**Rezoning Application:** RZ 25-0059

**Zoning Hearing Master Date:** December 16, 2024

**BOCC Land Use Meeting Date:** February 11, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Michael Brooks/Rebecca Kart and

Brooks Rocha, PLLC

FLU Category: R-2

Service Area: Urban

Site Acreage: 6.81 acres

Community

Plan Area:

South Shore

Overlay: None

Request: AR to AS-1



#### Introduction Summary:

The request is to rezone from the existing Agricultural zoning of 1 dwelling per unit per 5 acres to AS-1 of 1 dwelling unit per 1 acre.

Zoning:	Existing	Proposed	
District(s)	AR	AS-1	
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional/Mobile Home)	
Acreage	6.81	6.81	
Density/Intensity	1 unit per 5 acres	1 unit per 1 acre	
Mathematical Maximum*	1 unit	6 units	

\*number represents a pre-development approximation

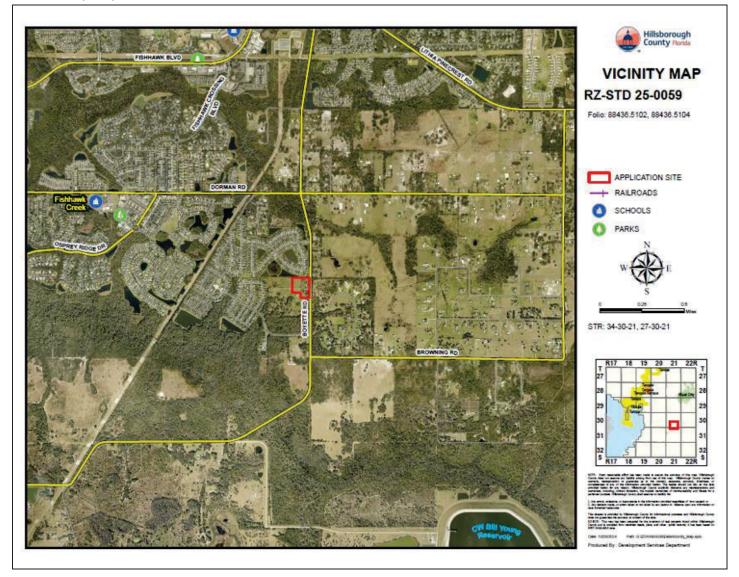
Development Standards:	Existing	Proposed
District(s)	AR	AS-1
Lot Size / Lot Width	5 acres/ 150'	1 acre/ 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50′	50′

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

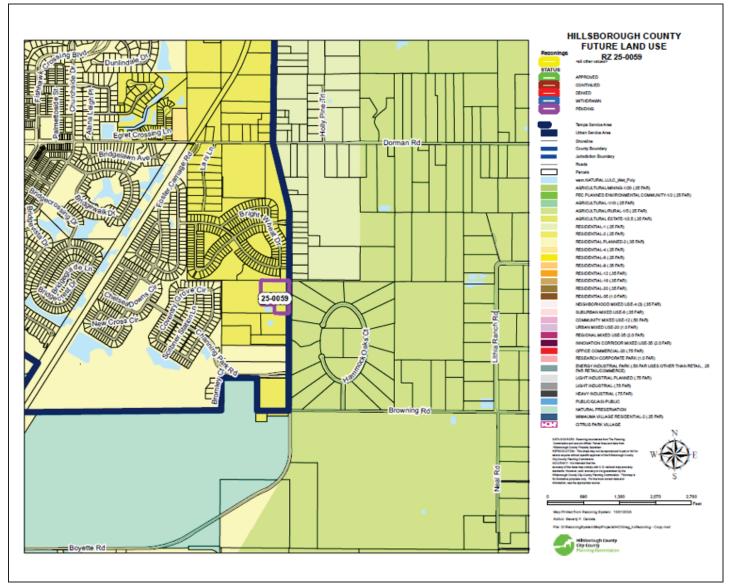


#### **Context of Surrounding Area:**

The area of consists of single-family residential and agricultural. Adjacent to the north is an area zoned PD and agricultural with retention [pond. Adjacent to the south is a pending PD. To the east is agricultural and single-family residential. Adjacent to the west is a PD and single-family residential with a retention pond.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

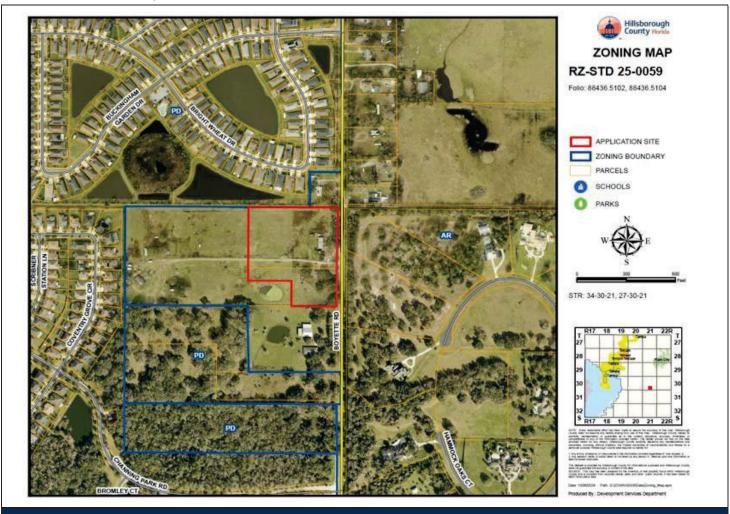
#### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-2 (Res-2)
Maximum Density/F.A.R.:	24 dwelling units per Gross Acre (ga)/0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 13-0950/ AR	N/A	Single-Family Residential	Single-Family Residential/ Retention Pond
South	PD 20- 0394/AR South Existing		Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
PD 24-0707 (Pending)	<u>2.48</u> 1-du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural	
East	Agricultural	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural
	<del>PD 13-0950/</del> AR	4 du/ga	Single-Family Residential	Single-Family Residential/ Retention Pond
West	PD 24-0707 (Pending)	<u>2.48</u> 4 du/ <del>5</del> -ga	Single family-Residential	Single-Family Residential/Retention Pond

ZHM HEARING DATE: BOCC LUM MEETING DATE:	December 16, 2024 February 11, 2025	Case Reviewer: James E Baker, AICP
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)
		N/A

APPLICATION NUMBER:

RZ 25-0059

APPLICATION NUMBER:	RZ 25-0059	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11 2025	Case Reviewer: James F Baker, AICP

# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Boyette Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	10	1	1			
Proposed	56	4	6			
Difference (+/-)	+46	+3	+5			

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance ⊠ Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes ☑ No	☐ Yes ⊠ No	
Natural Resources	☐ Yes ⊠ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Environmental Services	⊠ Yes □ No	□ Yes	□ Yes	
Check if Applicable:  Wetlands/Other Surface Waters	☐ Potable W	☑ No /ater Wellfield Pro t Wildlife Habitat	⊠ No tection Area	
<ul><li>☐ Use of Environmentally Sensitive Land</li><li>Credit</li><li>☐ Wellhead Protection Area</li></ul>	<ul><li>□ Coastal High Hazard Area</li><li>□ Urban/Suburban/Rural Scenic Corridor</li><li>□ Adjacent to ELAPP property</li></ul>			
☐ Surface Water Resource Protection Area  Public Facilities:	☐ Other  Comments ☐ Conditions Additional			Additional
	Received	Objections	Requested	Information/Comments
Transportation		_		
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	□ Yes	
☐ Off-site Improvements Provided	□ No	⊠ No	⊠N/A	
Hillsborough County School Board	☐ Yes	☐ Yes	□Yes	
Adequate $\square K-5 \square 6-8 \square 9-12 \square N/A$	□No	□ No	□No	
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A  Service Area/ Water & Wastewater				
☐ City of Tampa	⊠ Yes	□ Yes	□ Yes	
☐ Rural ☐ City of Temple Terrace	□ No	⊠ No	⊠ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria   ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
$\square$ Locational Criteria Waiver Requested	□ No		⊠ No	
$\square$ Minimum Density Met $\boxtimes$ N/A				

Case Reviewer: James E Baker, AICP

APPLICATION NUMBER:	RZ 25-0059	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: James E Baker, AICP

#### 5.1 Compatibility

The site is in an area comprised of agricultural and single-family residential uses.

The properties to the North are within the Res-1 category, South and East are in the Agricultural/Rural -1/5 category and West is in the Residential-2 category.

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.

#### 5.2 Recommendation

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

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

& BUILDING REVIEW AND APPROVAL.

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN

J. Brian Grady

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 25-0059

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

If PD 24-0707 is not approved by the BOCC (January 7th9th), the adjacent western parcel's access will need to be addressed when the subject properties are subdivided. PD 24-0707 has a companion Comprehensive Plan Amendment (CPA) and is scheduled for the BOCC CPA Public Hearing with the rezoning rather than two separate hearings – one for the rezoning and one for the CPA.

ZHM HEARING DATE: BOCC LUM MEETING DATE:	December 16, 2024 February 11, 2025	Case Reviewer: James E Baker, AICP		
8.0 PROPOSED SITE PLAN (FULL)				
		N/A		

APPLICATION NUMBER:

RZ 25-0059

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 11/27/2024		
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation		
PLAN	NNING AREA/SECTOR: Boyette/South	PETITION NO: RZ 25-0059		
	This agency has no comments.			
X	This agency has no objection.			
This agency has no objection, subject to the listed or attached conditions.				
	This agency objects for the reasons set forth below.			

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 6.81 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located +/- 1,115 feet south of the intersection of Buckingham Garden Dr. and Boyette Road. The Future Land Use designation of the site is Residential 2 (R-2).

#### Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AR, Single Family Detached Housing (ITE Code 210) 1 Units	10	1	1

#### Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Hour AM	Trips
AS-1, Single Family Detached Housing (ITE Code 210) 6 Units	56	4	PM 6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+46	+3	+5

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Boyette Road. Boyette Road is a 2-lane, undivided, county maintained, substandard, rural collector roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bicycle facilities or sidewalks present in the vicinity of the proposed project, within +/- 68 ft of the right of way.

#### **SITE ACCESS**

It is anticipated that the site will have access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and

regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Boyette Road is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Boyette Road	Balm Boyette Road	Lithia Pinecrest Road	D	В

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	
Boyette Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>	

Project Trip Generation ☐ Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	10	1	1	
Proposed	56	4	6	
Difference (+/-)	+46	+3	+5	

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North		Choose an item.	Choose an item.	Choose an item.	
South		Choose an item.	Choose an item.	Choose an item.	
East		Choose an item.	Choose an item.	Choose an item.	
West		Choose an item.	Choose an item.	Choose an item.	
Notes:					

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Conditions Requested	Additional Information/Comments			
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	☐ Yes ☐ N/A ⊠ No	☐ Yes ☐ No ☑ N/A			

# COUNTY OF HILLSBOROUGH ZONING HEARING MASTER'S RECOMMENDATION

Application number:	RZ-STD 25-0059
Hearing date:	December 16, 2024
Applicant:	Michael Brooks and Rebecca Kert
	Brooks & Rocha PLLC
Request:	Rezone to AS-1
Location:	18206 and 18214 Boyette Road, Lithia
Parcel size:	6.81 acres +/-
Existing zoning:	AR
Future land use designation:	Res-2 (2 du/ac, 0.25 FAR)
Service area:	Urban Services Area
Community planning area:	Southshore Areawide Systems Plan

# A. APPLICATION REVIEW

# DEVELOPMENT SERVICES STAFF REPORT APPLICATION REVIEW SUMMARY AND RECOMMENDATION

**Rezoning Application:** RZ 25-0059

**Zoning Hearing Master Date:** December 16, 2024

**BOCC Land Use Meeting Date:** February 11, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Michael Brooks/Rebecca Kart and

Brooks Rocha, PLLC

FLU Category: R-2

Service Area: Urban

Site Acreage: 6.81 acres

Community

Plan Area:

South Shore

Overlay: None

Request: AR to AS-1



#### Introduction Summary:

The request is to rezone from the existing Agricultural zoning of 1 dwelling per unit per 5 acres to AS-1 of 1 dwelling unit per 1 acre.

Zoning:	Existing	Proposed	
District(s)	AR	AS-1	
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional/Mobile Home)	
Acreage	6.81	6.81	
Density/Intensity	1 unit per 5 acres	1 unit per 1 acre	
Mathematical Maximum*	1 unit	6 units	

<sup>\*</sup>number represents a pre-development approximation

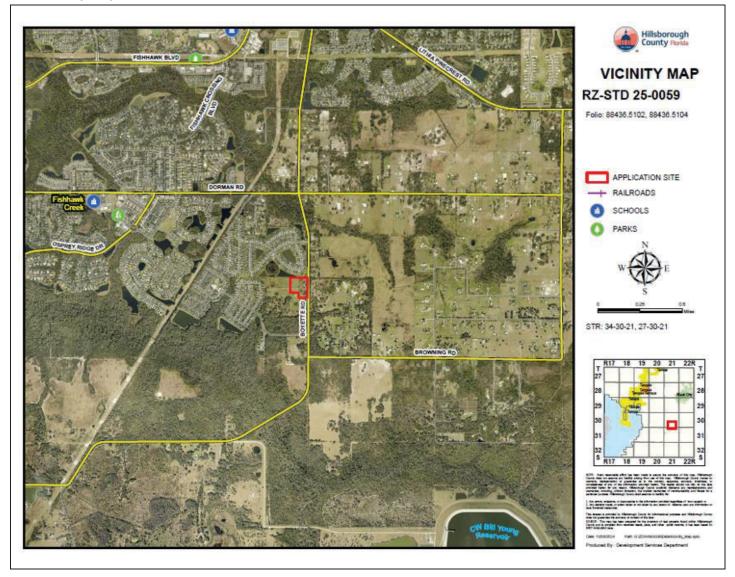
Development Standards:	Existing	Proposed
District(s)	AR	AS-1
Lot Size / Lot Width	5 acres/ 150'	1 acre/ 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50′	50′

Additional Information:		
PD Variation(s)	None requested as part of this application	
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

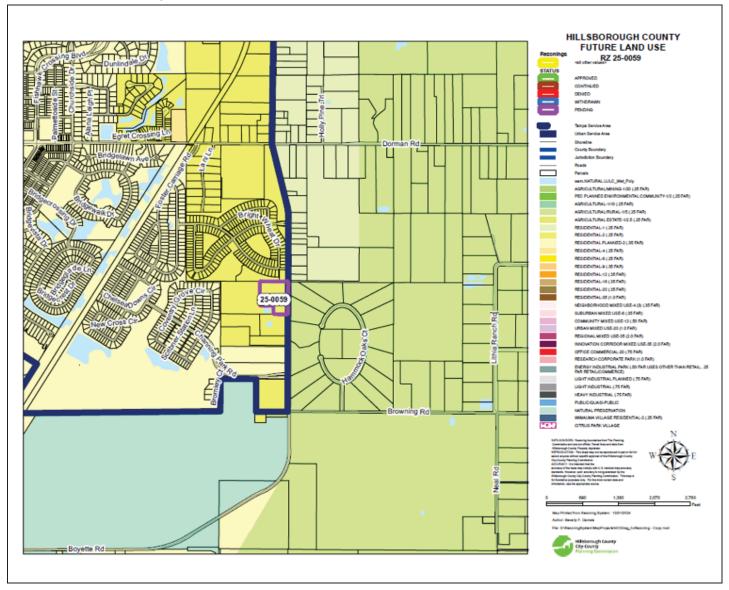


#### **Context of Surrounding Area:**

The area of consists of single-family residential and agricultural. Adjacent to the north is an area zoned PD and agricultural with retention [pond. Adjacent to the south is a pending PD. To the east is agricultural and single-family residential. Adjacent to the west is a PD and single-family residential with a retention pond.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map

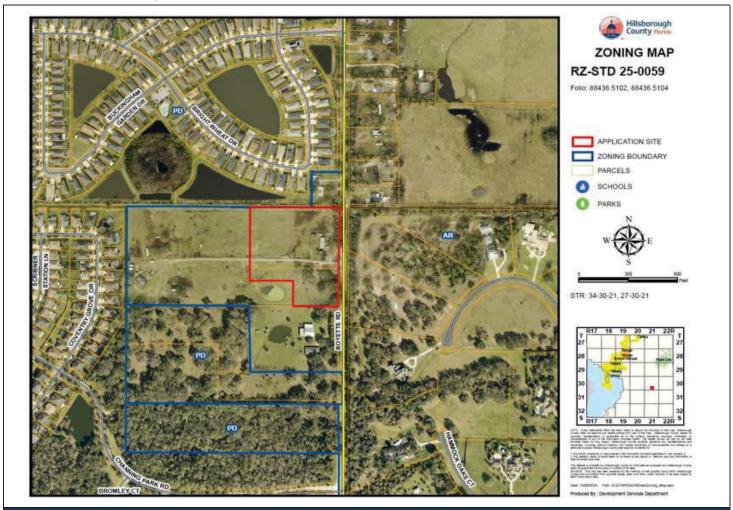


Subject Site Future Land Use Category:	Residential-2 (Res-2)
Maximum Density/F.A.R.:	24 dwelling units per Gross Acre (ga)/0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



Case Reviewer: James E Baker, AICP

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 13-0950/ AR	N/A	Single-Family Residential	Single-Family Residential/ Retention Pond
South	PD 20- 0394/AR Existing	1 du/5 ga	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
	PD 24-0707 (Pending)	<u>2.48</u> 1-du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural
East	Agricultural	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural
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West	PD 24-0707 (Pending)	<u>2.48</u> 4 du/ <del>5</del> -ga	Single family-Residential	Single-Family Residential/Retention Pond

APPLICATION NUMBER:	RZ 25-0059	
ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: James E Baker, AICP
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan	(partial provided below for size and orientation pur	rposes. See Section 8.0 for full site plan)

N/A

APPLICATION NUMBER:	RZ 25-0059
ZHM HEARING DATE:	December 16, 2024

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Boyette Road	County Collector - Rural	2 Lanes  ☑ Substandard Road  ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	10	1	1		
Proposed	56	4	6		
Difference (+/-)	+46	+3	+5		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access   Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East		Choose an item.	Choose an item.	Choose an item.		
West		Choose an item.	Choose an item.	Choose an item.		
Notes:	•		•	•		

<b>Design Exception/Administrative Variance</b> ⊠ 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:					

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes	☐ Yes	☐ Yes		
	□ No	⊠ No	⊠ No		
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes		
	☐ No ☐ Yes	⊠ No □ Yes	⊠ No □ Yes		
Natural Resources	□ Yes □ ⊠ No	□ Yes □ No	□ Yes □ No		
	⊠ Yes	□ Yes	□ Yes		
Environmental Services	□ No	⊠ No	⊠ No		
Check if Applicable:	☐ Potable V	/ater Wellfield Pro			
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat			
☐ Use of Environmentally Sensitive Land	_	igh Hazard Area			
Credit	☐ Urban/Sul	ourban/Rural Scen	ic Corridor		
☐ Wellhead Protection Area	-	to ELAPP property			
☐ Surface Water Resource Protection Area	☐ Other				
Public Facilities:	Comments	Objections	Conditions	Additional	
	Received	Objections	Requested	Information/Comments	
Transportation					
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	☐ Yes		
☐ Off-site Improvements Provided	□ No	⊠ No	⊠N/A		
Hillsborough County School Board	☐ Yes	☐ Yes	□Yes		
Adequate □K-5 □6-8 □9-12 ⊠N/A	□ No	□ Yes	□ No		
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A					
Service Area/ Water & Wastewater	│ │ ⊠ Yes	☐ Yes	□ Yes		
☑Urban ☐ City of Tampa	□ No	⊠ No	⊠ No		
☐ Rural ☐ City of Temple Terrace					
Impact/Mobility Fees					
	Comments		Conditions	Additional	
Comprehensive Plan:	Received	Findings	Requested	Information/Comments	
Planning Commission					
☐ Meets Locational Criteria ☐ N/A	⊠ Yes	☐ Inconsistent	□ Yes		
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No		
☐ Minimum Density Met					

Case Reviewer: James E Baker, AICP

APPLICATION NUMBER:	RZ 25-0059
ZHM HEARING DATE:	December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### 5.1 Compatibility

The site is in an area comprised of agricultural and single-family residential uses.

The properties to the North are within the Res-1 category, South and East are in the Agricultural/Rural -1/5 category and West is in the Residential-2 category.

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.

#### 5.2 Recommendation

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

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### **6.0 PROPOSED CONDITIONS**

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady

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 25-0059

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

If PD 24-0707 is not approved by the BOCC (January 7th9th), the adjacent western parcel's access will need to be addressed when the subject properties are subdivided. PD 24-0707 has a companion Comprehensive Plan Amendment (CPA) and is scheduled for the BOCC CPA Public Hearing with the rezoning rather than two separate hearings – one for the rezoning and one for the CPA.

APPLICATION NUIVIDER:	KZ 25-0059	
THM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: James E Baker, AICP
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O DROBOCED CITE DI	\A. /F.L.L.\	
8.0 PROPOSED SITE PLA	AN (FULL)	
		N/A

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024

BOCC LUM MEETING DATE: February 11, 2025 Case Reviewer: James E Baker, AICP

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 11/27/2024
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: Boyette/South	PETITION NO: RZ 25-0059
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached co	nditions.
	This agency objects for the reasons set forth below.	

#### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- 6.81 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located +/- 1,115 feet south of the intersection of Buckingham Garden Dr. and Boyette Road. The Future Land Use designation of the site is Residential 2 (R-2).

#### Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AR, Single Family Detached Housing (ITE Code 210) 1 Units	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, Single Family Detached Housing (ITE Code 210) 6 Units	56	4	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	+46	+3	+5

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Boyette Road. Boyette Road is a 2-lane, undivided, county maintained, substandard, rural collector roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bicycle facilities or sidewalks present in the vicinity of the proposed project, within +/- 68 ft of the right of way.

#### **SITE ACCESS**

It is anticipated that the site will have access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and

regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

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

The roadway level of service provided for Boyette Road is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Boyette Road	Balm Boyette Road	Lithia Pinecrest Road	D	В

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	<b>Current Conditions</b>	Select Future Improvements	
Boyette Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation ☐ Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	10	1	1			
Proposed	56	4	6			
Difference (+/-) +46 +3 +5						

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request						
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding		
North		Choose an item.	Choose an item.	Choose an item.		
South		Choose an item.	Choose an item.	Choose an item.		
East		Choose an item.	Choose an item.	Choose an item.		
West		Choose an item.	Choose an item.	Choose an item.		
Notes:						

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request					
Road Name/Nature of Request	Type	Finding			
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
Notes:					

4.0 Additional Site Information & Agency Comments Summary						
Transportation	Objections	Conditions	Additional			
•		Requested	Information/Comments			
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes				
☐ Off-Site Improvements Provided	⊠ No	□ No				
⊠ N/A		⊠ N/A				

#### **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on December 16, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

#### **Applicant**

Mr. Michael Brooks spoke on behalf of the applicant. Mr. Brooks presented the rezoning request and provided testimony as reflected in the hearing transcript.

#### **Development Services Department**

Mr. James Baker, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the revised staff report previously submitted to the record

#### **Planning Commission**

Mr. Tyrek Royal, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

#### **Proponents**

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

#### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

#### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

#### **Applicant Rebuttal**

Mr. Brooks stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-STD 25-0059.

#### C. EVIDENCE SUMBITTED

Ms. Ashley Rome submitted to the record at the hearing a copy of the revised Development Services staff report.

Mr. Brooks submitted to the record at the hearing a final plat map exhibit.

#### D. FINDINGS OF FACT

- 1. The Subject Property consists of two folio parcels with approximately 6.81 acres at 18206 and 18214 Boyette Road, Lithia.
- 2. The Subject Property is designated Res-2 on the Future Land Use map and is zoned AR.
- 3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Southshore Areawide Systems Plan.
- 4. The general area surrounding the Subject Property consists of residential single-family and manufactured home uses, agricultural uses, and undeveloped lands. Adjacent properties include a residential single-family home on a parcel zoned AR, and a residential single-family subdivision and common area retention pond on a parcel zoned PD to the north; a manufactured home on a parcel zoned AR to the west; a single-family residence on a parcel zoned AR to the south; and an undeveloped parcel zoned AR to the east.
- 5. The applicant is requesting to rezone the Subject Property to AS-1.
- 6. Development Services Department staff found the proposed rezoning would create a zoning and development pattern that is consistent and compatible with the existing zoning and development pattern of the general area. Staff found the rezoning approvable.
- 7. Hillsborough County Transportation Review staff stated no objection. Staff found the proposed rezoning would result in a potential traffic volume of 56 daily trips, including four a.m. peak hour trips and six p.m. peak hour trips.
- 8. The Planning Commission staff found the proposed rezoning is compatible with the existing development pattern found in the surrounding area and supports the vision of the Southshore Areawide Systems Plan. Staff concluded the proposed rezoning is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

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

The record evidence demonstrates the proposed Planned Development rezoning is in compliance with and furthers the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

#### F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible

with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services staff, and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### G. SUMMARY

The applicant is requesting to rezone the Subject Property to AS-1

Land Use Hearing Officer

#### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for APPROVAL of the request to rezone the Subject Property to AS-1.

Pamela Jo Hatley Danuary 9, 2025
Pamela Jo Hatley PhD, JD Date:

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Plan Hillsborough planhillsborough.org planner@plancom.org 813 - 272 - 5940 601 E Kennedy Blvd 18<sup>th</sup> floor Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: December 16, 2024	Case Number: RZ 25-0059		
Report Prepared: December 5, 2024	Folio(s): 088436.5102 & 088436.5104		
	<b>General Location</b> : West of Boyette Road, south of Dorman Road and north of Browning Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-2 (2 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	SouthShore Areawide Systems Plan		
Rezoning Request	Rezoning (2) folio parcels from AR to AS-1 to allow property owners to retain current permitted agricultural and residential uses and the ability to reconfigure the land for three (3) conforming lots		
Parcel Size	+/- 6.81 acres		
Street Functional Classification	Boyette Road – County Collector Browning Road – County Collector Dorman Road – County Collector		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-2	AR	Single-Family Residential + Agricultural	
North	Residential-2 + Residential-1	PD + AR + AS-1	Single-Family Residential + HOA/Common Property + Agricultural	
South	Residential-2 + Residential Planned-2 + Agricultural/Rural-1/5	PD + AR	Single-Family Residential + Agricultural + Public/Quasi public/Institutions	
East	Agricultural/Rural-1/5 + Residential-1	AR	Single-Family Residential + Agricultural + Vacant	
West	Residential Planned-2 + Residential-2	PD + AR	Single-Family Residential + Public/Quasi public/Institutions + Agricultural	

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

The 6.81± acre subject site is located west of Boyette Road, south of Dorman Road and north of Browning Road. The site is in the Urban Service Area and is located within the limits of the Southshore Areawide Systems Plan. The applicant is requesting to rezone two folio parcels from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow property owners to retain current permitted agricultural and residential uses and the ability to reconfigure the land for three conforming lots.

The subject site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. Policy 1.2 states that new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of policy 1.3. Policy 1.3 states that within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable land use category will be permitted only in cases where there is an exception as outlined in FLUE Policy 1.3. These exceptions include compatibility issues, lack of infrastructure, environmental concerns, and if the site is located in the Coastal High Hazard Area (CHHA). The subject site development does not occur at a density of at least 75% of the allowable density of the land use category, which would be 10 dwelling units (6.81 acres x 2 du/ac =  $13.62 \times 0.75 = 10$  dwelling units). Though the site is in an area where there is more compact development to the north and west, the overall area transitions to a more rural development pattern to the south and east. Based upon the large lot development pattern shift to the south and east of the subject property, the request meets the compatibility exception under FLUE Policy 1.3. The subject rezoning request seeks to preserve the existing development pattern and therefore maintain the existing transition.

Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The site currently consists of single-family residential and agriculture uses. Both folios are occupied by existing mobile homes. There are single-family residential uses to the north, east, west, and south of the subject site. Additionally, HOA/Common Property uses are to the north, extending to Dorman Road. Vacant land lies to the east and south, agricultural uses to the east, south, and west, and Public/Quasi-public/Institution uses to the south and west. The proposed rezoning of the two parcels from Agricultural Rural (AR) to Agricultural Single-Family (AS-1) is compatible with the existing uses, including the existing single family residential uses surrounding the subject site.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM), the allowable range of uses, and the maximum level of intensity or density for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive but are intended to be illustrative of the character of uses within the land use designation. Appendix A contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-2 (RES-2) Future Land Use category. The RES-2 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects and are subject to maximum Floor Area Ratio (FAR) of 0.25. Non-residential uses are subject to Commercial Locational Criteria (CLC) per FLUE Objective 22 and its accompanying policies. With approximately 6.81 acres, the site may be considered for up to 74,160 square feet (6.81 acres x 43,560 square feet = 296,643 square feet x 0.25 FAR). The applicants request for a rezoning from AR to AS-1 in a residential Future Land Use category is consistent with the uses expected in this category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUE Objective 16 and its accompanying policies 16.1,16.2, 16.3, and 16.5 require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is comprised mostly of single-family residential uses, agricultural uses, and HOA/Common Property. The proposed rezoning would align with the character of the surrounding area, which is consistent with FLUE Objective 16 and its accompanying policies related to neighborhood protection. FLUE Policy 16.2 states that 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. The uses permitted by the AS-1 zoning district would allow for a transition of use between those surrounding residential uses and the subject property. Therefore, the request is consistent with FLUE Policy 16.2. FLUE Policy 16.3 says that development shall be integrated with adjacent land uses through the creation of like uses and the mitigation of adverse impacts. The proposed AS-1 zoning district would be complementary

RZ 25-0059

to the existing residential uses surrounding the site and would therefore be consistent with FLUE Policy 16.3.

The site is within the Southshore Areawide Systems Plan. The Plan desires to celebrate and utilize its cultural diversity and healthy economy to ensure that citizens and businesses prosper. Goal 1 of the Cultural/Historic Objective states that the community desires to promote sustainable growth and development that is clustered and well planned to preserve the area's environment, cultural identity, and livability. The Southshore Areawide Systems Plan also supports activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life. The proposed rezoning meets the intent of the Southshore Areawide Systems Plan Livable Communities Element and recognizes the preferred land development pattern of its Community Plan.

Overall, staff finds that the proposed use is an allowable use in the RES-2 category, is compatible with the existing development pattern found within the surrounding area, and supports the vision of the Southshore Areawide Systems Plan. The proposed 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*.

#### Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Standard Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

#### **FUTURE LAND USE ELEMENT**

#### **Urban Service Area**

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

**Policy 1.2:** Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

**Policy 1.3:** Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be meet:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.

- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots

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

#### **Land Use Categories**

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

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

#### Relationship to Land Development Regulations

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

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

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

#### Neighborhood/Community Development

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

**Policy 16.1:** Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: a) locational criteria for the placement of non-residential uses as identified in this Plan, b) limiting commercial development in residential land use categories to neighborhood scale; c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

**Policy 16.5:** Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

**Policy 17.7:** New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

#### **Community Design Component (CDC)**

#### **4.3 COMMERCIAL CHARACTER**

**GOAL 9:** Evaluate the creation of commercial design standards in a scale and design that complements the character of the community.

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

#### LIVABLE COMMUNITIES ELEMENT: Southshore Areawide Systems Plan

#### Cultural/Historic Objective

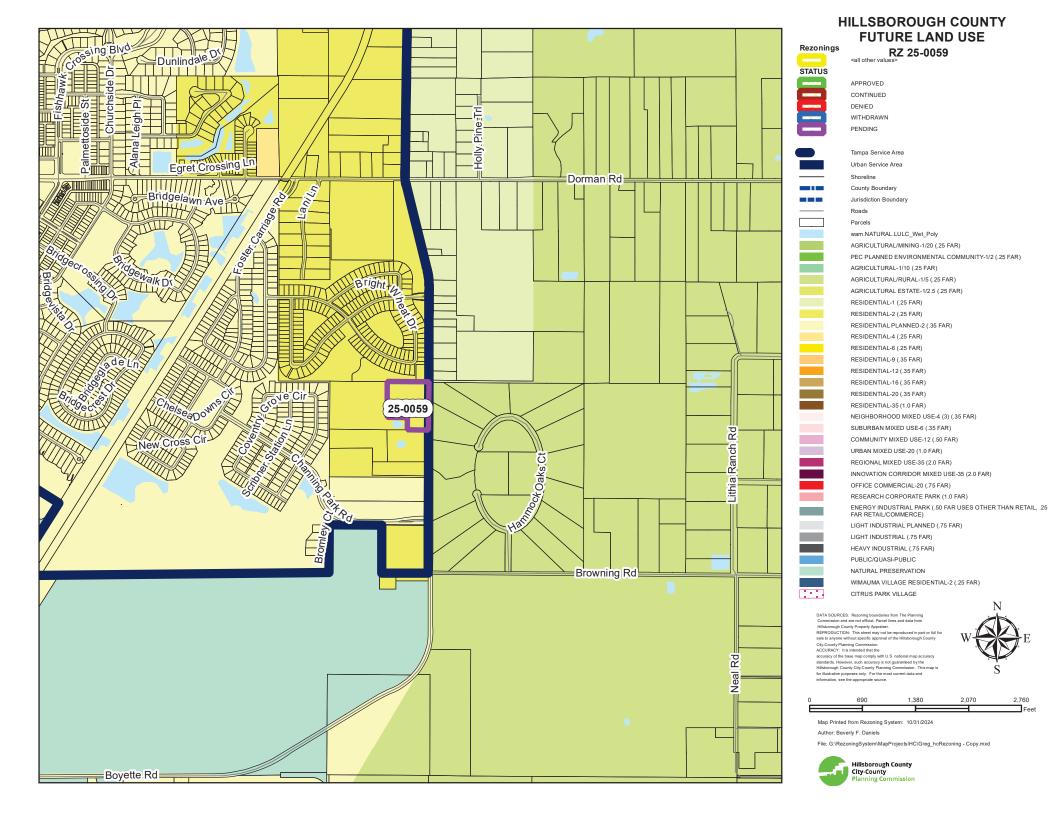
The SouthShore region of Hillsborough County supports a diverse population with people living in unique communities, interspersed with farms, natural areas, open spaces and greenways that preserve and enhance the natural and cultural heritage.

#### The community desires to:

1. Promote sustainable growth and development that is clustered and well planned to preserve the areas environment, cultural identity, and livability.

#### **Economic Development Objective**

The SouthShore community encourages activities that benefits residents, employers, employees, entrepreneurs, and businesses that will enhance economic prosperity and improve quality of life.



# AGENCY COMMENTS

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 11/27/2024	
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation	
PLANNING AREA/SECTOR: Boyette/South		PETITION NO: RZ 25-0059	
	This agency has no comments.		
X This agency has no objection.			
	This agency has no objection, subject to the listed or attached co	nditions.	
	This agency objects for the reasons set forth below.		

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 6.81 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located +/- 1,115 feet south of the intersection of Buckingham Garden Dr. and Boyette Road. The Future Land Use designation of the site is Residential 2 (R-2).

#### Trip Generation Analysis

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

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Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Hour AM	Trips
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Trip Generation Difference:

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Difference	+46	+3	+5

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Boyette Road. Boyette Road is a 2-lane, undivided, county maintained, substandard, rural collector roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bicycle facilities or sidewalks present in the vicinity of the proposed project, within +/- 68 ft of the right of way.

#### **SITE ACCESS**

It is anticipated that the site will have access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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Source: 2020 Hillsborough County Level of Service (LOS) Report

#### **Transportation Comment Sheet**

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Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Boyette Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	<ul> <li>□ Corridor Preservation Plan</li> <li>□ Site Access Improvements</li> <li>□ Substandard Road Improvements</li> <li>⋈ Other (TBD)</li> </ul>	

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	10	1	1		
Proposed	56	4	6		
Difference (+/-)	+46	+3	+5		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ⊠ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

<b>Design Exception/Administrative Variance</b> ⊠ Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Choose an item. Choose an item.			
Notes:			

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
<ul> <li>□ Design Exception/Adm. Variance Requested</li> <li>□ Off-Site Improvements Provided</li> <li>⋈ N/A</li> </ul>	☐ Yes ☐ N/A ⊠ No	☐ Yes ☐ No ☑ N/A		

#### **COMMISSION**

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Ioshua Wostal



#### **DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR Elaine S. DeLeeuw ADMIN DIVISION Sam Elrabi, P.E. WATER DIVISION Diana M. Lee, P.E. AIR DIVISION Michael Lynch WETLANDS DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION

#### AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 12/16/2024	COMMENT DATE: 11/7/2024		
<b>PETITION NO.:</b> 25-0059	PROPERTY ADDRESS: 18206 and 18214 Boyette		
EPC REVIEWER: Dessa Clock	Road, Lithia, FL FOLIO #: 0884365102, 0884365104		
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1158			
EMAIL: clockd@epchc.org	STR: 34-20S-21E		

**REQUESTED ZONING:** From AR to AS-1

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO,	NA		
SOILS SURVEY, EPC FILES)			

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.

#### **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.

EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-0059 November 7, 2024 Page **2** of **2** 

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.

dc/cb

ec: mbrooks@bsrfirm.com



#### **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: 12/05/2024

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

APPLICANT: Michael Brooks/Rebecca Kert/ Brooks Rocha, PLLC PETITION NO: 25-0059

**LOCATION:** 18206 & 18214 Boyette Rd

FOLIO NO: 88436.5102 88436.5104

#### **Estimated Fees:**

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

Mobility: \$3,455 Parks: \$1,957 School: \$7,027

Fire: \$335

Total per MH: \$12,774

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 Parks: \$2,145 School: \$8,227 Fire: \$335

Total per House: \$19,890

#### **Project Summary/Description:**

Urban Mobility, South Parks/Fire - Zoning change from AR to AS-1. Potential future residential development (Single Family Residence/Mobile Homes). Existing Mobile Home may be eligible to provide credit if removed/demolished.

#### **ENVIRONMENTAL SERVICES DIVISION**



PO Box 1110 Tampa, FL 33601-1110

#### **Agency Review Comment Sheet**

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 10/25/2024

**REVIEWER:** Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/18/2024

**PROPERTY OWNER:** Brenda Eckertson, Jack Eckertson **PID:** 25-0059

**APPLICANT:** Michael Brooks/Rebecca Kert/ Brooks Rocha, PLLC

**LOCATION:** 18206 Boyette Rd Lithia, FL 33547-1919

18214 Boyette Rd Lithia, FL 33547-1919

**FOLIO NO.:** 88436.5102, 88436.5104

#### **AGENCY REVIEW COMMENTS:**

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site does not appear to be located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, Hillsborough County EVSD has no recommended conditions and no request for additional information associated with wellhead protection.

#### AGENCY REVIEW COMMENT SHEET

TO:	<b>ZONING TECHNICIAN, Planning</b>	<b>Growth Management</b>	DAT	TE: 28 Oct 2024
REV	TEWER: Bernard W. Kaiser, Conse	ervation and Environmen	ntal Lands Ma	<u>nagement</u>
APP	LICANT: Michael Brooks	PETITIO	N NO: RZ-ST	D 25-0059
LOC	CATION: Boyette Rd., Lithia, FL 335	<u>547</u>		
FOL	<b>IO NO:</b> 88436.5102 & 88436.5104	SEC:	TWN:	RNG:
$\boxtimes$	This agency has no comments.			
	This agency has no objection.			
	This agency has no objection, sub	ject to listed or attached	d conditions.	
	This agency objects, based on the	e listed or attached cond	litions.	
COMI	MENTS:			

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

PETIT	TION NO.: RZ-STD 25-0059 REVIEWED BY: Clay Walker, E.I. DATE: 10/28/2024
FOLIC	NO.: 88436.5102, 88436.5104
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
$\boxtimes$	A <u>8</u> inch water main exists (adjacent to the site), (approximately <u>1,250</u> feet from the project site), <u>and is located south of the subject property within the south Right-of-Way of Channing Park Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
$\boxtimes$	A <u>6</u> inch wastewater forcemain exists $\boxtimes$ (approximately <u>1,600</u> feet from the project site), $\boxtimes$ (adjacent to the site) <u>and is located southwest of the subject property within the east Right-of-Way of Channing Park Road</u> . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Valrico Water Reclamation Facility.

# VERBATIM TRANSCRIPT

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

	Cember 10, 2024		
HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS			
	X )		
IN RE:	)		
ZONE HEARING MASTER HEARINGS	) ) ) X		
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS		
BEFORE:	Pamela Jo Hatley Land Use Hearing Master		
DATE:	Monday, December 16, 2024		
TIME:	Commencing at 6:00 p.m. Concluding at 9:07 p.m.		
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard, Second Floor Tampa, Florida 33601		
Reported by: Crystal Reyes, AAERT No. Digital Reporter	1660		

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

1 MS. HEINRICH: Our next item is Item C.5, Standard Rezoning 25-0059. The applicant is requesting to rezone 2 property from AR to AS-1. And James Baker with Development 3 Services will provide staff findings after the applicant's presentation. MR. BROOKS: Good evening, Madam Hearing Officer. For 6 the record, Michael Brooks, 400 North Tampa Street, Suite 1910, Tampa 33603. 8 For the sake of brevity, I'm going to show Madam 9 Hearing Officer one exhibit. There's discussion in the -- in 10 11 the staff report about the properties and the purpose for what this -- this application is for. The properties are remnants 12 13 or -- or portions of three plotted lots, the Lin Estates platted 14 lot. And I do have one of these and I -- I'll put into the 15 record. The -- the portion to the west has been sold and is the 16 subject of a CPA application and another rezoning. The CPA has 17 been recommended for approval for RES-4 by the Planning 18 Commission. The exhibiting hearing master has recommended 19 approval of the companion zoning. 20 The -- the Boyette on the east side is the boundary of 21 the urban service area. But in the CPA application, I'm going to call it the related case, the Planning Commission had 22 23 identified the 500-foot strip along Boyette as a transition area, which is currently RES-2. But the purpose of this 24 application is in that -- that cross area is the 6.8 acres is to 25

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

try and put back the parcels as they existed along Boyette so 1 that we can have three parcels there. They're just manufactured There are some agriculture uses. And so, AS-1 I believe 3 was the appropriate -- appropriate category there. We don't have any objections to the staff findings, so I'm going to let them go ahead and start. HEARING MASTER: All right. Thank you. Is there any movement on the prior case? Okay. Thank you. 8 All right. We'll hear from staff in 25-0059. 9 MR. BAKER: Good evening. James Baker, Development 10 Services. 11 Rezoning Standard 25-0059. The request is to zone 12 from the existing agricultural zoning of one dwelling unit per 13 14 five acres to AS-1 dwelling unit per one acre. Total acreage is 15 6.81 acres. The site is an area comprised of agricultural and single-family residential uses. The properties to the north are 16 within the RS-1 category. South and east are the agricultural 17 18 rural 15 category. And west is residential two category. The size and depth of the subject parcel in relation 19 20 to other adjacent agricultural and residential uses would 21 recreate -- excuse me, would create a zoning de -- development 22 pattern that is consistent with existing zoning and development 23 pattern of the agricultural and residential uses zoning 2.4 districts in the area. Additional information. If PD 24-0007 is not approved 25

## Zoning Hearing Master Hearing CORRECTED December 16, 2024

by the BOCC on January 9th, the adjacent western parcel's access 1 will need to be addressed when the subject properties are subdivided. PD 24-0707 has a companion com -- comprehensive 3 plan amendment CPA and is scheduled for the BOCC, CPA public hearing with the rezoning, rather than two separate hearings, one for the zoning -- excuse me, rezoning and one for the CPA. Do you have any further questions or anything I need to add? 8 No questions for you. Thank you, 9 HEARING MASTER: sir. 10 11 MR. BAKER: You're welcome. 12 HEARING MASTER: All right. Planning Commission. 13 MR. ROYAL: Good evening. Tyrek Royal, Planning 14 Commission Staff. The subject site has a future land use 15 designation of residential two. It's in the urban service area and located within the South Shore Area Wide Systems Community 16 17 Plan. FLUE Objective 16 and its accompanying policy, 16.1, 18 16.2, 16.3 and 16.5 require all new development to be compatible 19 to the surrounding neighborhood. 20 Goal 12 and Objective 12-1 of the community design 21 component, the FLUE require new developments to recognize the 22 existing community and be designed to -- to relate and be 23 compatible with the predominate character of the surrounding In this case, the surrounding land use pattern -- pattern 24 is comprised mostly of single-family residential uses, 25

# Zoning Hearing Master Hearing CORRECTED December 16, 2024

1	agricultural uses and HOA common property.
2	Proposed rezoning with along with the character of the
3	surrounding area, which is consistent with the FLUE Objective 16
4	and its accompanying policies.
5	Based on the above considerations and the following
6	goals, objectives and policies, Planning Commission Staff find
7	the proposed rezoning consistent with the Unincorporated
8	Hillsborough County Comprehensive Plan.
9	HEARING MASTER: All right. Thank you very much.
10	All right. Is there anyone here or online who wishes
11	to speak in support of this application? I'm not hearing
12	anyone.
13	Is there anyone here or online who wishes to speak in
14	opposition to this application? All right, I do not hear
15	anyone.
16	Development Services, anything further?
17	MS. HEINRICH: No, ma'am.
18	HEARING MASTER: All right. And applicant, anything
19	further?
20	MR. BROOKS: No, ma'am.
21	HEARING MASTER: All right. That's a no.
22	So this will close the hearing on Rezoning Standard
23	25-0059.
24	
25	

# EXHIBITS SUBMITTED DURING THE ZHM HEARING

HEARING TYPE: HEARING MASTER:

ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-1210	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Ashley Rome	1. Revised Staff Report	No
RZ 24-0775	Tyrek Royal	2. Revised Zoning Conditions	No
RZ 24-0775	Todd Pressman	3. Applicant Presentation Packet - Thumb Drive	No
RZ 24-0775	Jay Muffly	4. Letter of Opposition	No
RZ 24-0775	Elizabeth "Beth" Nevel-Rader	5. Letter of Opposition	No
RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
RZ 24-0775	Erica Hamblen	7. Letter of Opposition	No
RZ 24-1060	Ashley Rome	1. Revised Staff Report	No
RZ 24-1060	Wendy Duong	2. Applicant Presentation Packet	No
RZ 24-1203	Ashley Rome	1. Revised Staff Report	No
RZ 24-1203	Todd Pressman	2. Applicant Presentation Packet - Thumb Drive	No
RZ 25-0059	Ashley Rome	1. Revised Staff Report	No
RZ 25-0059	Michael Brooks	2. Applicant Presentation Packet	No
RZ 24-1297	Ashley Rome	1. Revised Staff Report	No
RZ 24-1297	Hannia Irlander-Gonzalez	2. Applicant Presentation Packet	No
MM 24-0384	Ashley Rome	1. Revised Staff Report	No
MM 24-0384	Gordon Schiff	2. Applicant Presentation Packet	No
RZ 24-1040	Ashley Rome	1. Revised Staff Report	No
RZ 24-1040	Anne Pollack	2. Applicant Presentation Packet - Thumb Drive	No
RZ 24-1231	Ashley Rome	1. Revised Staff Report	No
RZ 24-1231	David Smith	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No
RZ 24-1231	S. Elise Batsel, Esq	6. Applicant Presentation Packet	No

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 1 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hattey

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME RZ 24-0775 COSTATE A ZIP PLEASE PRINT TAY Muffly **APPLICATION #** RZ 24-0775 MAILING ADDRESS 102 SAVE, SF CITY LUTZ STATE FL ZIP 33549 HONE 949-2224 NAME Elizabeth "Beth" Nevel Rader APPLICATION # MAILING ADDRESS 18811 4th St. SE RZ 24-0775 CITY 112 STATE Ha ZIP 33549PHONE 513-553 6167 NAME Johna Phillips APPLICATION # MAILING ADDRESS 21388 Meadow craft Ave. RZ24-0775 CITY WESLY CHIEL STATEFL ZIPSBY4PHONE 813-949-1457 PLEASE PRINT APPLICATION # NAME WESTEY 13012 WID MAILING ADDRESS 513 Procla mation Dr. Tampa FL RZ 24-0775 CITY Jampa STATE FL ZIP 33613PHONE 55-600-199 NAME Erica Hamblen APPLICATION # MAILING ADDRESS 18320 Litation 5 RZ 24-0775 CITY LUTZ STATE FU ZIP 335PHONE (513)

PAGE 2 OF 5

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT TRENT CONNOR ANDERSON
RZ24-0775	MAILING ADDRESS   8230 CYPRESS COVE ROAD
	CITY LUTZ STATE FL ZIP 33549 PHONE 813 576 8748
APPLICATION #	PLEASE PRINT NAME Vendy Sugng
RZ 24-1060	MAILING ADDRESS 104 Steven Street
	CITY RUSKM STATE FL ZIP 335 PHONE (813) 841564
APPLICATION #	PLEASE PRINT NAME THAN
RZ 24-1060	MAILING ADDRESS 10721 ROCKEDIGE VIEW DR
	CITY RIVERVIEWSTATE FL ZIP355 PHONE 813-486.10
APPLICATION #	PLEASE PRINT NAME Bran Sheppard
VS	MAILING ADDRESS 1519 Yale Castle Ct.
RZ 24-1060	CITY Ruskin STATE FL ZIP33570 PHONE NA
APPLICATION #	NAME DE LEVAL KRUSE
RZ 24-1203	MAILING ADDRESS 136/ Tall Re wood Lone
	CITY Power STATE FL ZIP 335 PHONE \$13.3401325
APPLICATION #	PLEASE PRINT NAME VESSUAY
RZ 24-1203	MAILING ADDRESS 200 July Sup 1956
	CITY T PER STATE FE ZIP PHONE SOS

DATE/TIME: 2 16 2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # 1, cARL Reaks NAME MAILING ADDRESS 400 H. Tamps St 1910 RZ 25-0059 STATE FL ZIPSSASPHONE 545.5900 PLEASE PRINT APPLICATION # NAME David Highera VS MAILING ADDRESS 2815 W. Waters Ave RZ 24-1297 CITY Tampa STATE FL ZIP 33614 PHONE 239-565-7408 NAME Hannig IManda Gonzale APPLICATION # MAILING ADDRESS 1000 S N. Hyacinth Aue RZ 24-1297 MASTATE FLZIP3366 HONE SB 5076367 NAME Wetter Littkamp Walter Rottkamp APPLICATION # MAILING ADDRESS 2806 W. Xavy 40357. RZ 24-1297 CITY 6 ME STATE L ZIP 3347/PHONE \$ 13-24 3-8568 NAME GOOD Schiff APPLICATION # MAILING ADDRESS 4155 W Cypress St mm 24-0384 CITY Tange STATE FC ZIP 360 PHONE \$135757978 PLEASE PRINT APPLICATION # NAME Tristan Lamontagne MAILING ADDRESS 180 Fountain PhwyN., Sute 100, MM 24 0384 CITY & Peterspurg STATE FL ZIP 33716 PHONE 561-568-9189

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 4 OF 5

DATE/TIME: 12/10/2024 6 pm HEARING MASTER: Pamela To Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT DWYS APPLICATION # Creso NAME MAILING ADDRESS 2810 Bonita Grande DE.
Bonita Syrrys STATE ZIP PHONE PHONE MM 24-0384 PLEASE PRINTED APPLICATION # MAILING ADDRESS SUZ3 W. LAVIEL ST mm 24-0384 PLEASE PRINT APPLICATION # NAME Jeren & Coul MAILING ADDRESS 17931 Henting Bow CI-cl mm 24-0384 CITY Litz STATE FC ZIP 33558 PHONE NAME Anne Pollack **APPLICATION #** MAILING ADDRESS 200 Central Ave Ste 1600 BZ 24-1040 CITY St Peta STATE FL ZIP 3370 PHONE 723-83 PLEASE PRINT **APPLICATION #** MAILING ADDRESS SUZ3 W. LAMEL 5 RZ 24-1231 NAME David M. Smith APPLICATION # MAILING ADDRESS 401 E. Jackson of 33601 Site 2 BZ 24-1231 CITY JAMPA STATE FI ZIPSHO PHONE 83 221 5010

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 5 OF 5

DATE/TIME: 12/16/2024 6pm HEARING MASTER: Pamela Jo Hatley

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING NAME Elise Butsel APPLICATION # MAILING ADDRESS 401 E. Jackson St. \$ 2100 RZ 24-1231 CITY Tampa STATE FL ZIP 33607 PHONE 813.222 NAME AT KILKER APPLICATION # RZ 24-1231 NAME Jovenny Coul **APPLICATION #** MAILING ADDRESS 17937 Huntin Bow Circl BZ 24-1231 CITY Lv+2 STATE FL ZIP 33558 PHONE 813 920 PLEASE PRINT **APPLICATION #** NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_\_ZIP\_\_\_PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY STATE ZIP PHONE PLEASE PRINT APPLICATION # NAME MAILING ADDRESS CITY \_\_\_\_\_STATE \_\_\_ZIP\_\_PHONE

HEARING TYPE: HEARING MASTER: ZHM, PHM, VRH, LUHO

Pamela Jo Hatley

**DATE:** 12/16/2024

PAGE: 1 of 1

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RZ 24-0775	Wesley Baldwin	6. Letter of Opposition	No
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RZ 24-1231	S. Elise Batsel, Esq	3. Applicant Presentation Packet	No
RZ 24-1231	Jeremy Couch	4. Applicant Presentation Packet	No
RZ 24-1231	Steve Henry	5. Applicant Presentation Packet	No

#### DECEMBER 16, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 16, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

#### A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

Pamela Jo Hatley, ZHM, overview of ZHM process.

Senior Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.

Pamela Jo Hatley, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

#### C.1. RZ 24-0775

Michelle Heinrich, DS, called RZ 24-0775.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-0775.

#### C.2. RZ 24-1060

Michelle Heinrich, DS, called RZ 24-1060.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1060.

#### C.3. RZ 24-1203

Michelle Heinrich, DS, called RZ 24-1203.

Testimony provided.

Pamela Jo Hatley, ZHM, closed RZ 24-1203.

#### MONDAY, DECEMBER 16, 2024

#### C.4. RZ 24-1297

- Michelle Heinrich, DS, called RZ 24-1297.
- Testimony provided.
- Postponed for verification of authorized agent.
- Proxy confirmed.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1297.

#### C.5. RZ 25-0059

- Michelle Heinrich, DS, called RZ 25-0059.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 25-0059.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) AND MAJOR MODIFICATION (MM):

#### D.1. MM 24-0384

- Michelle Heinrich, DS, called MM 24-0384.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed MM 24-0384.

#### D.2. RZ 24-1040

- Michelle Heinrich, DS, called RZ 24-1040.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1040.

#### D.3. RZ 24-1231

- Pamela Jo Hatley, ZHM, advised applicant representative of possible conflict of interest.
- lacksquareMichelle Heinrich, DS, called RZ 24-1231.

# MONDAY, DECEMBER 16, 2024

- Attorney Elise Batsel had no objections to the ZHM hearing the application and approved moving forward.
- Testimony provided.
- Pamela Jo Hatley, ZHM, closed RZ 24-1231.
- E. ZHM SPECIAL USE None.

#### ADJOURNMENT

Pamela Jo Hatley, ZHM, adjourned the meeting at 9:05 p.m.

**Rezoning Application:** RZ 25-0059

Zoning Hearing Master Date: December 16, 2024

**BOCC Land Use Meeting Date:** February 11, 2025



**Development Services Department** 

#### 1.0 APPLICATION SUMMARY

Applicant: Michael Brooks/Rebecca Kart and

Brooks Rocha, PLLC

FLU Category: R-2 Application No. 25-0059

Name: Ashley Rome

Service Area: Urban Entered at PH: ZHM Exhibit #1

Date: 12-16-2024

Site Acreage: 6.81 acres

Community Plan Area:

**South Shore** 

Overlay:

None

Request: AR to AS-1



#### **Introduction Summary:**

The request is to rezone from the existing Agricultural zoning of 1 dwelling per unit per 5 acres to AS-1 of 1 dwelling unit per 1 acre.

Zoning:	Existing	Proposed		
District(s)	AR	AS-1		
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional/Mobile Home)		
Acreage	6.81	6.81		
Density/Intensity 1 unit per 5 acres		1 unit per 1 acre		
Mathematical Maximum* 1 unit		6 units		

<sup>\*</sup>number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	AR	AS-1	
Lot Size / Lot Width	5 acres/ 150'	1 acre/ 150'	
Setbacks/Buffering and	50' Front	50' Front	
	50' Rear	50' Rear	
Screening	25' Sides	15' Sides	
Height	50′	50′	

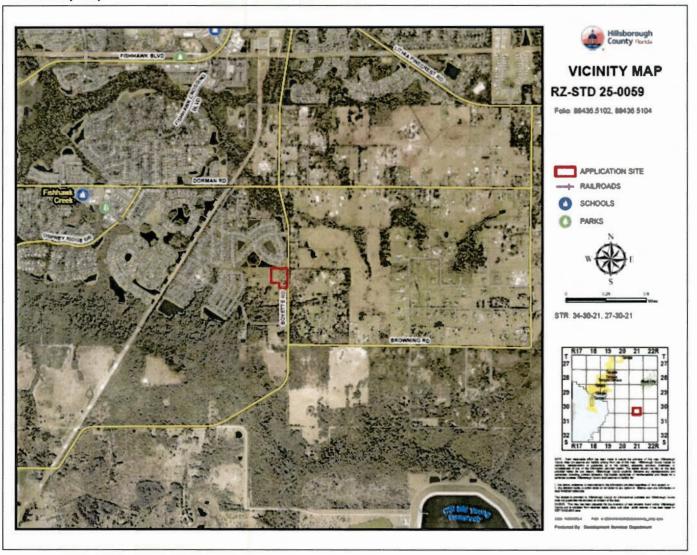
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: James E Baker, AICP

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.1 Vicinity Map

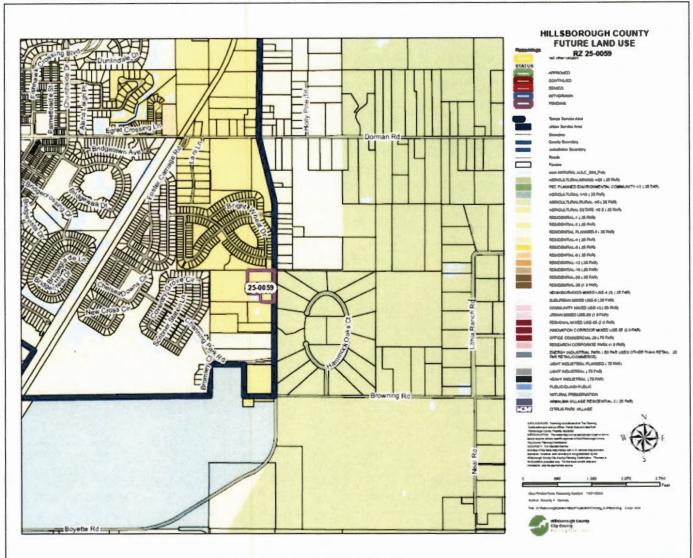


#### **Context of Surrounding Area:**

The area of consists of single-family residential and agricultural. Adjacent to the north is an area zoned PD and agricultural with retention [pond. Adjacent to the south is a pending PD. To the east is agricultural and single-family residential. Adjacent to the west is a PD and single-family residential with a retention pond.

#### 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.2 Future Land Use Map



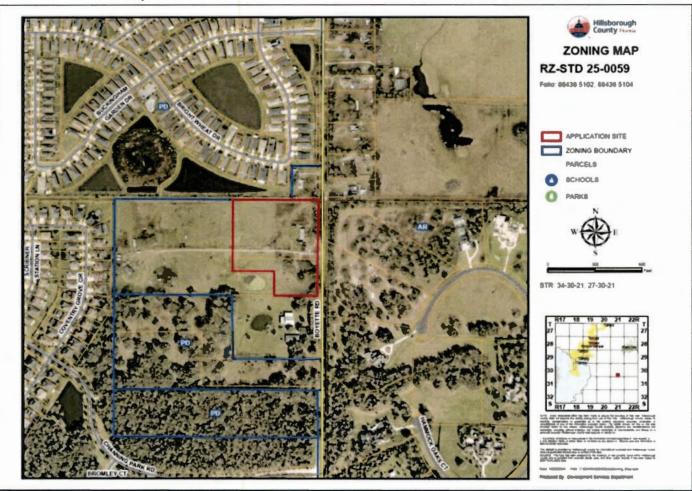
Subject Site Future Land Use Category:	Residential-2 (Res-2)
Maximum Density/F.A.R.:	2 dwelling units per Gross Acre (ga)/0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses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

ZHM HEARING DATE: December 16, 2024 BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: James E Baker, AICP

## 2.0 LAND USE MAP SET AND SUMMARY DATA

#### 2.3 Immediate Area Map



		Adjacent Z	onings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 13-0950/ AR	N/A	Single-Family Residential	Single-Family Residential/ Retention Pond
South	<del>PD 20-</del> <del>0394/</del> AR Existing	1 du/5 ga	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
PD 24-0707 (Pending)		<u>2.48</u> 1−du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural
East	Agricultural	1 du/5 ga	Single-Family Residential/ Agricultural	Single-Family Residential/ Agricultural
:	<del>PD 13-0950/</del> AR	4 du/ga	Single-Family Residential	Single-Family Residential/ Retention Pond
West	PD 24-0707 (Pending)	<u>2.48</u> du/ <del>5</del> -ga	Single family-Residential	Single-Family Residential/Retention Pon

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		VE.
2.0 LAND USE MAP SET	AND SUMMARY	DATA
2 4 Dranged Site Dian	(nartial provided bal	ou for size and orientation numbers. See Section 9.0 for full site plan)
2.4 Proposed Site Plati	(partial provided bei	ow for size and orientation purposes. See Section 8.0 for full site plan)
		N/A
		11/7

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# 3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Road Name	Classification	Current Conditions	Select Future Improvements
Boyette Road	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)

Project Trip Generation ☐ Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	10	1	1		
Proposed	56	4	6		
Difference (+/-)	+46	+3	+5		

<sup>\*</sup>Trips reported are based on net new external trips unless otherwise noted.

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

Design Exception/Administrative Variance	e Not applicable for this reque	st
Road Name/Nature of Request	Туре	Finding
	Choose an item.	Choose an item
	Choose an item.	Choose an item.

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December 16, 2024

BOCC LUM MEETING DATE:

February 11, 2025

# 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY					
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Environmental Protection Commission	⊠ Yes	☐ Yes	☐ Yes		
Environmental Protection Commission	□No	⊠ No	⊠ No		
Conservation & Environ. Lands Mgmt.		☐ Yes	☐ Yes		
Conservation & Environ. Lands Might.	□ No	⊠ No	⊠ No		
	☐ Yes	☐ Yes	☐ Yes		
Natural Resources	⊠ No	⊠ No	⊠ No		
Environmental Services	⊠ Yes	☐ Yes	☐ Yes		
	□ No	⊠No	⊠No		
Check if Applicable:		Vater Wellfield Pro	tection Area		
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat			
☐ Use of Environmentally Sensitive Land	Coastal H	igh Hazard Area			
Credit	☐ Urban/Su	burban/Rural Scen	ic Corridor		
☐ Wellhead Protection Area	□ Adjacent	to ELAPP property			
☐ Surface Water Resource Protection Area	rea 🗆 Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments	
Transportation					
☐ Design Exc./Adm. Variance Requested		☐ Yes	☐ Yes		
☐ Off-site Improvements Provided	□No	⊠ No	⊠N/A		
Hillsborough County School Board					
Adequate □K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	□Yes		
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ No	□No	□No		
Service Area/ Water & Wastewater					
☑Urban ☐ City of Tampa		☐ Yes	☐ Yes		
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No		
Impact/Mobility Fees					
Impact Hobility 1 ees					
Comprehensive Plan:	Comments	Findings	Conditions	Additional	
	Received	i ilidiliga	Requested	Information/Comments	
Planning Commission					
☐ Meets Locational Criteria ☐ N/A		☐ Inconsistent	☐ Yes		
☐ Locational Criteria Waiver Requested	□No	□ Consistent	⊠ No		
☐ Minimum Density Met ☐ N/A			0		

Case Reviewer: James E Baker, AICP

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#### 5.1 Compatibility

The site is in an area comprised of agricultural and single-family residential uses.

The properties to the North are within the Res-1 category, South and East are in the Agricultural/Rural -1/5 category and West is in the Residential-2 category.

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.

#### 5.2 Recommendation

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

APPLICATION NUMBER: RZ 25-0059

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BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: James E Baker, AICP

#### 6.0 PROPOSED CONDITIONS

N/A

**Zoning Administrator Sign Off:** 

J. Brian Grady

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.

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BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: James E Baker, AICP

#### 7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

If PD 24-0707 is not approved by the BOCC (January 7th9th), the adjacent western parcel's access will need to be addressed when the subject properties are subdivided. PD 24-0707 has a companion Comprehensive Plan Amendment (CPA) and is scheduled for the BOCC CPA Public Hearing with the rezoning rather than two separate hearings – one for the rezoning and one for the CPA.

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ZHM HEARING DATE:	December 16, 2024	
BOCC LUM MEETING DATE:	February 11, 2025	Case Reviewer: James E Baker, AICP
8.0 PROPOSED SITE PLA	AN (FULL)	
		N/A
		IV/A
		·

APPLICATION NUMBER: RZ 25-0059

ZHM HEARING DATE: December 16, 2024
BOCC LUM MEETING DATE: February 11, 2025

Case Reviewer: James E Baker, AICP

# 9.0 FULL TRANSPORTATION REPORT (see following pages)

#### AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

REVIEWER: Sarah Rose, Senior Planner

PLANNING AREA/SECTOR: Boyette/South

DATE: 11/27/2024

AGENCY/DEPT: Transportation

PETITION NO: RZ 25-0059

	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached conditions.	
	This agency objects for the reasons set forth below.	

#### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 6.81 acres from Agricultural Rural (AR) to Agricultural Single Family (AS-1). The site is located +/- 1,115 feet south of the intersection of Buckingham Garden Dr. and Boyette Road. The Future Land Use designation of the site is Residential 2 (R-2).

#### Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AR, Single Family Detached Housing (ITE Code 210) 1 Units	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-1, Single Family Detached Housing (ITE Code 210) 6 Units	56	4	6

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+46	+3	+5

#### TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Boyette Road. Boyette Road is a 2-lane, undivided, county maintained, substandard, rural collector roadway. The roadway is characterized by +/- 10 ft wide travel lanes, no bicycle facilities or sidewalks present in the vicinity of the proposed project, within +/- 68 ft of the right of way.

#### SITE ACCESS

It is anticipated that the site will have access to Boyette Road.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM and other applicable rules and

regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

## ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Boyette Road is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Boyette Road	Balm Boyette Road	Lithia Pinecrest Road	D	В

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	
Boyette Road	County Collector - Rural	2 Lanes  ⊠ Substandard Road  □ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other (TBD)	

Project Trip Generation  Not applicable for this request				
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South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

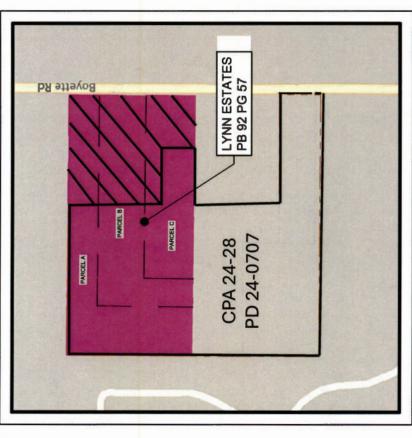
4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes		
☐ Off-Site Improvements Provided	□ res □N/A	☐ No		
⊠ N/A	△ NO	⊠ N/A		

Application No. R2 25-0059

Name: Michael Brooks

Entered at Public Hearing: 24m

Exhibit # 2 Date: 12/16/2034



Subject Property RZ 25-0059



# PARTY OF RECORD

# **NONE**