the property and added that it is designated RES-1 by the Comprehensive Plan. She also detailed the surrounding land use pattern and concluded her presentation by stating that the request is consistent with the

RES-1 Future Land Use category and staff find the request to be approvable.

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 and the Rural Service Area. Ms. Papandrew testified that the request meets Policies 16.3, 16.8 and 16.9. The request is also consistent with Objective 29 regarding the protection of agricultural activities through land use planning regulations. Ms. Papandrew concluded her presentation by stating 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 did not have additional comments.

Mr. Taylor testified during the rebuttal period that the address is actually 2909 North Wilder Road.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Grady submitted a revised County staff report 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 6.45 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.
2. The applicant is requesting a rezoning to the Agricultural Single-Family Conventional-1 (ASC-1) zoning district. The applicant testified at the Zoning Hearing Master hearing that he would like to subdivide the property into three lots for his family.

3. The Planning Commission staff supports the request. The Planning Commission found that the request is consistent with Policies 16.3, 16.8 and 16.9 as well as Objective 29 regarding the protection of agricultural activities through land use planning regulations. 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 ASC-1 and AS-1.
5. The request for the ASC-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 ASC-1 zoning district. The property is 6.45 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.

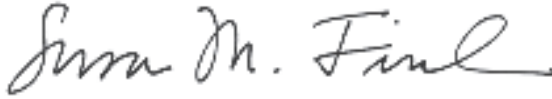
The property owner testified that he would like to subdivide the property into three lots for his family.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies that promote the protection of agricultural land uses through land use planning.

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

RECOMMENDATION

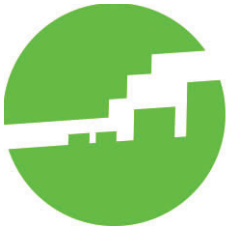
Based on the foregoing, this recommendation is for **APPROVAL** of the ASC-1 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



September 7, 2021

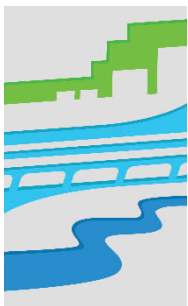
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 16, 2021 Report Prepared: August 4, 2021	Petition: RZ 21-0942 2909 N Wilder Road <i>Immediately west of Wilder Road N</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	None
Requested Zoning:	Agricultural Rural (AR) to Agricultural - Single-Family Conventional-1 (ASC-1)
Parcel Size (Approx.):	6.45 +/- acres (280,962 square feet)
Street Functional Classification:	N Wilder Road – Collector Dan Kendrick Road – Local
Locational Criteria:	N/A
Evacuation Area:	The site is not within an Evacuation Zone.



Context

- The subject property is located on 6.45 acres immediately west of Wilder Road N. The subject property is located within the Rural Area and is not within the limits of a Community Plan.
- The subject property is designated as Residential-1 (RES-1) on the Future Land Use Map. RES-1 is located all around the subject property. Typical uses in this category include 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by the RES-1 Future Land Use category to the north, south and east. The Plant City Commercial (C) Future Land Use category is located to the west. Further north, south and west is the Residential-2 (RES-2) Future Land Use category.
- The subject property is currently classified as single family residential. The property is currently zoned Agricultural Rural (AR). Immediately to the north of the subject property are single-family lots and vacant residential zoned Agricultural Single-Family-1 (AS-1). Single-family residential lots zoned AS-1 are located immediately east across Wilder Road N. Public institutional and an auto dealership with Neighborhood Business (C-1A) (and Single-Family Dwelling (R-1A) zoning are located to the east and further south. Single-family lots located to the south of the subject property and are zoned AR and Agricultural Single-Family Conventional-1 (ASC-1). Overall, the area is rural in nature with a mixture of large residential lots and agricultural uses with some public institutional, vacant and commercial lots.
- The application requests to rezone the subject property from Agricultural Rural (AR) to Agricultural - Single-Family Conventional-1 (ASC-1) to allow for the development of for 3 single family 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

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. There will be no new extension of public water or sewer service into the Rural Area unless there is a public health concern identified or the development is classified as a planned village as described in this Plan. New development will utilize private potable water wells and septic systems. In some cases, existing water and/or sewer lines may already be in place either by development approvals granted prior to the adoption of these policies or due to public health/safety issues. Expansion of those systems should be prohibited and limited to cases where public health is at risk.

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: *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.*

Neighborhood/Community Development

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.*

Agriculture-General Considerations

Objective 29: *In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural*

activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.

4.0 Community Level Design

4.1 Rural Residential Character

Goal 7: *Preserve existing rural uses as viable residential alternatives to urban and suburban areas.*

Objective 7-1: *Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.*

Policy 7-1.2: *Vary lot size in order to encourage diversity of housing product types and respect natural resources*

Staff Analysis of Goals Objectives and Policies:

The application requests to rezone the subject property from Agricultural Rural (AR) to Agricultural - Single-Family Conventional-1 (ASC-1) for 3 single family lots. This zoning district is consistent with the Residential-1 (RES-1) Future Land Use classification. The area is a combination of agricultural and residential land uses, which are compatible with the applicant's request. The existing land uses are complementary to the proposed development and meet the intent of Policy 16.3, 16.8 and 16.10. The request is consistent with Future Land Use Element (FLUE) Objective 4, as the subject property is in the Rural Area, which is reserved for large lot, low-density residential uses.

The Community Design Component of the FLUE contains policies on preserving rural uses for residential alternatives. Objective 29 of the FLUE requires protection of agricultural activities through land use planning and development regulations. The proposed development will have large lot residential development and will fit in with the existing rural development character. The proposed rezoning will have no impact on nearby agricultural activities.

Overall, the rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the *Unincorporated Hillsborough County Comprehensive Plan* and is compatible with the existing development pattern found within the surrounding area. Planning Commission staff finds the request would encourage development that complements the surrounding character of the area.

Recommendation

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



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 08/02/2021
AGENCY/DEPT: Transportation
PETITION NO: RZ-STD 21-0942

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | 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 48 average daily trips, 3 trips in the a.m. peak hour, and 5 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 this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 6.45 acres from Agricultural Rural (AR-1/5) to Agricultural Single-Family Conventional (ASC-1). The site is located +/- 0.3 miles south of the intersection of Sam Allen Road and Wilder Rd. The Future Land Use designation of the site is 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, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR-1/5, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 6 Single Family Detached Dwelling Units (ITE Code 210)	57	4	6

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+48	+3	+5

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Wilder Rd, a 4-lane, undivided, substandard, collector, Hillsborough County maintained roadway with +/- 10-foot travel lanes. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no pedestrian or bicycle facilities on Wilder Rd in the vicinity of the proposed project.

Wilder Rd is not shown on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated pedestrian and vehicular access will be from Wilder 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.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WILDER RD	I-4 FRONTAGE RD N	KNIGHTS-GRIFFIN	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Wilder Road	County Collector - Urban	4 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	57	4	6
Difference (+/-)	+48	+3	+5

*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		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	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 <input type="checkbox"/> Not applicable for this request			
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	

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: August 16, 2021</p> <p>PETITION NO.: RZ 21-0942</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: August 16, 2021</p> <p>PROPERTY ADDRESS: 2909 North Wilder Road, Plant City</p> <p>FOLIO #: 0898670000</p> <p>STR: 15-28S-22E</p>
<p>REQUESTED ZONING: Standard Rezoning</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	08/12/2021
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>	

kmh / app

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 18 July 2021

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

APPLICANT: Dennis and Michael Taylor

PETITION NO: RZ-STD 21-0942

LOCATION: 2909 N. Wilder Rd., Plant City FL 33563

FOLIO NO: 89867.0000

SEC: 15 TWN: 28 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: _____.

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

PETITION NO.: STD21-0942 REVIEWED BY: Randy Rochelle DATE: 7/7/2021

FOLIO NO.: 89867.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (____ inches), will be located (adjacent to the site), (feet from the site at ____). Expected completion date is _____.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore no County water and/or wastewater service lines are available to serve the subject property. Developer is responsible for submitting a utility service request at the time of development plan review.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONING HEARING MASTER (ZHM) )
HEARING )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, August 16, 2021

TIME: Commencing at 6:00 p.m.
Concluding 8/17/21 at 12:04 a.m.

PLACE: Hybrid Meeting/Cisco Webex
R.W. Saunders Sr. Public Library
Ada T. Payne Community Room
1505 Nebraska Avenue
Tampa, Florida

Andrew Mayes
Executive Reporting Service
Ulmerton Business Center, Suite 130
Clearwater, FL 33762

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARING

Monday, August 16, 2021

ZONING HEARING MASTER: SUSAN FINCH

C.1.

Application Number: RZ-STD 21-0942
Applicant: Michael G. & Dennis M.
Taylor
Location: NW corner of N Wilder Rd &
Dan Kendrick Rd
Folio Number: 089867.0000
Acreage (+/-): 6.45 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

1 MR. GRADY: The first item is agenda item
2 C.1., rezoning standard 21-0942. The request is
3 to rezone from agricultural rural to agricultural
4 single-family 1, which provides for a minimum lot
5 size of one acre. Isis Brown will provide staff
6 recommendation after presentation by the
7 applicant.

8 I will note we handed out for the record a
9 revised staff report. There's no substantive
10 changes to the report. It was just some
11 reformatting adding some requests additional
12 information in the formatting of the report. The
13 report was filed into our online database, it just
14 did not get in the backup, so we're submitting
15 that for the record.

16 HEARING MASTER FINCH: All right. Thank you
17 so much.

18 Is the applicant here? Yes, if you could come
19 forward, please. If you can start by giving us
20 your name and address, please.

21 MR. TAYLOR: Dennis Taylor, 3210 Lark Lane,
22 Mulberry, 33860.

23 HEARING MASTER FINCH: Okay. You just want to
24 tell us a little bit about your request.

25 MR. TAYLOR: Yes, ma'am. It's we have 6 and a

1 half acres there, and we want to -- it's currently
2 zoned AR, and we want to go to ASC-1 for to split
3 it three -- three lots for our family.

4 HEARING MASTER FINCH: Okay. Seems pretty
5 simple.

6 MR. TAYLOR: Yes.

7 HEARING MASTER FINCH: All right. Thank you
8 so much for your testimony. If you could please
9 sign in with the clerk's office.

10 MR. TAYLOR: Thank you.

11 HEARING MASTER FINCH: All right. Development
12 Services.

13 MS. BROWN: All right. Good evening. Isis
14 Brown, Development Services. The application is
15 RZ standard rezone 21-0942. And the request is to
16 rezone from an existing agricultural rural AR
17 zoning district to the proposed agricultural
18 single-family residential 1, ASC --

19 MR. PUTNAM: Isis, excuse me.

20 MS. BROWN: Yes.

21 MR. PUTNAM: You are not sharing your
22 presentation right now. We're not seeing it.

23 MS. BROWN: Oh, okay.

24 MR. PUTNAM: There you go.

25 MS. BROWN: Are you seeing it now? Okay.

1 Apologize. All right. Start again.

2 Isis Brown, Development Services. Rezone
3 application, RZ standard 21-0942. The request is
4 for the existing agricultural rural AR zoning
5 district to the proposed ASC-1, agricultural
6 single-family zoning district.

7 Site location, site address at 2911 North
8 Wilder Road in Plant City, Florida. Approximately
9 1,600 feet south of the intersection of Wilder
10 Road and East Sam Allen Road. That's located in
11 the Rural Service Area and it's also in the East
12 Rural Community Plan area.

13 Future Land Use, the current property has a
14 Future Land Use of RES-1 to the north. Also RES-1
15 to the north, south, and east also holds the RES-1
16 Future Land Use designation. To the west, holds
17 residential planned 2. The current density is 1
18 dwelling unit per 5 acres and the proposed density
19 is going to be 1 dwelling unit per 1 acre.

20 Current zoning classification, as discussed
21 before, it's zoned AR. And to the immediate
22 north, east, and west, it's agricultural
23 single-family AS-1. Zoning district to the
24 immediate south is agricultural rural and ASC-1.

25 The surrounding zoning and development pattern

1 consists of agricultural and single-family
2 residential uses. A majority of the area
3 surrounding the site is RES-1, as stated earlier.
4 The category permits agricultural and
5 single-family residential uses.

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

12 The applicant is requesting to rezone AR to
13 ASC-1. Based on the RES-1 Future Land Use
14 classification, the surrounding zoning and
15 development pattern of the proposed uses and
16 development standards for ASC-1 zoning district,
17 staff finds that the request is approvable.

18 This ends my presentation, and I'm available
19 for any questions.

20 HEARING MASTER FINCH: No questions at this
21 time, but thank you.

22 Planning Commission, please.

23 MS. PAPANDREW: Andrea Papandrew, Planning
24 Commission staff.

25 The subject property is located in the

1 residential 1 Future Land Use category. It is in
2 the Rural Service Area and is not located within
3 the limits of the community plan. The zoning
4 district is consistent with the residential 1
5 Future Land Use classification. The area is a
6 combination of agricultural and residential land
7 uses which are compatible with the applicant's
8 request.

9 The existing land uses are complementary to
10 the proposed development and meet the intent of
11 Policy 16.3, 16.8, and 16.9 of the Future Land Use
12 Element. The request is consistent with Future
13 Land Use Element Objective 4 as the subject
14 property is in the Rural Service Area, which is
15 reserved for large lot, low density residential
16 uses.

17 The Community Design Component of the Future
18 Land Use Element contains policies on preserving
19 rural uses for residential alternatives.
20 Objective 29 of the Future Land Use Element
21 requires protection of agricultural activities
22 through land use planning and development
23 regulations.

24 The proposed development will have large lot
25 residential development and will fit with the

1 existing rural character development. The
2 proposed rezoning will have no impact on nearby
3 agricultural activities.

4 Overall the rezoning will allow for
5 development that is consistent with the goals,
6 objectives, and policies of the Future Land Use
7 Element of the unincorporated Hillsborough County
8 Comprehensive Plan. It is compatible with the
9 existing development pattern found within the
10 surrounding area. Planning Commission staff finds
11 the request would encourage development that
12 complements the surrounding character of the area.

13 Based upon these 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 FINCH: Thank you. I
19 appreciate it.

20 All right. Now we'll call for anyone that
21 wants to speak in support. Anyone in favor of
22 this application? Seeing no one. No one online?
23 Anyone in opposition to this application? No one,
24 no one online. All right. County staff, anything
25 else?

1 MR. GRADY: Nothing further.

2 HEARING MASTER FINCH: All right. Sir,
3 anything else before we close? Just give us your
4 name real quick.

5 MR. TAYLOR: Dennis Taylor. I just noticed
6 when Ms. Brown was doing the presentation, it come
7 up as 2911 North Wilder Road, and it's actually
8 2909.

9 HEARING MASTER FINCH: 2909. Okay. We'll
10 make that change.

11 MR. TAYLOR: That was it.

12 HEARING MASTER FINCH: North Wilder.

13 MS. BROWN: Thank you.

14 HEARING MASTER FINCH: Thank you, sir. I
15 appreciate it.

16 MR. TAYLOR: Thank you.

17 HEARING MASTER FINCH: All right. Then with
18 that, we'll close rezoning 21-0942 and go to the
19 next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 8/16/21 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0942</u>	PLEASE PRINT NAME <u>Dennis M. Taylor</u> MAILING ADDRESS <u>3210 Lark Lane</u> CITY <u>Mulberry</u> STATE <u>FL</u> ZIP <u>33866</u> PHONE <u>813-977-4631</u>
APPLICATION # <u>RZ 21-0970</u>	PLEASE PRINT NAME <u>CHASE CLARK</u> MAILING ADDRESS <u>2511 PEMBERTON CREEK DR</u> CITY <u>SEFFNER</u> STATE <u>FL</u> ZIP <u>3584</u> PHONE <u>813 789 4130</u>
APPLICATION # <u>RZ 20-1253</u>	PLEASE PRINT NAME <u>Kami Corbett</u> <u>813-227-8421</u> MAILING ADDRESS <u>101 E Kennedy Bluffs</u> <u>3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 825 8277</u>
APPLICATION # <u>RZ 20-1253</u> <u>VS</u>	PLEASE PRINT NAME <u>Joshyla Blanco</u> MAILING ADDRESS <u>1345 SW 1st Ter</u> CITY <u>Pompano Beach</u> STATE <u>FL</u> ZIP <u>33060</u> PHONE _____
APPLICATION # <u>RZ 20-1253</u> <u>VS</u>	PLEASE PRINT NAME <u>Michael Alfieri</u> MAILING ADDRESS <u>13620 Metropolis Ave Ste 110</u> CITY <u>Ft. Myers</u> STATE <u>FL</u> ZIP <u>33912</u> PHONE _____
APPLICATION # <u>RZ 20-1253</u>	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>400 N. Tampa St, 15th Floor</u> <u>STATE FL 33601</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Betty R. Willis</u> MAILING ADDRESS <u>1440 Howards Hollow Ct</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-1072</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Natalie Davis</u> MAILING ADDRESS <u>17980 N. US. 41 Lutz, FL 33549</u> CITY <u>→</u> STATE <u>→</u> ZIP <u>→</u> PHONE <u>413-300-7570</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Gus Weekeley</u> MAILING ADDRESS <u>2502 W. Palm Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813-251-2463</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Sam Calvo</u> MAILING ADDRESS <u>18422 SWANLAKE DR</u> CITY <u>Lutz</u> STATE <u>F</u> ZIP <u>33549</u> PHONE <u>813 500-0202</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Jay MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 949-2224</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Elizabeth Nevel</u> MAILING ADDRESS <u>18811 4th Street SE</u> CITY <u>Lutz</u> STATE <u>Fla</u> ZIP <u>33549</u> PHONE <u>813-553-0107</u>

DATE/TIME: 8/6/21 6:00 P.M. HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W. SALVAD AVE. SUITE 114</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>727.220.9440</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>KRISTIN BURT</u> MAILING ADDRESS <u>9504 EDDINGS RD</u> CITY <u>ODessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>837071433</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>William Mally</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE <u>251-7152</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>Jeremy Coul</u> MAILING ADDRESS <u>17937 Hunting Bow Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # MM 21-0116 VS	PLEASE PRINT NAME <u>Barberg Adorhold</u> MAILING ADDRESS <u>P.O. Box 272 879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # MM 21-0116 VS	PLEASE PRINT NAME <u>Gina Mc Nairy</u> MAILING ADDRESS <u>11615 Pine Tree Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____

DATE/TIME: 8/16/21 6:00 ZHM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0116</u> <u>VS</u>	PLEASE PRINT NAME <u>Steve Medendorp</u> MAILING ADDRESS <u>7531 Dunbridge Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>MM 21-0116</u> <u>VS</u>	PLEASE PRINT NAME <u>christopher Johnson</u> MAILING ADDRESS <u>17906 Simms Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>MM</u> <u>21-0116</u>	PLEASE PRINT NAME <u>Jim Griffin</u> MAILING ADDRESS <u>18530 wagne rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-299-9223</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Paul Crowell</u> MAILING ADDRESS <u>PO Box 1025</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-920-2639</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Stuart Sutton</u> MAILING ADDRESS <u>9474 Eddings Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 838 3189</u>
APPLICATION # <u>MM 21-0116</u>	PLEASE PRINT NAME <u>Dwight Lowkford</u> MAILING ADDRESS <u>17438 Isbell Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 970-2064</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>Clara Lawhead</u> MAILING ADDRESS <u>7340 COLLEY RD</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>316-0474</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>Joshea Butts</u> MAILING ADDRESS <u>9504 Eddys Rd.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 893 5222</u>
APPLICATION # MM 21-0116	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LANIER ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 289 0039</u>
APPLICATION # RZ 21-0222	PLEASE PRINT NAME <u>M.D. HANER, AIRP</u> MAILING ADDRESS <u>14505 N. BREE MARY</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962 2395</u>
APPLICATION # RZ 21-0222	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC 400 N. Tampa St, 15th FLOOR</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # RZ 21-0222	PLEASE PRINT NAME <u>Todd Prosser</u> MAILING ADDRESS <u>2000 1st Ave S. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33721</u> PHONE <u>727-404 1760</u>

DATE/TIME: 8/16/21 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 21-0222 VS	PLEASE PRINT NAME <u>Ada Janossy Tores</u> MAILING ADDRESS <u>5409 Watson Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 21-0222 VS	PLEASE PRINT NAME <u>Denah Butts</u> MAILING ADDRESS <u>11306 J And B Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 21-0222 VS	PLEASE PRINT NAME <u>Kelly Davis</u> MAILING ADDRESS <u>5331 Watson Rd</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 21-0222 VS	PLEASE PRINT NAME <u>Toni Boggie</u> MAILING ADDRESS <u>5414 Lindburg St.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # 21-0222 VS	PLEASE PRINT NAME <u>Jean a Wynja</u> MAILING ADDRESS <u>5820 Tulip Flower Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE _____
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-207-8421</u>

DATE/TIME: 8/16/21 1:00 P.M. HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-817-8492</u>
APPLICATION # <u>Mh 21-0227</u>	PLEASE PRINT NAME <u>STEVE HANZM</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>AMARJIT S. DHALIWAL</u> MAILING ADDRESS <u>P.O. BOX 3590</u> CITY <u>BRANDON</u> STATE <u>FL</u> ZIP <u>33509</u> PHONE <u>813-334-9333</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Charanjit S. Manu.</u> MAILING ADDRESS <u>11810 Shir Wycliffe Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>(904) 210-7346</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Surveen Sahni</u> MAILING ADDRESS <u>11917 Meridian Point Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>224-258-3623</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Sartaj Sahni</u> MAILING ADDRESS <u>11917 Meridian Point Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>224-623-4991</u>

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>DIMITAR ARTZIBUSHEV</u> MAILING ADDRESS <u>16555 Hutchison Rd</u> CITY <u>Ossage</u> STATE <u>FL</u> ZIP <u>3356</u> PHONE <u>95-363-9764</u>
APPLICATION # <u>mm 21-0227</u>	PLEASE PRINT NAME <u>Kam Jha</u> MAILING ADDRESS <u>822 Christing Cir</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>34677</u> PHONE <u>408.910.7048</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>PARAMJIT SINGH</u> MAILING ADDRESS <u>11411 GLENMONT DR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>813-9562412</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>JASPREET DHAU</u> MAILING ADDRESS <u>15258 ANACUCCA 151E AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>8134515081</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>Manvinder. S. Taner</u> MAILING ADDRESS <u>9104 Tillinghast Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>622056668</u>
APPLICATION # <u>MM 21-0227</u>	PLEASE PRINT NAME <u>BALJINDER SINGH</u> MAILING ADDRESS <u>12419 Seabrook dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33621</u> PHONE <u>2566521655</u>

DATE/TIME: 8/16/21 5:00 pm HEARING MASTER: Susan Finch

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

APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Jason Collins</u> MAILING ADDRESS <u>201 E. Kennedy Blvd #950</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Stephen Bien</u> MAILING ADDRESS <u>8508 Kentucky Derby Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 731 1244</u>
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>CHHS MILAN</u> MAILING ADDRESS <u>8925 DONNA LD DRIVE</u> CITY <u>ODESSA</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 242 3023</u>
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Keith Hall</u> MAILING ADDRESS <u>9213 Post Road</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-394-2822</u>
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Jonathan Vila</u> MAILING ADDRESS <u>8505 Kentucky Derby Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-600-0570</u>
APPLICATION # MM 21-0227 US	PLEASE PRINT NAME <u>Barbara Auerhold</u> MAILING ADDRESS <u>P.O. Box 272879</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan Finch

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

<p>APPLICATION # <u>MM 21-0227</u> <u>US</u></p>	<p>PLEASE PRINT NAME <u>John Thomas</u> MAILING ADDRESS <u>643 Emerson Ave. So</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33707</u> PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 8/16/21 6:00 PM HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Jeremy Coul</u> MAILING ADDRESS <u>17937 Hunting Bow Court</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>8139202005</u>
APPLICATION # MM 21-0227	PLEASE PRINT NAME <u>Dhane Malli</u> MAILING ADDRESS <u>11811 Shire Wychffe Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE <u>530-218-3536</u>
APPLICATION # MM 21-0417	PLEASE PRINT NAME <u>John Grandoff</u> MAILING ADDRESS <u>Suite 3700 Bank of America Plaza</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>221 3900</u>
APPLICATION # MM 21-0417 US	PLEASE PRINT NAME <u>Tammi Morris</u> MAILING ADDRESS <u>16813 Banner Shell PL</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____
APPLICATION # MM 21-0417	PLEASE PRINT NAME <u>STANLEY</u> MAILING ADDRESS <u>5023 W. CANAL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # RZ 21-0420	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700 TAMPA FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-827-8421</u>

DATE/TIME: 8/16/21 6:00 pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # 21-0420 US	PLEASE PRINT NAME <u>Alex's Crespo</u> MAILING ADDRESS <u>28100 Bonita Grande Dr</u> CITY <u>Bonita Springs</u> STATE <u>FL</u> ZIP <u>34135</u> PHONE _____
APPLICATION # 21-0420	PLEASE PRINT NAME <u>STATE HENRY</u> MAILING ADDRESS <u>823 W. LAUREL ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>
APPLICATION # 21-0420	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 1/4 Ave S. Hwy 1</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>3374</u> PHONE <u>787-8644</u>
APPLICATION # 21-0420 US	PLEASE PRINT NAME <u>Shawn Wilson</u> MAILING ADDRESS <u>5300 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE _____
APPLICATION # 21-0554	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u>101 E KENNEDY BLVD #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 727 4026</u>
APPLICATION # 21-0742	PLEASE PRINT NAME <u>MA HENRY, AICP</u> MAILING ADDRESS <u>1450 N. JACE PLAZA</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>762-2375</u>

DATE/TIME: 8/16/21 6:00 AM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 21-0742</u>	PLEASE PRINT NAME <u>Michael Raysor</u> MAILING ADDRESS <u>19046 Bruce B. Downs Blvd #308</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813-625-1699</u>
APPLICATION # <u>RZ 21-0742</u>	PLEASE PRINT NAME <u>Tamala Smith</u> MAILING ADDRESS <u>10203 Laid Back Ln</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-644-0101</u>
APPLICATION # <u>RZ 21-0747</u>	PLEASE PRINT NAME <u>M. D. ARNER, INC</u> MAILING ADDRESS <u>14505 N. AZEE PASSY. AVE</u> CITY <u>T</u> STATE <u>K</u> ZIP <u>33618</u> PHONE <u>762-5575</u>
APPLICATION # <u>RZ 21-0747</u>	PLEASE PRINT NAME <u>Michael Yates</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>400 N. Tampa St, 15th Floor</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>RZ 21-0747</u>	PLEASE PRINT NAME <u>James Wheeler</u> MAILING ADDRESS <u>Coldwell Banker Realty</u> <u>14502 N. Dale Mabry Hwy 1 Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 285 1229</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 21-0942	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 20-1253	Kami Corbett	1. Applicant's Presentation packet	No
RZ 20-1253	Sam Calco	2. Opposition Presentation	No
RZ 20-1253	Jay Muffly	3. Opposition Presentation	No
MM 21-0116	Brian Grady	1. Agency Comments and Revised Summary	Yes (Copy)
MM 21-0116	William Molloy	2. Applicant's Presentation Packet	No
MM 21-0116	Brian Grady	3. Planning Commission Report	Yes (Copy)
MM 21-0116	Josh Butts	4. Water Quality Report	No
RZ 21-0222	Michael Horner	1. Applicant's Presentation packet	No
RZ 21-0222	Michael Yates	2. Traffic Report	No
RZ 21-0222	Todd Pressman	3. Opposition Presentation and Letters	No
RZ 21-0227	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0227	Kami Corbett	2. Applicant's Presentation packet	No
RZ 21-0227	Steve Henry	3. Traffic analysis	No
RZ 21-0227	Jason Collins	4. Technical Sufficiency Review	No
RZ 21-0227	Patricia Ortiz	5. Applicant Rep Resume	No
RZ 21-0227	Jonathan Vila	6. Traffic Videos	No
MM 21-0417	Steve Henry	1. Applicant's Presentation packet	No
RZ 21-0420	Kami Corbett	1. Applicant's Presentation packet	No
RZ 21-0420	Steve Henry	2. Transportation Presentation	No
RZ 21-0558	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0558	Matt Newton	2. Applicant's Presentation packet	No
RZ 21-0742	Brian Grady	1. Revised Summary Report	Yes (Copy)
RZ 21-0742	Michael Horner	2. Applicant's Presentation Packet	No
MM 21-0747	Brian Grady	1. Revised Summary Report	Yes (Copy)
MM 21-0747	Michael Yates	2. Traffic Comparison	No

AUGUST 16, 2021 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 16, 2021, at 6:00 p.m., held virtually.

Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Brian Grady, Development Services, reviews changes/withdrawals/continuances.

D.7. RZ-PD 21-0557

Brian Grady, Development Services, calls RZ 21-0557.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/continues RZ 21-0557 to September 13, 2021.

Brian Grady, Development Services, reviews withdrawals/continuances.

Susan Finch, ZHM, reviews the meeting procedures.

Senior Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

Susan Finch, ZHM, oath.

B. REMANDS - Not Addressed.

C. REZONING STANDARD (RZ-STD):

C.1. RZ-STD 21-0942

Brian Grady, Development Services, calls RZ 21-0942.

Dennis Taylor, applicant rep, presents testimony.

Isis Brown, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant.

Dennis Taylor, applicant, gave rebuttal.

MONDAY, AUGUST 16, 2021

Susan Finch, ZHM, closes RZ 21-0942.

C.2. RZ-STD 21-0970

Brian Grady, Development Services, calls RZ 21-0970.

Chase Clark, applicant rep, presents testimony.

Christopher Grandlienard, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rep/closes RZ 21-0970.

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

D.1. RZ-PD 20-1253

Brian Grady, Development Services, calls RZ 20-1253.

Kami Corbett, applicant rep, presents testimony.

Joshua Blanco, applicant rep, presents testimony.

Michael Alfieri, applicant rep, presents testimony.

Michael Yates, applicant rep, presents testimony.

Kami Corbett, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

Andrea Papendrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents.

Betty Willis, proponent, presents testimony.

Natalie Davis, proponent, presents testimony.

Gus Weekley, proponent, presents testimony.

Susan Finch, ZHM, calls opponents.

Sam Calco, opponent, presents testimony.

MONDAY, AUGUST 16, 2021

Jay Muffly, opponent, presents testimony.

Elizabeth Nevel, opponent, presents testimony.

Susan Finch, ZHM, question to Planning Commission.

Andrea Papendrew, Planning Commission, responds to ZHM.

Susan Finch, ZHM, calls Development Services/applicant rep.

Susan Finch, ZHM, question to applicant.

Jesse Blackstock, applicant rep, responds to ZHM.

Kami Corbett, applicant rep, gave rebuttal.

Michael Alfieri, applicant rep, gave rebuttal.

Kami Corbett, applicant rep, gave rebuttal.

Susan Finch, ZHM, question to applicant.

Kami Corbett, applicant rep, responds to ZHM

Susan Finch, ZHM, closes RZ 20-1253.

D.2. MM 21-0116

Brian Grady, Development Services, calls MM 21-0116.

William Molloy, applicant rep, presents testimony.

Kristin Butts, applicant rep, presents testimony.

William Molloy, applicant rep, presents testimony.

Jeremy Couch, applicant rep, presents testimony.

Michelle Heinrich, Development Services, staff report.

Susan Finch, ZHM, questions to staff.

Michelle Heinrich, Development Services, responds to ZHM.

Susan Finch, ZHM, questions to County Attorney.

Senior Assistant County Attorney Cameron Clark responds to ZHM.

MONDAY, AUGUST 16, 2021

Andrea Papendrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents.

Barbara Aderhold, proponent, presents testimony.

Gina McNairy, proponent, presents testimony.

Steve Medendorp, proponent, presents testimony.

Christopher Johnson, proponent, presents testimony.

Jim Griffin, proponent, presents testimony.

Paul Crowell, proponent, presents testimony.

Stuart Sutton, proponent, presents testimony.

Christopher Johnson, proponent, presents testimony.

Susan Finch, ZHM, calls opponents.

Dwight Lankford, opponent, presents testimony.

Claire Lawhead, opponent, presents testimony.

Susan Finch, ZHM, calls Development Services/applicant rep.

Susan Finch, ZHM, question to applicant rep.

William Molloy, applicant rep, responds to ZHM.

William Molloy, applicant rep, gave rebuttal.

Joshua Butts, applicant rep, gave rebuttal.

Steve Henry, applicant rep, gave rebuttal.

Susan Finch, ZHM, closes MM 21-0116.

D.3. RZ 21-0222

Brian Grady, Development Services, calls RZ 21-0222.

Michael Horner, applicant rep, presents testimony.

Susan Finch, ZHM, questions to applicant rep.

MONDAY, AUGUST 16, 2021

Michael Horner, applicant rep, responds to ZHM.

Michael Yates, applicant rep, presents testimony.

Steve Beachy, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, questions to staff.

Andrea Papendrew, Planning Commission, responds to ZHM.

Susan Finch, ZHM, calls proponents/opponents.

Todd Pressman, opponent representative, presents testimony.

Ada Vanessa Toves, opponent, presents testimony.

Denah Butts, opponent, presents testimony.

Kelly Davis, opponent, presents testimony.

Toni Boggie, opponent, presents testimony.

Jeana Wynja, opponent, presents testimony.

Susan Finch, ZHM, calls Development Services.

James Ratliff, Development services, presents testimony.

Susan Finch, ZHM, calls applicant rep.

Michael Horner, applicant rep, gave rebuttal.

Michael Yates, applicant rep, gave rebuttal.

Susan Finch, ZHM, closes RZ 21-0222.

D.4. MM 21-0227

Brian Grady, Development Services, calls MM 21-0227.

Kami Corbett, applicant rep, presents testimony.

Patricia Ortiz, applicant rep, presents testimony.

Steve Henry, applicant rep, presents testimony.

MONDAY, AUGUST 16, 2021

Israel Monsanto, Development Services, staff report.
James Ratliff, Development Services, staff report.
Andrea Papandrew, Planning Commission, staff report.
Susan Finch, ZHM, calls proponents.
Amarjit Dhaliwal, proponent, presents testimony.
Charanjit Marwah, proponent, presents testimony.
Surleen Sahni, proponent, presents testimony.
Sartaaj Sahni, proponent, presents testimony.
Dimitri Artzibushev, proponent, presents testimony.
Kam Johal, proponent, presents testimony.
Paramjit Singh, proponent, presents testimony.
Jaspreet Dhau, proponent, presents testimony.
Manvinder Taneja, proponent, presents testimony.
Baljinder Singh, proponent, presents testimony.
Susan Finch, ZHM, calls opponents.
Jason Collins, opponent representative, presents testimony.
Stephen Bien, opponent, presents testimony.
Chris Milan, opponent, presents testimony.
Keith Hall, opponent, presents testimony.
Jonathan Vila, opponent, presents testimony.
Barbara Aderhold, opponent, presents testimony.
John Thomas, opponent, presents testimony.
Susan Finch, ZHM, calls Development Services.
James Ratliff, Development Services, presents testimony.

MONDAY, AUGUST 16, 2021

Susan Finch, ZHM, questions to Development Services.
James Ratliff, Development Services, responds to ZHM.
Susan Finch, ZHM, calls applicant rep.
Kami Corbett, applicant representative, gave rebuttal.
Steve Henry, applicant representative, gave rebuttal.
Jeremy Couch, applicant representative, gave rebuttal.
Dhanna Malhi, applicant representative, gave rebuttal.
Susan Finch, ZHM, closes MM 21-0227.

D.5. MM 21-0417

Brian Grady, Development Services, calls MM 21-0417.
John Grandoff, applicant rep, presents testimony.
Israel Monsanto, Development Services, staff report.
Susan Finch, ZHM, comment to Development Services.
James Ratliff, Development Services, staff report.
Andrea Papandrew, Planning Commission, staff report.
Susan Finch, ZHM, calls proponents/opponents.
Tammi Morris, opponent, presents testimony.
Susan Finch, ZHM, calls Development Services/applicant rep.
John Grandoff, applicant rep, gave rebuttal.
Steve Henry, applicant rep, gave rebuttal.
Susan Finch, ZHM, closes MM 21-0417.

D.6. RZ-PD 21-0420

Brian Grady, Development Services, calls RZ 21-0420.
Kami Corbett, applicant rep, presents testimony.

MONDAY, AUGUST 16, 2021

Alexis Crespo, applicant rep, presents testimony.

Steve Henry, applicant rep, presents testimony.

Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls for proponents.

Todd Pressman, proponent rep, presents testimony.

Shawn Wilson, proponent, presents testimony.

Susan Finch, ZHM, calls opponents/Development Services.

Brian Grady, Development Services, offers comments.

Susan Finch, ZHM, calls applicant rep/closes RZ 21-0420.

D.8. RZ-PD 21-0558

Brian Grady, Development Services, calls RZ 21-0558.

Matt Newton, applicant rep, presents testimony.

Steven Beachy, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Steven Beachy, Development Services, responds to ZHM.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents/Development Services.

Brian Grady, Development Services, presents testimony.

Susan Finch, ZHM, calls applicant rep/closes RZ 21-0558.

D.9. RZ-PD 21-0742

Brian Grady, Development Services, calls RZ 21-0742.

Michael Horner, applicant rep, presents testimony.

Michael Raysor, applicant rep, presents testimony.

MONDAY, AUGUST 16, 2021

Israel Monsanto, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents.

Tamala Smith, opponent, presents testimony.

Susan Finch, ZHM, calls Development Services/applicant rep.

Michael Horner, applicant rep, gave rebuttal.

Susan Finch closes RZ 21-0742.

D.10. MM 21-0747

Brian Grady, Development Services, calls MM 21-0747.

Michael Horner, applicant rep, presents testimony.

Michael Yates, applicant rep, presents testimony.

Kevie Defranc, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

Susan Finch, ZHM, calls proponents/opponents.

James Wheeler, opponent, presents testimony.

Susan Finch calls Development Services/applicant rep.

Michael Horner, applicant rep, gave rebuttal.

Susan Finch, ZHM, closes MM 21-0747.

D.11. RZ-PD 21-0749

Brian Grady, Development Services, continues RZ 21-0749 to September 13, 2021.

ADJOURNMENT

Susan Finch, ZHM, adjourns the meeting.

Rezoning Application: 21-0942
Zoning Hearing Master Date: August 16, 2021
BOCC Land Use Meeting Date: October 12, 2021

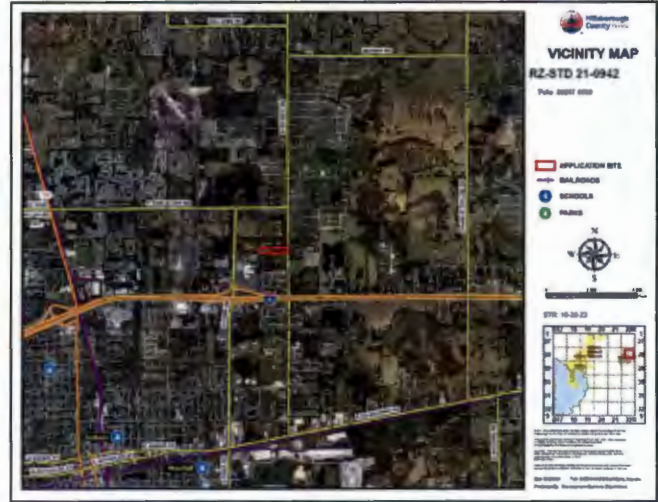


**Hillsborough
 County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Michael G. Taylor and Dennis M. Taylor
FLU: Residential -1 (Res-1)
Category:
Service Area: Rural
Site Acreage: 6.45
Community Plan Area: East Rural
Overlay: None
Request: Rezone from **Agricultural Rural (AR)** to **Agricultural Single-Family Residential -1 (ASC-1)**.



Request Summary:

The request is to rezone from the existing Agricultural Rural (AR) zoning district to the proposed to Agricultural Single-Family Residential-1 (ASC-1) zoning district. The proposed zoning for ASC-1 permits agricultural and related uses and single-family conventional development on lots containing a minimum of one (1) acre.

Zoning:

	Current AR Zoning	Proposed ASC-1 Zoning
Uses	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	1 dwelling unit	6 dwelling units

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

Development Standards:

	Current AR Zoning	Proposed ASC-1 Zoning
Density / Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre
Lot Size / Lot Width	217, 800 square feet (sf) / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

Additional Information:

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

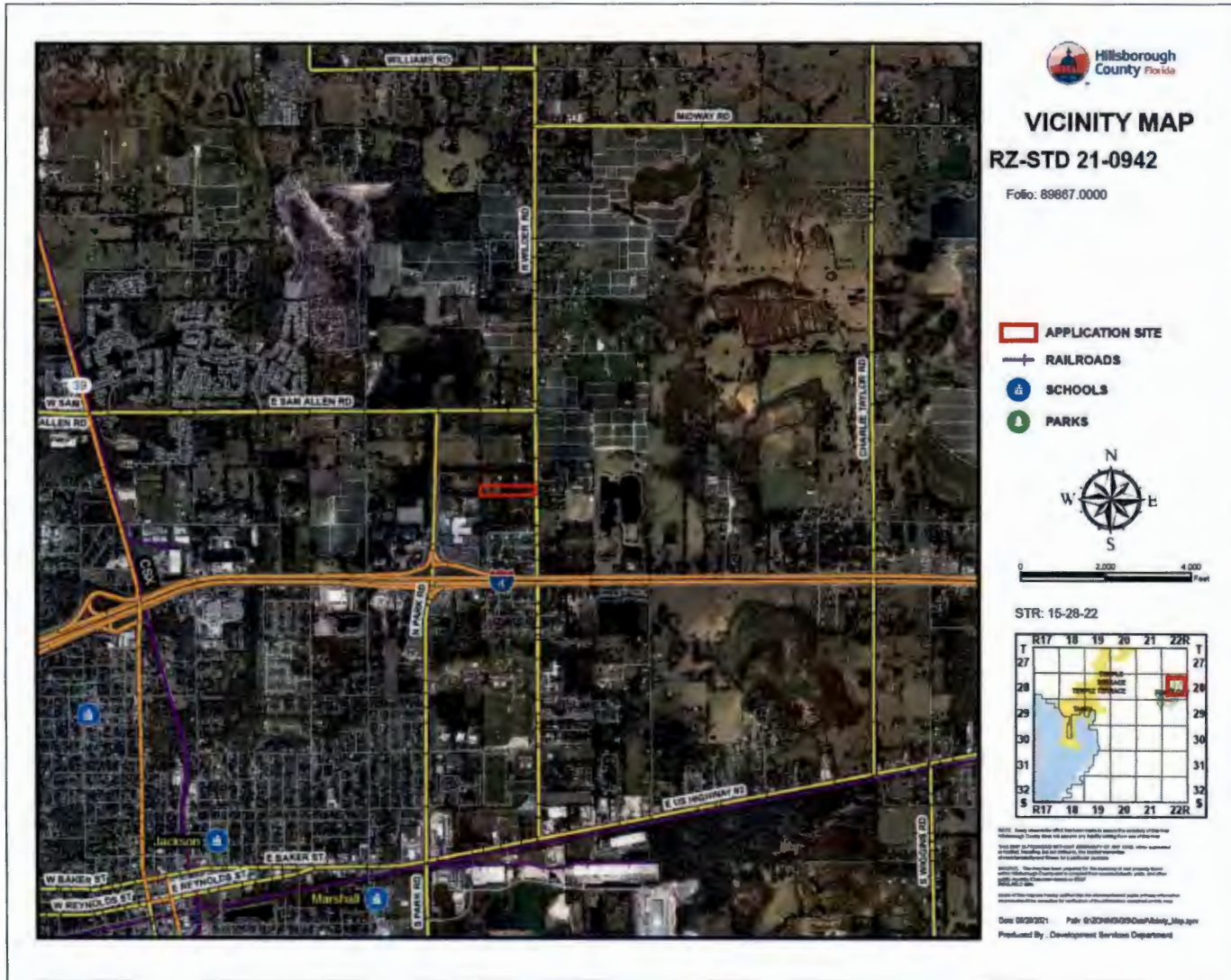
Application No. 21-0942
 Name: Brian Grody
 Entered at Public Hearing: 2/4M
 Exhibit # 1 Date: 8/16/21

Additional Information:

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

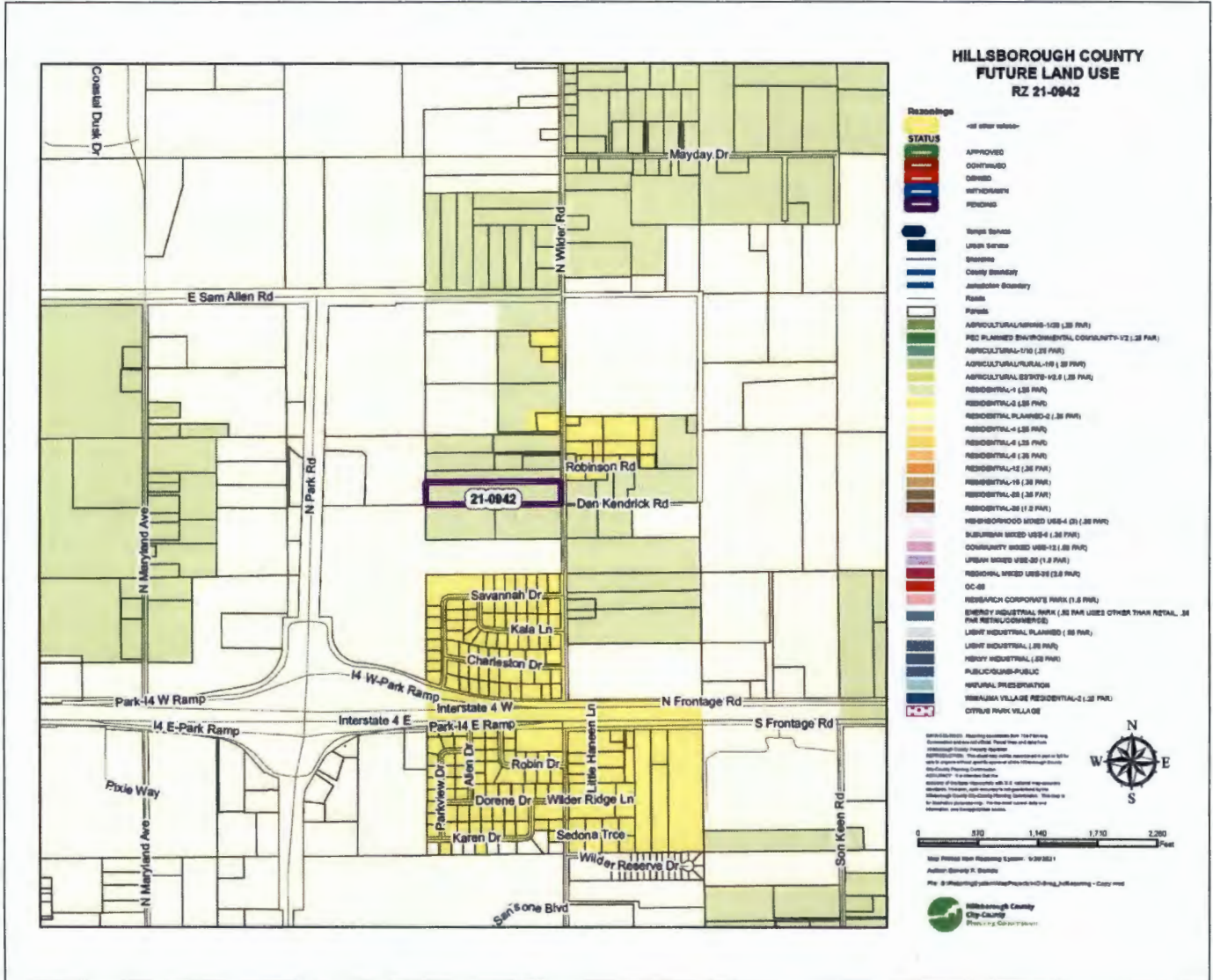
2.1 Vicinity Map



Context of Surrounding Area:
 The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential with Mobile Home Overlay. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single – Family Conventional Residential-1 and (AR) Agricultural Rural (to the south and east).

2.0 LAND USE MAP SET AND SUMMARY DATA

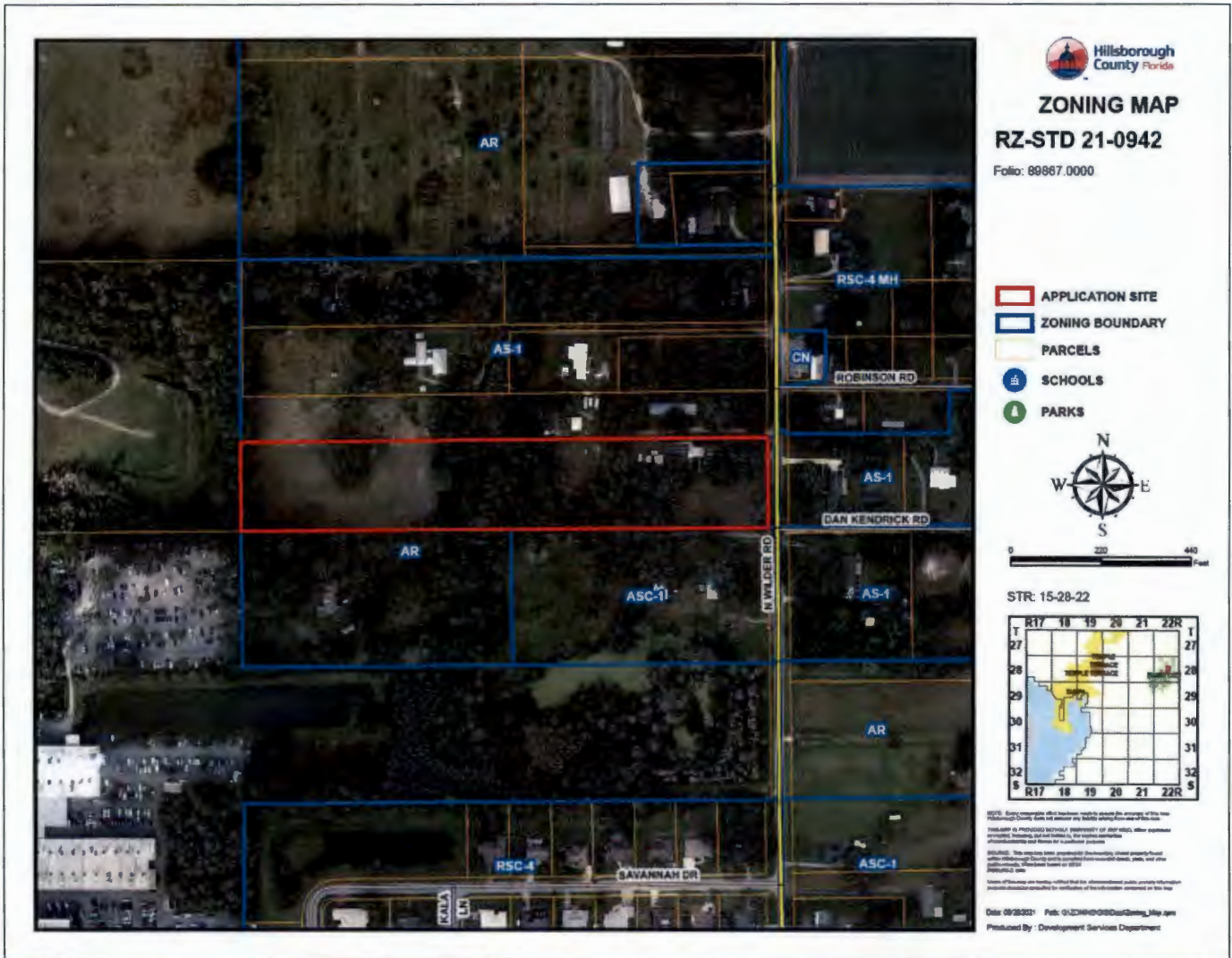
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -1 (Res-1)
Maximum Density/F.A.R.:	1 du/1 a
Typical Uses:	Residential

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	AS-1	1 dwelling unit (du)/ 1 acre	AS-1: Agricultural and related uses and permit single-family conventional and mobile home.	Mobile Home
South	AR ASC-1	1 du/ 5 acre 1 du/ 1 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home. ASC-1: Agricultural and related uses and permit single-family conventional	Single-Family Residential

APPLICATION NUMBER: RZ STD 21-0942

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Isis Brown

Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
East	ASC-1 AR	1 du/ 1 acre 1 du/ 5 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home. ASC-1: Agricultural and related uses and permit single-family conventional	Single-Family Residential
West	AS-1	1 du/ 1 acre	AS-1: Agricultural and related uses and permit single-family conventional and mobile home.	Vacant / Government

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)



APPLICATION NUMBER: RZ STD 21-0942
 ZHM HEARING DATE: August 16, 2021

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
Wilder Road	County Collector - Urban	4 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	57	4	6
Difference (+/-)	+48	+3	+5

*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		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	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 type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
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 type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Utilities 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 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	No Comment
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 comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the Res-1 FLU category which permits agricultural and single-family residential uses.

The site is adjacent to properties with similar zoning district designations. The adjacent properties are zoned (AS-1) Agricultural Single Family Residential-1 (to the north and west), and (ASC-1) Agricultural Single Family Conventional Residential-1 and (AR) Agricultural Rural (to the south and east).

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

The site is located outside the Hillsborough County Urban Service Area; therefore, the subject property should be served by private well water and septic system for wastewater.


5.2 Recommendation

Based on the above considerations, staff finds the proposed ASC-1 zoning district is compatible with the existing zoning districts and development pattern in the area.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:


J. Brian Grady
Mon Aug 9 2021 10:56:29

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.

APPLICATION NUMBER: RZ STD 21-0942

ZHM HEARING DATE: August 16, 2021

BOCC LUM MEETING DATE: October 12, 2021

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: 08/02/2021
 REVIEWER: Alex Steady, Senior Planner AGENCY/DEPT: Transportation
 PLANNING AREA/SECTOR: East Rural/Northeast PETITION NO: RZ-STD 21-0942

- 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 48 average daily trips, 3 trips in the a.m. peak hour, and 5 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 this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 6.45 acres from Agricultural Rural (AR-1/5) to Agricultural Single-Family Conventional (ASC-1). The site is located +/- 0.3 miles south of the intersection of Sam Allen Road and Wilder Rd. The Future Land Use designation of the site is 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, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR-1/5, 1 Single Family Detached Dwelling Unit (ITE Code 210)	9	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 6 Single Family Detached Dwelling Units (ITE Code 210)	57	4	6

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+48	+3	+5

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 48 average daily trips, 3 trips in the a.m. peak hour, and 5 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Wilder Rd, a 4-lane, undivided, substandard, collector, Hillsborough County maintained roadway with +/- 10-foot travel lanes. Along the project frontage, the roadway lies within a +/- 52-foot wide right-of-way. There are no pedestrian or bicycle facilities on Wilder Rd in the vicinity of the proposed project.

Wilder Rd is not shown on the Hillsborough County Corridor Preservation Plan.

SITE ACCESS

It is anticipated pedestrian and vehicular access will be from Wilder 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.

LEVEL OF SERVICE (LOS)

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
WILDER RD	I-4 FRONTAGE RD N	KNIGHTS-GRIFFIN	D	B

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)



**PARTY OF
RECORD**

NONE