



## STAFF REPORT

|  |                         |                                       |              |         |
|--|-------------------------|---------------------------------------|--------------|---------|
| <b>SUBJECT:</b>                              | RZ-STD 20-1171          | <b>PLANNING AREA:</b>                 | Little South | Manatee |
| <b>REQUEST:</b>                              | AR (Agricultural Rural) | <b>SECTOR:</b>                        | South        |         |
| <b>APPLICANT:</b>                            | Tampa Electric Company  |                                       |              |         |
| <b>Existing Zoning:</b> PD 07-1903, AR, AS-1 |                         | <b>Comp Plan Category:</b> A/R, RES-1 |              |         |



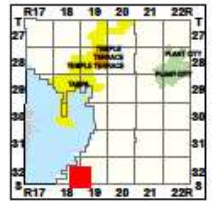
**Project Location Map**  
**RZ-STD 20-1171**

Folio: 32817.0300 + Multiple

- Application Site
- Parcels



STR: 19-32-19, 30-32-19, 25-32-18



NOTES: This map was prepared for the use of the Hillsborough County Board of Commissioners. It is not intended to be used for any other purpose. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. SOURCE: This map was prepared for the use of the Hillsborough County Board of Commissioners. It is not intended to be used for any other purpose. It has been based on BEST AVAILABLE DATA. Users of this map are hereby notified that the aforementioned public policy information source should be consulted for verification of the information contained on this map.

Date: 12/29/2018 File: G:\2018\GIS\20181229.aprx

## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone 346 +/- acres of property located on the south side of Stephens Road, west of G-Seven Ranch Road. The request is to rezone the subject property from PD (Planned Development), AR (Agricultural Rural) and AS-1 (Agricultural Single Family) to AR. A companion major modification MM 20-0801, is scheduled to move concurrently with the proposed rezoning to remove the subject area from the existing PD.

#### **1.2 Compliance Overview with Land Development Code and Technical Manuals**

No variation or variances to the Land Development Code are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development, and Technical Manuals.

#### **1.3 Evaluation of Existing and Planned Public Facilities**

##### *Utilities*

The subject property is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the Urban Service Area and can provide verification then it is possible that Hillsborough County Water and Wastewater Service could be provided.

##### *Transportation*

The proposed use would generate a maximum of 10 trips per week. As such, there is no daily AM or PM peak hour trip generation. Stephens Road is a substandard collector roadway; however, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimus. Stephens Road is not considered a major county or state roadway and is not included in the 2019 Hillsborough County Level of Service (LOS) report. Transportation staff has no objection to the proposed rezoning.

#### **1.4 Comprehensive Plan Consistency**

The Planning Commission has indicated that the proposed rezoning is **CONSISTENT** with the ***Future of Hillsborough*** Comprehensive Plan.

#### **1.5 Compatibility**

The surrounding area is primarily agricultural development with some single-family residential developments in the area. The proposed rezoning will bring the subject property back to the AR zoning district as it was prior to the 2007 and 2003 PD rezonings and maintain the rural agricultural character of the area.

Adjacent zoning and uses are as follows:

APPLICATION: RZ-STD 20-1171

ZHM HEARING DATE: December 14, 2020

BOCC MEETING DATE: February 9, 2021

CASE REVIEWER: Colleen Marshall, AICP, CFM

| <b>LOCATION</b> | <b>ZONING</b> | <b>USE / APPROVED FOR</b>                                |
|-----------------|---------------|--|
| North           | PD, AR, RSC-3 | Mobile home park, Agriculture, Single Family Residential |
| South           | AR            | Agriculture  |
| East            | AR            | Agriculture  |
| West            | AR            | Agriculture  |

Based on the existing zoning and development patterns of the area, staff finds the rezoning compatible.

### 1.6 Agency Comments

The following agencies have received the request and offer no objection:

- Conservation and Environmental Lands Management
- Environmental Protection Commission, Wetlands Division
- Impact and Mobility Fee Coordinator


### 1.7 Attachments

Exhibit 1: General Location Zoning Map

Exhibit 2: Immediate Area Zoning Map

### 2.0 Recommendation

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

| <b>Staff's Recommendation: Approvable</b> |  |
|---|--|
| Zoning<br>Administrator<br>Sign-off:      | <br>J. Brian Grady<br>Wed Dec 2 2020 09:16:32 |

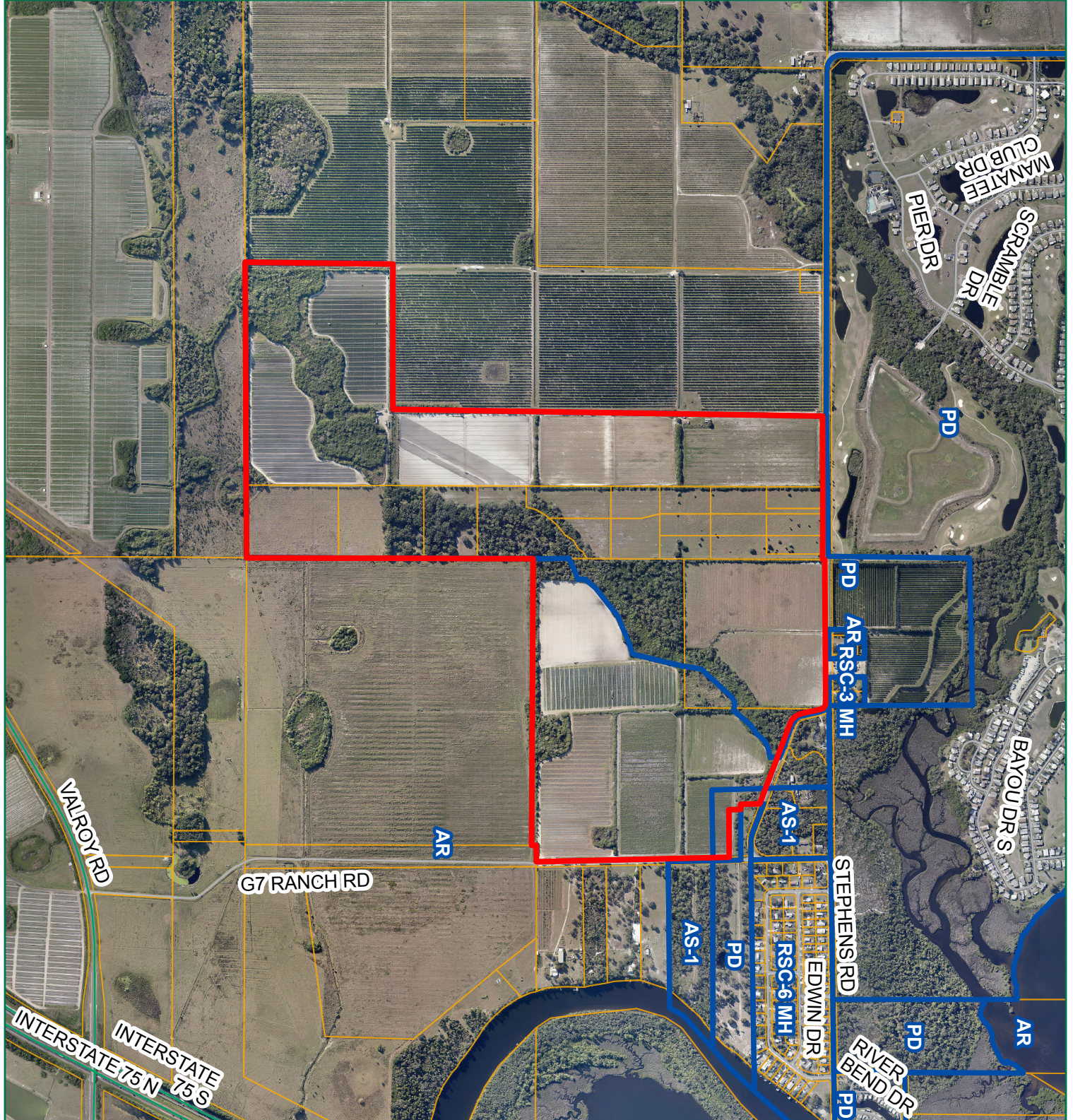




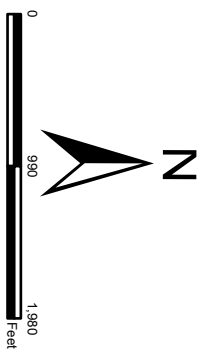
# Immediate Aerial Zoning Map

## RZ-STD 20-1171

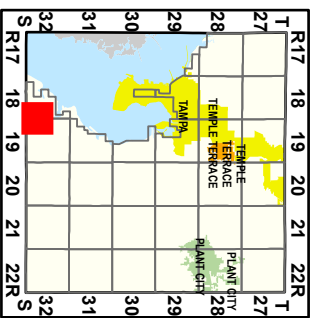
Folio: 32817.0300 + Multiple



- Application Site
- Zoning Boundary
- Parcels



STR: 19-32-19, 30-32-19,  
25-32-18



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map.

THIS MAP IS PROVIDED WITHOUT WARRANTY, OF ANY KIND, either expressed or implied, including but not limited to, the accuracy, completeness, or fitness for a particular purpose.

SOURCE: This map has been prepared from the property, deed, plat, and other public records. It has been compiled from recorded deeds, plats, and other AVALAR/LIC data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

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

|                                     |   |
|-------------------------------------|---|
| <b>Application number:</b>          | RZ-STD 20-1171  |
| <b>Hearing date:</b>                | December 14, 2020   |
| <b>Applicant:</b>                   | Tampa Electric Company  |
| <b>Request:</b>                     | Rezone from Planned Development (PD) 07—1903, Agricultural Rural (AR), and Agricultural-Single Family (AS-1) to Agricultural Rural. |
| <b>Location:</b>                    | South side of Stephens Road, west of I-75 and west of G-Seven Ranch Road, east of US Highway 41                                     |
| <b>Parcel size:</b>                 | 346 +/- acres   |
| <b>Existing zoning:</b>             | PD 07-1903, AR, and AS-1  |
| <b>Future land use designation:</b> | Agricultural/Rural 1-5 (0.25 FAR) and Residential-1 (0.25 FAR)  |
| <b>Service area:</b>                | Rural   |
| <b>Community planning area:</b>     | Southshore, Little Manatee South  |

## A. APPLICATION REVIEW

### DEVELOPMENT SERVICES STAFF REPORT

#### APPLICATION REVIEW SUMMARY AND RECOMMENDATION

##### 1.0 SUMMARY

###### 1.1 Project Narrative

The request is to rezone 346 +/- acres of property located on the south side of Stephens Road, west of G-Seven Ranch Road. The request is to rezone the subject property from PD (Planned Development), AR (Agricultural Rural) and AS-1 (Agricultural Single Family) to AR. A companion major modification MM 20-0801, is scheduled to move concurrently with the proposed rezoning to remove the subject area from the existing PD.

###### 1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Land Development Code are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the Hillsborough County Land Development Code, Site Development, and Technical Manuals.

###### 1.3 Evaluation of Existing and Planned Public Facilities

###### *Utilities*

The subject property is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the Urban Service Area and can provide verification then it is possible that Hillsborough County Water and Wastewater Service could be provided.

###### *Transportation*

The proposed use would generate a maximum of 10 trips per week. As such, there is no daily AM or PM peak hour trip generation. Stephens Road is a substandard collector roadway; however, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimus. Stephens Road is not considered a major county or state roadway and is not included in the 2019 Hillsborough County Level of Service (LOS) report. Transportation staff has no objection to the proposed rezoning.

###### 1.4 Comprehensive Plan Consistency

Planning Commission staff has found the request to be **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan*, subject to proposed conditions.



### 1.5 Compatibility

The surrounding area is primarily agricultural development with some single-family residential developments in the area. The proposed rezoning will bring the subject property back to the AR zoning district as it was prior to the 2007 and 2003 PD rezonings and maintain the rural agricultural character of the area.

Adjacent zoning and uses are as follows:

| LOCATION | ZONING        | USE / APPROVED FOR                                       |
|----------|---------------|--|
| North    | PD, AR, RSC-3 | Mobile home park, Agriculture, Single Family Residential |
| South    | AR            | Agriculture  |
| East     | AR            | Agriculture  |
| West     | AR            | Agriculture  |

Based on the existing zoning and development patterns of the area, staff finds the rezoning compatible.

### 1.6 Agency Comments

The following agencies have reviewed the application and offer no objections:

- Conservation and Environmental Lands Management
- Environmental Protection Commission, Wetlands Division
- Impact and Mobility Fee Coordinator

### 1.7 Attachments

Exhibit 1: General Location Zoning Map

Exhibit 2: Immediate Area Zoning Map

## 2.0 Recommendation

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

## B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on December 14, 2020. Mr. Brian Grady of the Hillsborough County Development Services Department Introduced the petition.

### Applicant

Ms. Krista Mora, of Tampa Electric Company, spoke on behalf of the applicant. She stated the applicant is seeking to rezone the subject property to Agricultural Rural. She explained the subject property is currently in an agricultural use, and the applicant intends to use it for an agricultural use in the near future. She further explained the Planned Development (PD) approved on a portion of the subject property was for residences, and Tampa Electric is not in the business of building residences, so it intends to take the property back to the original Agricultural zoning. Ms. Mora stated Tampa Electric also has a companion application, item D-2 on the agenda, to remove the subject property from the current PD zoning.

### **Development Services Department**

Ms. Colleen Marshall, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record. Ms. Marshall noted the companion major modification 20-0801 is scheduled to be considered concurrently with the proposed rezoning to remove from the PD the portion of the subject property that is subject to it. She stated the surrounding area is primarily in agricultural and single-family residential development, and the proposed rezoning will bring the subject property back to the AR zoning district that it was in prior to the PD rezoning. No agency objections were received, and staff recommends approval.

### **Planning Commission**

Ms. Yeneka Mills, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record. Ms. Mills stated the requested rezoning to AR is consistent with the Residential-1 and Agricultural/Rural 1-5 future land use classifications, and compatible with the agricultural and residential land uses of the surrounding area. Planning Commission staff finds the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services staff.

### **Proponents**

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

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were three persons appearing remotely who wished to speak.

Mr. Robert Knowles stated he lives at 3402 G-7 Ranch Road in Ruskin, directly across from the subject property. Mr. Knowles stated he agreed that Tampa Electric Company is not in the business of developing residences and he believed the project would be for putting up solar panels for electrical generation, which had not been mentioned at the hearing. He asked whether that was in fact the case.

The hearing officer responded to Mr. Knowles' question and stated the application was for a rezoning to Agricultural Rural and no development was on the agenda to review, only the rezoning.

Mr. Knowles stated his objection was that the applicant was unclear as their true intended ultimate use. The hearing officer asked him whether there was anything else. Mr. Knowles stated he was aware Tampa Electric Company is in the business

of generating electricity and serving people, and to that end he was unclear and would like further clarification if possible.

The hearing officer stated the rezoning is to Agricultural Rural. She stated the Land Development Code allows certain uses under that zoning designation, and the subject property could be used for any of the uses that are allowed under that zoning designation if the rezoning is approved. She asked Mr. Knowles whether there were any other objections or other statements he wished to make.

Mr. Knowles stated he needed to acquaint himself with what uses Tampa Electric Company can make of the subject property with an agricultural zoning.

Ms. Margaret Knowles, 3402 G-7 Ranch Road, Ruskin, Florida 33570, stated she and her husband live directly across from the subject property. She stated she did not think there was any further discussion that should come from them. She stated it was their understanding that this was not just a rezoning change, but it was also going to give the residents in the direct neighborhood an opportunity to get some clarification and answers to the questions they have regarding the subject property. She stated she believes there are four different parcels of property altogether, and she would like some clarification. Ms. Knowles stated they have personally spoken with Tampa Electric Company, and the company told them that it was going to try to do solar panels. She stated that for the use not to be disclosed this evening makes it difficult for them to be supportive or not. She stated they would like to be good neighbors but wanted clarification to know what is going to be across the street from where they have lived for 30 years. She stated they would appreciate any additional information that Tampa Electric could provide.

Ms. Nancy Cunningham, 3406 G-7 Ranch Road, Ruskin, Florida 33570, stated her questions were directed to Tampa Electric, and she would like to know what the company is going to do with the subject property. She stated there was discussion of a solar panel farm, and all her questions were directed to that. She asked what Tampa Electric Company will do with the subject property and stated this is very important to her because she lives directly across the street.

The hearing officer asked Ms. Cunningham if there was anything further she wanted to add.

Ms. Cunningham stated right now she does not want Tampa Electric there.

The hearing officer asked Ms. Cunningham if she was specifically objecting to a solar facility or solar installation.

Ms. Cunningham stated she would not necessarily object to a solar installation itself, but because Tampa Electric was not clarifying what is going to be placed on the subject property, she objects to them being there at all. She stated that without

clarification and specific information regarding what they are planning to do with the property, she is unhappy with the unknown.

The hearing officer stated the applicant would be back up to speak in a moment and asked whether Ms. Cunningham wished to add anything.

Ms. Cunningham stated she had a series of questions she would like answered if the subject property was going to be used for a solar farm.

Mr. Grady stated that he could advise that the AR zoning district does permit a solar farm, but that there is no specific provision that would dictate what Tampa Electric can and cannot do with the property.

The hearing officer asked Ms. Cunningham whether she heard Mr. Grady's comment, and Ms. Cunningham confirmed she did. The hearing officer stated that a solar farm is a permitted use, but the current process is not where that use is being requested because this is just rezoning to AR.

Ms. Cunningham stated that unless Tampa Electric could specifically tell her today what is going to be done with the subject property, she is not happy with the rezoning.

#### **Development Services Department**

Mr. Grady stated there were no further comments for Hillsborough County Development Services.

#### **Applicant Rebuttal**

Ms. Mora stated Tampa Electric Company does not yet have concrete plans for the subject property. She stated it could be a solar farm, but there were no concrete plans. She stated that when Tampa Electric does develop the property it would certainly engage the neighborhood and let them know exactly what its plans are through community outreach meetings. She stated Tampa Electric would reach out to the community at that time and share all information about what the solar panels will look like and what can be expected both during and post construction with the subject property. She again stated there were no concrete plans for the subject property at this time, and the Agricultural Rural zoning is consistent with the current use. Ms. Mora added that Tampa Electric regularly enters into agricultural leases for properties and the subject property will continue being used for agriculture until the company has concrete plans for it.

The hearing officer asked Ms. Mora whether the applicant has held any meetings with the community so far.

Ms. Mora stated Tampa Electric Company has not held any meetings with the community but has answered some telephone calls from neighbors in the area who

had heard about the potential use of the subject property. She again stated the company has no concrete plans for the subject property.

The hearing officer asked Ms. Mora to confirm there will be meetings with the community when Tampa Electric decides what to do with the subject property.

Ms. Mora stated there definitely will be community outreach meetings at that time. She stated there would be some sort of public outreach initially that does not require people to come out in-person. She stated that there would be in-person meetings at some point. She stated it is definitely the intent to have a public meeting and let the community know when the company has more of an idea of what it will be doing with the subject property and when.

The hearing officer stated she had no further questions and asked Ms. Mora whether she had anything to add. Ms. Mora stated she did not.

### **C. EVIDENCE SUBMITTED**

The applicant did not submit additional documentary evidence at the hearing.

### **D. FINDINGS OF FACT**

1. The subject property consists of 346 +/- acres on the south side of Stephens Road, west of I-75 and west of G-Seven Ranch Road, east of US Highway 41.
2. The subject property is designated Agricultural/Rural 1-5 and Residential-1 on the Future Land Use Map. The subject property is within the Southshore, Little Manatee South Community Plan and is in the Rural Service Area.
3. The subject property is currently zoned PD 07-1903, Agricultural Rural, and Agricultural Single Family-1.
4. The applicant is requesting to rezone the subject property to Agricultural Rural. There is a companion major modification, MM 20-0801, to be considered concurrently with the proposed rezoning to remove the subject property from the existing PD.
5. The subject property is currently in agricultural use. Surrounding uses include agriculture, single-family residential, and mobile home park.
6. The proposed rezoning is compatible with the surrounding agricultural and residential development.
7. The proposed rezoning is consistent with the Agricultural/Rural 1-5 and Residential-1 Future Land Use Map categories.

8. The proposed rezoning would allow development that is consistent with objectives and policies of the comprehensive plan and support the vision of the Little Manatee South Community Plan.

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

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

#### **F. CONCLUSIONS OF LAW**


Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant's testimony and evidence, and opponents' testimony, there is substantial competent evidence demonstrating the requested rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough Avenue*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

The applicant is seeking to rezone 346 +/- acres of property from PD, AR, and AS-1 to AR.

#### **H. RECOMMENDATION**

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

  
**Pamela Jo Hatley**  
**Land Use Hearing Officer**

January 4, 2021

**Date**



**Hillsborough County  
City-County  
Planning Commission**

| <b>Unincorporated Hillsborough County Rezoning</b>   |  |
|--|--|
| <b>Hearing Date:</b><br>December 14, 2020<br><br><b>Report Prepared:</b><br>December 3, 2020 | <b>Petition: RZ 20-1171</b><br><br><b>3481 G Seven Ranch Road</b><br><br><i>South of Stephens Road, east of South US Highway 41, west of Interstate 75</i> |
| <b>Summary Data:</b>   |  |
| <b>Comprehensive Plan Finding:</b>   | <b>CONSISTENT</b>  |
| <b>Adopted Future Land Use:</b>  | <b>Agricultural/Rural 1-5 (0.25 FAR) and Residential-1 (0.25 FAR)</b>  |
| <b>Service Area</b>  | <b>Rural</b>   |
| <b>Community Plan:</b>   | <b>Southshore, Little Manatee South</b>  |
| <b>Requested Zoning:</b>   | Planned Development 07-1903, Agricultural Rural (AR) and Agricultural Single Family-1(AS-1) to Agricultural Rural (AR)                                     |
| <b>Parcel Size (Approx.):</b>  | 346 +/- acres  |
| <b>Street Functional Classification:</b>   | G Seven Ranch Road – <b>Local</b><br>Stephens Road – <b>Local</b>  |
| <b>Locational Criteria</b>   | N/A  |
| <b>Evacuation Zone</b>   | The subject property is in Evacuation Zones B, C, and D  |



## **Context**

- The approximately 346 +/- acre site is located on the south side of Stephens Road, west of G Seven Ranch Road. South US Highway 41 is located to the west and Interstate 75 is to the east. The subject site is within the Rural Area and falls within the limits of the Southshore Areawide Systems Community Plan and the Little Manatee South Community Plan. There are wetlands on the site, which will need to be delineated by the EPC.
- The subject site is within two Future Land Use designations: Agricultural/Rural – 1/5 (AR – 1/5) and Residential-1 (RES-1). Typical allowable Uses in AR – 1/5 include: Farms, ranches, feed lots, residential uses, rural scale neighborhood commercial uses, offices, industrial uses related to agricultural uses, and mining related activities. Typical allowable uses in RES-1 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. AR-1/5 surrounds the site on the south, east and west sides. To the north is Residential-2 (RES-2) with a small pocket of Residential-4 (RES-4) directly to the east of the subject site. There are also Natural Preservation lands (N) interspersed with RES-1 further east.
- The subject site is currently zoned as a Planned Development (PD) for residential uses. Agricultural Rural (AR) surrounds the site to the east, south and west. There are Planned Developments (PD) located to the north and east. To the east are smaller parcels of Agricultural Single-Family – 1 (AS-1) and Residential Single Family Conventional-6 (RSC-6).
- The existing uses on site are currently agricultural. There are vacant lands and single-family residential developments to the east. To the north is a mobile home park. There are wetlands on site (that are currently being delineated by EPC). There are Public/Quasi Public institutional uses along the Little Manatee River northeast of the site.
- The applicant is requesting a rezoning from Planned Development (07-1903), Agricultural Rural (AR) and Agricultural Single Family-1(AS-1) to the Agricultural Rural (AR) zoning district.

## **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 4.4:** *Private wells and septic tanks are permitted for use in accordance with all adopted health regulations and the goals, objectives and policies of this Plan.*

### **Neighborhood/Community Development**

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

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

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

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

### **Agriculture - Retention**

**Objective 30:** *Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.*

**Policy 30.5:** *Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.*

**Policy 30.6:** *Agriculture and agricultural support uses are the preferred uses in rural areas.*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

### **Livable Communities Element: Little Manatee South Community Plan**

#### Community Design

*The goal of the Little Manatee South Community Plan is to preserve and enhance the sense of place, space and privacy currently enjoyed by its residents. To this end, the Community desires to ensure that new development protects the community's environmental assets, maintains community character, and is compatible with existing neighborhoods. In order to preserve these desirable characteristics of the area the Community Plan encourages:*

- *Support and enhancement of agriculture uses consistent with the County's adopted Comprehensive Plan addressing retention of agricultural enterprises, within the Little Manatee South Community.*

#### **Staff Analysis of Goals, Objectives and Policies:**

The applicant is requesting a rezoning to Agricultural Rural (AR). This zoning district is consistent with the Residential-1 (RES-1) and Agricultural Rural 1/5 (AR-1/5) Future Land Use classifications. The area is a combination of agricultural and residential land uses which are compatible with the applicant's request. The request is consistent with Objective 4, as the subject property is in the Rural Area, which is to provide for long term, agricultural uses.

Objective 16 and its accompanying Policies 16.2, and 16.3 require the protection of existing neighborhoods. Specifically, 16.3 states that development shall be integrated with the adjacent land uses that are complementary to the development pattern. A mobile home park and scattered single family residential uses are located north and east of the proposed site. The proposal to allow agricultural uses should not impact the residential uses in the area. The proposal therefore meets the intent of Objective 16 and its accompanying policies.

The proposal meets the intent of Objective 30 and Policies 30.5 and 30.6. which encourage agricultural and agricultural related uses in the Rural Area.

Goal 12 of the Community Design Component (CDC) in the FLUE requires that developments relate to the predominant character of the surroundings. Objective 12-1 states that new developments should recognize the existing community and be designed in a way that is compatible with the established character of an area. The surrounding land use pattern is agricultural with recreational lands nearby and mobile homes to the north. The request for an agricultural zoning district is in keeping with the agricultural nature of

the area, and will support the vision of the Little Manatee South Community by retaining the agricultural uses.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and is compatible with the existing and planned development pattern within the surrounding area.

**Recommendation**

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





# **AGENCY COMMENTS**

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**AGENCY REVIEW COMMENT SHEET**

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**TO:** Zoning Technician, Development Services Department

**DATE:** 11/30/2020

**REVIEWER:** Sofia Garantiva, Senior Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:**

**PETITION NO:** RZ-STD 20-1171

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|          |   |
|----------|---|
|          | This agency has no comments.  |
| <b>X</b> | <b>This agency has no objection.</b>  |
|          | This agency has no objection, subject to the listed or attached conditions. |
|          | This agency objects for the reasons set forth below.                        |

**REPORT HIGHLIGHTS AND CONCLUSIONS**

- The proposed use would generate a maximum of 10 trips per week. As such, there is no daily AM or PM peak hour trip generation.
- Stephens Road is substandard collector roadway; however, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis.
- Transportation staff has no objection.

**PROJECT SUMMARY AND TRANSPORTATION ANALYSIS**

The applicant is requesting to rezone from Planned Development (PD) to Agricultural Rural (AR) to allow for a solar generating facility. The site is part of PD 07-1903 and approved for 163 single family dwelling units. The site is approximately 262 acres and located on the south side of Stephens Road

Consistent with Section 6.2.1.C. of the DRPM, a determination has been made that no detailed transportation analysis was required to process this rezoning. The Institute of Transportation Engineer’s Trip Generation Manual, 10th Edition does not include data for solar generating facilities. These facilities are usually unmanned and vehicle trips to and from the sites are for maintenance purposes. Based on information provided by the applicant and TECO, the proposed use would generate a maximum of 10 trips per week. As such, there is no daily AM or PM peak hour trip generation. This is a significant decrease in trips generated from the approved uses.

**TRANSPORTATION INFRASTRUCTURE ANALYSIS**

Stephens Road is a substandard 2-lane collector road with 20-feet of pavement in average condition.

Stephens Road is substandard collector roadway; however, by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum fire safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

### **SITE ACCESS ANALYSIS & CONNECTIVITY**

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; however, it is anticipated that access to the project would be from Stephens Road. Please note the Section 6.04.03.I. of the LDC governs the number of allowable access points.

### **ROADWAY LEVEL OF SERVICE (LOS)**

Stephens Road is not considered major county or state roadway and is not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).



**COMMISSION**

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 Pat Kemp VICE-CHAIR  
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**AGENCY COMMENT SHEET**

| REZONING  |  |
|---|--|
| <p><b>HEARING DATE:</b> October 19, 2020</p> <p><b>PETITION NO.:</b> 20-1171</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813)627-2600 X1101</p> <p><b>EMAIL:</b> <a href="mailto:weeksa@epchc.org">weeksa@epchc.org</a></p>   | <p><b>COMMENT DATE:</b> October 8, 2020</p> <p><b>PROPERTY ADDRESS:</b> 3481 G7 Ranch Road &amp; Stephens Rd, Ruskin</p> <p><b>FOLIO #:</b> 032817.0300, 032818.8012, 032818.8014, 032818.8016, 032818.8018, 032818.8020, 032818.8022, 032818.8024, 032818.8026, 032818.8028, 032818.8030, 032818.8032, 032818.8034, 032818.8036, 032818.8038, 032818.8040, 032818.8042, 058098.0000, 058098.0100</p> <p><b>STR:</b> 25-32S-18E &amp; 30-32S-19E</p> |
| <p><b>REQUESTED ZONING:</b> PD and AR to AR</p>   |  |
| FINDINGS  |  |
| <p><b>WETLANDS PRESENT</b></p>  | <p>Yes</p>   |
| <p><b>SITE INSPECTION DATE</b></p>  | <p>May 20 &amp; 21, 2020</p>   |
| <p><b>WETLAND LINE VALIDITY</b></p>   | <p>Valid wetland survey for a portion of the project area expires on June 26, 2025. The wetland lines for the remaining project area are expired.</p>  |
| <p><b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b></p>   | <p>Wetland, surface water, and Conservation Easement areas are not depicted on the site plan. A creek and multiple wetlands and other surface water (OSW) ponds and ditches exist onsite. A portion of the onsite creek is located within a Conservation Easement.</p>   |
| <p><b>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</b></p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> </ul> |  |

- The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

**INFORMATIONAL COMMENTS:**

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

- A portion of the project area has wetland lines that were approved by the Southwest Florida Water Management District (SWFWMD) in 2004 and has since expired. Please provide documentation that the SWFWMD wetland survey is still valid. If documentation cannot be provided, the wetlands on site must be field delineated by EPC or SWFWMD staff and the wetland line surveyed. The survey must then be submitted to EPC staff for approval. After survey approval, the wetland line must appear on all site plans and must be labeled as "EPC Wetland Line." The wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code.
- Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Aow/mst

**AGENCY REVIEW COMMENT SHEET**

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**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE: 4 Sep. 2020**

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

**APPLICANT: Denise Ramseyer**

**PETITION NO: RZ-STD 20-1171**

**LOCATION: W of Interstate 75 and G7 Ranch Rd., Ruskin, FL 33570**

**FOLIO NO: 32817.0300, 32818.8014, 32818.8012,  
32818.8026, 32818.8016, 32818.8036, 32818.8028,  
32818.8030, 32818.8034, 32818.8032, 32818.8038,  
32818.8040, 32818.8042, 58098.0000, 58098.0100,  
32818.8018, 32818.8020, 32818.8022, 32818.8024**

**SEC: 25 TWN: 32 RNG: 18**

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- 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: \_\_\_\_\_.



**AGENCY REVIEW COMMENT SHEET**

**NOTE:** THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

**TO:** Zoning Review, Development Services

**DATE:** 10/02/2020

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Tampa Electric Company

**PETITION NO:** 20-1171

**LOCATION:** see description below

**FOLIO NO:** see description below

**Estimated Fees:**

(Fee estimate is based on a 2,000 square foot, 3 bedroom, Single Family Detached Unit)

Mobility: \$7,377.00

Parks: \$223.78

School: \$8,227.00

Fire: \$335.00

Total Single Family Residence: \$16,162.78 per unit

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)

Mobility: \$2,725.00

Parks: \$245.10

School: \$7,027.00

Fire: \$335.00

Total Mobile Home Residence: \$10,332.10 per unit

**Project Summary/Description:**

Located at: W of I-75 and G7 Ranch Rd, S of Stephens Rd, E of US 41, and N of Valroy Rd  
Folios: 32817.0300, 32818.8014, 32818.8012, 32818.8026, 32818.8016, 32818.8036,  
32818.8028, 32818.8030, 32818.8034, 32818.8032, 32818.8038, 32818.8040, 32818.8042,  
58098.0000, 58098.0100, 32818.8018, 32818.8020, 32818.8022, 32818.8024

Rural Mobility, South Park/Fire - No development listed. AR allows 1 unit per 5 acres. At +- 346.5 acres, this would allow a max of 69 units (single family or mobile home)

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

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PETITION NO.: STD20-1271    REVIEWED BY: Randy Rochelle    DATE: 11/5/2020

FOLIO NO.: 32817.0300 Plus Multiple More

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This agency would  (support),  (conditionally support) the proposal.

**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: This site is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification then it's possible that Hillsborough County Water and Wastewater Service could be provided .

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
December 14, 2020  
ZONING HEARING MASTER: PAMELA JO HATLEY

C1:  
Application Number: RZ-STD 20-1171  
Applicant: Tampa Electric Company  
Location: 945' Northwest of Inter:  
G-Seven Ranch Rd., Stephens Rd.  
Folio Number: 032817.0000 & Multiple  
Acreage: 333.51 acres, more or less  
Comprehensive Plan: A/R and R-1  
Service Area: Rural  
Existing Zoning: AR and PD (07-1903)  
Request: Rezone to AR

1 MR. GRADY: The First item on tonight's  
2 agenda is item C-1, Rezoning Standard 20-1171. The  
3 applicant is Tampa Electric Company. The request  
4 is to rezone from AR and PD to AR.

5 Colleen Marshall will provide staff  
6 recommendation after presentation by the applicant.

7 HEARING MASTER HATLEY: Applicant. Thank  
8 you.

9 MS. MORA: Good evening, Madam Hearing  
10 Officer. Krista Mora, Tampa Electric Company, 702  
11 North Franklin, Tampa, Florida 33602.

12 I am here tonight representing Tampa Electric  
13 Company. We are seeking to rezone the property to  
14 Agricultural Rural. The property's currently an  
15 Agricultural use, and we intend to use it for  
16 Agricultural use in the near future.

17 The Planned Development that was approved  
18 was for residences, and Tampa Electric is not in  
19 the business of building residences. So we're  
20 taking it back to the original Agricultural use  
21 that it was rezoned from.

22 We have a companion application which I  
23 believe is item D-2 on your -- on your agenda  
24 tonight that is to remove it from the current  
25 Planned Development, and I'm available if you have

1 any questions.

2 HEARING MASTER HATLEY: Thank you very much.  
3 I have no questions right now.

4 Is there anyone here tonight who wishes to  
5 speak --

6 MR. GRADY: We need to hear from staff  
7 first.

8 HEARING MASTER HATLEY: Oh, I'm sorry. I'm  
9 getting ahead of myself. Thank you, Mr. Grady.

10 MS. MARSHALL: Good evening. Colleen  
11 Marshall, Development Services.

12 The applicant stated the request is to  
13 rezone from Planned Development Agricultural Rural  
14 and Agricultural Single-Family to Agricultural  
15 Rural.

16 Companion Major Modification 20-0801 is  
17 scheduled to move forward concurrently with the  
18 proposed rezoning to remove the subject area from  
19 the existing PD. The surrounding area is primarily  
20 Agricultural development with single-family  
21 residential developments in the area.

22 Proposed rezoning will bring the subject  
23 property back to the AR zoning district as it was  
24 prior to the 2007, 2003 PD rezonings and maintain  
25 the Rural Agricultural area of the area.

1           No agency objections were received by staff,  
2           and staff recommends approval. I'd be happy to  
3           answer any questions.

4           HEARING MASTER HATLEY: Thank you,  
5           Ms. Marshall. I have no questions for you right  
6           now.

7           Planning Commission.

8           MR. LAMPE: Ms. Mills, you're muted.

9           MS. MILLS: Thank you. Sorry about that.  
10          Yeneka Mills, Planning Commission staff.

11          The subject property is located within the  
12          Agricultural Rural-1 and 5 of the Future Land Use  
13          classification and the Residential-1 Future Land  
14          Use classification, the Rural Area, and the  
15          Southshore Areawide Systems, and Little Manatee  
16          Community Planning Areas.

17          The applicant is requesting a rezoning to  
18          Agricultural Rural. The zoning district is  
19          consistent with the Residential-1 and Agricultural  
20          Rural-1 to 5 Future Land Use classifications.

21          The area is a combination of agricultural  
22          and residential land uses, which is compatible with  
23          the applicant's request. The request is consistent  
24          with Objective 4, as the subject property is within  
25          the Rural Area, which is to provide for long-term

1 agricultural uses.

2 Objective 6 and it's accompanying policies  
3 16.2 and 16.3 require the protection of existing  
4 neighborhoods. Specifically 16.3 states that  
5 development shall be integrated with adjacent land  
6 uses that are complementary to the development  
7 pattern.

8 The proposal to allow Agricultural uses  
9 should not impact the residential. The proposal,  
10 therefore, meets the intent of Objective 16 and its  
11 accompanying policies.

12 The proposal also meets the intent of  
13 Objective 13 -- excuse me, Objective 30 and Policy  
14 30.5 and 30.6, which encourage Agricultural and  
15 Agricultural-related uses in the rural area.

16 Overall, the proposed rezoning would allow  
17 for development that's consistent with the goals,  
18 objectives, and policies of the unincorporated  
19 Hillsborough Comprehensive Plan.

20 Based on those considerations, Planning  
21 Commission staff finds the proposed rezoning  
22 consistent with the Future of Hillsborough Comp  
23 Plan. Thank you.

24 HEARING MASTER HATLEY: Thank you,  
25 Ms. Mills.

1 All right. Now, are there any proponents in  
2 the room or online who wish to speak to item  
3 20-1171? Okay. I don't see any proponents.

4 Is there anyone in the room or online who  
5 wish to speak in opposition to item 20-1171?

6 MR. LAMPE: We have Robert Knowles.

7 MR. KNOWLES: Yes, I have some questions.

8 MR. LAMPE: We'll start with Robert Knowles.

9 MR. KNOWLES: I'm not sure if you can hear  
10 me. My name is Robert Knowles. I live --

11 MR. LAMPE: Robert, you do have to enable  
12 your camera.

13 MR. KNOWLES: -- G-7 Ranch Road in Ruskin  
14 (unintelligible) --

15 MR. LAMPE: Robin, you have to --

16 MR. KNOWLES: -- across from the proposed --

17 MR. LAMPE: Robert.

18 HEARING MASTER HATLEY: Mr. Knowles, I think  
19 we need video. Right? Mr. Knowles, can you put on  
20 your video, please.

21 MR. KNOWLES: I'm sorry. Say again.

22 HEARING MASTER HATLEY: We need your video.

23 MR. KNOWLES: Do you have it now?

24 MR. LAMPE: Please enable your camera, sir.

25 MR. KNOWLES: I have it enabled.

1 HEARING MASTER HATLEY: Please restate your  
2 name and address. Thank you.

3 MR. KNOWLES: I can do that. My name is  
4 Robert Knowles. I live at 3402 G-7 Ranch Road in  
5 Ruskin, which is directly across from the proposed  
6 application.

7 HEARING MASTER HATLEY: Go ahead, please.

8 MR. KNOWLES: Okay. I agree that Tampa  
9 Electric Company is not in the business of  
10 developing residences. I have been led to believe  
11 that this project is in aid of putting up solar  
12 panels for electrical generation, but that has not  
13 been mentioned here tonight.

14 Is that, in fact, the case?

15 HEARING MASTER HATLEY: This application  
16 tonight is for a rezoning to Agricultural Rural.  
17 There's no development on the agenda for me to  
18 review tonight, only the rezoning.

19 MR. KNOWLES: So the -- so my -- my  
20 objection would be then that the applicant is  
21 unclear as their true intended ultimate use.

22 HEARING MASTER HATLEY: Is there anything  
23 else, Mr. Knowles?

24 MR. KNOWLES: Well, that was a question.  
25 But if that's the case, I don't know what further I



1 can say. I'm aware that Tampa Electric Company is  
2 not in the business of agriculture. So they're in  
3 the business of generating electricity and serving  
4 people.

5 And so to the -- to that end, I'm unclear  
6 and would like further clarification, if possible.

7 HEARING MASTER HATLEY: Okay. The rezoning  
8 is, again, to Agricultural Rural. The Land  
9 Development Code allows certain uses under that  
10 zoning designation, and the uses that are allowed  
11 under that zoning designation, the property could  
12 be used for if that -- if the rezoning is approved.

13 Any other objections or any other statements  
14 you wish to make, Mr. Knowles?

15 MR. KNOWLES: No. Evidently, I need to  
16 acquaint myself in with what uses Tampa Electric  
17 Company can use the property for with an  
18 agricultural zoning.

19 HEARING MASTER HATLEY: All right. Thank  
20 you, Mr. Knowles.

21 MR. LAMPE: Next up, we have Margaret  
22 Knowles.

23 MS. KNOWLES: Good evening. Truthfully at  
24 this point in time, I don't think there's any  
25 further discussion that should come from us. It

1 was our understanding that this was not just a  
2 rezoning change, but it was also going to give the  
3 residents -- the people in the direct neighborhood  
4 an opportunity to get some clarification and get  
5 some answers to the ongoing questions that we have  
6 regarding these various parcels.

7 There is the G-7 one and I believe all  
8 together there's four different parcels of  
9 property. So, truthfully, we would like  
10 clarification.

11 We have personally spoken with Tampa  
12 Electric Company, and they did tell us that they  
13 were going to try to do solar panels. And so for  
14 that not to be disclosed this evening is a little  
15 bit difficult for us to be supportive or not be  
16 supportive.

17 And we would like to be good neighbors, but  
18 we would like clarification to know what's going to  
19 be physically living across the street from us  
20 where we've been in this residential area for  
21 30 years.

22 So any additional information that Tampa  
23 Electric can provide to the people that have lived  
24 out here for all of these years, we would all  
25 appreciate it. Thank you.

1 HEARING MASTER HATLEY: We'll have the  
2 applicant come back in just a moment -- we'll hear  
3 from. Are there any other proponents.

4 THE CLERK: I need you to, please, state  
5 your name and address for the record.

6 HEARING MASTER HATLEY: Please.

7 MR. LAMPE: Ms. Knowles.

8 MS. KNOWLES: Are you ready? Okay. It was  
9 Margaret Knowles. Physical address 3402 G-7 Ranch  
10 Road, Ruskin, Florida 33570. And my husband and I  
11 live directly across from the 20-0801 applicant.

12 HEARING MASTER HATLEY: Thank you,  
13 Ms. Knowles.

14 And we have one more person online as an  
15 opponent.

16 MR. LAMPE: Our final speaker is Nancy  
17 Cunningham. If you could, please, state your name  
18 and address when you start your testimony.

19 MS. CUNNINGHAM: Yes. It's Nancy  
20 Cunningham. I live at 3406 G-7 Ranch Road, Ruskin,  
21 Florida 33570.

22 My questions will also be directed to Tampa  
23 Electric. I would like to know what they're going  
24 to do with this property. It is unclear. We were  
25 discussing there was going to be a solar panel farm

1 and all of my questions are directed to that.

2 What are they going to be doing with the  
3 property? It is very important to me. I live  
4 directly across from where they're going to be  
5 developing. So I would like to know what's taking  
6 place out on that property.

7 HEARING MASTER HATLEY: Thank you,  
8 Ms. Cunningham.

9 Is there anything else you want to add?

10 MS. CUNNINGHAM: Right now I don't want  
11 Tampa Electric there. I'm going to be honest.

12 HEARING MASTER HATLEY: You specifically  
13 object to a solar -- a solar facility, a solar  
14 installation?

15 MS. CUNNINGHAM: I won't necessarily object  
16 to the solar installation itself. But right now,  
17 because they're not clarifying what is going to be  
18 placed down on the property, I object to them being  
19 out there at all.

20 So without clarification with specific  
21 information regarding what they're planning to do  
22 with the property, I won't -- I'm not happy with  
23 the unknown.

24 HEARING MASTER HATLEY: All right. Thank  
25 you, Ms. Cunningham.

1           The applicant will be back up in just a  
2 moment. Is there anything else you wanted to add?

3           MS. CUNNINGHAM: If this is going to be a  
4 solar farm, I have a series of questions that I  
5 would like answered.

6           MR. GRADY: Madam Hearing Officer, I can  
7 advise that the AR zoning district does permit a  
8 solar farm, but again, as you correctly pointed  
9 out, this is an AR zoning. So there's no specific  
10 provision at this point that would dictate what  
11 they can and can't do with the property, but it  
12 certainly is a permissive use on the AR.

13           HEARING MASTER HATLEY: Thank you,  
14 Mr. Grady.

15           Did you hear that, Ms. Cunningham?

16           MS. CUNNINGHAM: Yes, ma'am, I did.

17           HEARING MASTER HATLEY: So a solar farm is a  
18 permitted use, but this is not the process where  
19 that use is being requested. This is just a  
20 rezoning to AR.

21           MS. CUNNINGHAM: Then I will honestly say  
22 that unless they can specifically tell me today  
23 what they're going to be doing, I am not happy with  
24 the zoning.

25           HEARING MASTER HATLEY: Okay. Thank you,

1 Ms. Cunningham.

2 MS. CUNNINGHAM: Thank you.

3 HEARING MASTER HATLEY: All right. Back to  
4 Development Services. Any amended comments?

5 MR. GRADY: Nothing further.

6 HEARING MASTER HATLEY: Okay. All right.  
7 Would the applicant come back up, please. Five  
8 minutes for rebuttal or --

9 MS. MORA: That's fine. Good evening again.  
10 Kristin Mora, Tampa Electric Company.

11 We do not have concrete plans for this  
12 property as of yet. It could be a solar farm, but  
13 we do not have concrete concrete plans for this  
14 property.

15 When we do develop the property, we will  
16 certainly engage the neighborhood out there. We  
17 will let them know exactly what our plans are;  
18 we'll share with them -- we always have community  
19 outreach meetings when we're actually ready to  
20 develop a piece of property.

21 And so we will reach out to them at that  
22 time and share all this information about what the  
23 solar panels will look, what they can expect both  
24 during and postconstruction with the property.

25 So we don't have concrete plans for this

1 property at this time, which is why Agricultural  
2 Rural was a good fit. It's consistent with the use  
3 on the property today, which it's currently being  
4 farmed.

5 We regularly enter into agricultural leases  
6 for properties. That's what the property is being  
7 used for today, and that's what it'll be used for  
8 until we have concrete plans for the property.

9 HEARING MASTER HATLEY: Ms. Mora, were there  
10 any meetings with the community so far? Did the  
11 applicant have any meetings with the community?

12 MS. MORA: We have not had any meetings with  
13 the community. We have been trying to be sensitive  
14 to COVID-19 and not ask people to come out and meet  
15 us any way that would make them uncomfortable.

16 We have answered some phone calls from  
17 neighbors in the area asking about it, and they've  
18 heard exactly the same response that you just  
19 heard, which is that its potential for the  
20 property, but we don't have concrete plans for it  
21 yet.

22 HEARING MASTER HATLEY: And then you just  
23 stated when Tampa Electric decides what to do on  
24 the property, that there will be meetings at that  
25 time?

1 MS. MORA: There will definitely be  
2 community outreach meetings at that time. I don't  
3 know where we're at. We're usually -- you know, we  
4 do some sort of public outreach initially. It  
5 doesn't require people to come out, and then at  
6 that point, you know, hopefully, we'll be in a  
7 situation where we can hold an in-person meeting  
8 again.

9 And they can meet everyone that's going to  
10 be working on the property and we'll have our more  
11 traditional meetings. We've been having to do them  
12 a little bit virtually of late, but that's  
13 certainly our hope. And we shared that for  
14 everyone that called as well. That it's definitely  
15 our intent to have a public meeting as we always do  
16 and let everyone know when we have more, have an  
17 idea of what we're going to be doing and when we'll  
18 be doing them.

19 HEARING MASTER HATLEY: Thank you. I have  
20 no more questions.

21 Do you have anything else to add?

22 MS. MORA: No. That's it.

23 HEARING MASTER HATLEY: All right. Thank  
24 you very much.

25 MS. MORA: Thank you.



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HEARING MASTER HATLEY: All right. This  
will close the hearing for Rezoning 20-1171.  
Mr. Grady, call the next item, please.



1 Hearing.

2 Item A-19, RZ-PD 20-1148. This application  
3 is being continued by staff to the December 14,  
4 2020, Zoning Hearing Master Hearing.

5 Item A-20, RZ-PD 20-1149. This application  
6 is being continued by the applicant to the  
7 December 14, 2020, Zoning Hearing Master Hearing.

8 Item A-21, Rezoning Standard 20-1171. This  
9 application is out of order to be heard and is  
10 being continued to the December 14, 2020, Zoning  
11 Hearing Master Hearing.

12 Item A-22, RZ Standard 20-1279. This  
13 application is being continued by the staff to the  
14 January 19, 2021, Zoning Hearing Master Hearing.

15 And item A-23, RZ Standard 20-1282. This  
16 application is out of order to be heard and is  
17 being continued to the December 14, 2020, Zoning  
18 Hearing Master Hearing.

19 That concludes all withdrawals and  
20 continuances.

21 HEARING MASTER SCAROLA: Okay. Thank you  
22 for that, Brian.

23 Ladies and gentlemen, with respect to our  
24 procedures tonight and in regards to all the  
25 rezoning and modifications to zoning requests on

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, October 19, 2020

TIME: Commencing at 6:00 p.m.  
 Concluding at 8:57 p.m.

PLACE: Cisco Webex Video Conference

Reported By:  
 Diane T. Emery, CMRS, FPR  
 Executive Reporting Service  
 Ulmerton Business Center, Suite 100  
 Clearwater, FL 33762

1 Hearing Master hearing.

2 Item A.20., rezoning standard 20-1170. This  
3 application is out of order to be heard and is  
4 being continued to the November 16, 2020, Zoning  
5 Hearing Master hearing.

6 And item A.21., rezoning standard 20-1171.  
7 This application is out of order to be heard and  
8 is being continued to the November 16, 2020,  
9 Zoning Hearing Master hearing.

10 That concludes all withdrawals and  
11 continuances.

12 HEARING MASTER FINCH: All right. Thank you  
13 very much, Mr. Grady. I appreciate it.

14 Let me start by going over our procedures for  
15 this evening's hearing. Tonight's agenda consists  
16 of agenda items that require a public hearing to  
17 be held before a Zoning Hearing Master prior to  
18 the final decision which is made by the  
19 Hillsborough County Board of County Commissioners.  
20 I'll conduct the hearing tonight as the Hearing  
21 Master and will make a recommendation on each  
22 application 15 business days following tonight's  
23 meeting. The recommendations are then sent to the  
24 Board of County Commissioners, who make the final  
25 decision at their public meeting.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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