Rezoning Application: 24-1206

Zoning Hearing Master Date: November 12,2024

BOCC Land Use Meeting Date: January 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Tampa Electric Company

FLU Category: Residential - 1 (Res-1)

Service Area: Rural

Site Acreage: 262.63 +/-

Community Plan Little Manatee South & South

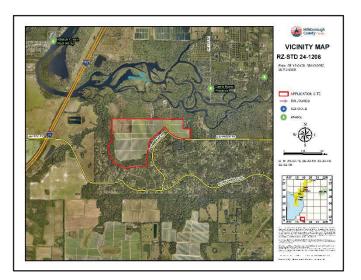
Area: Shore Areawide System

Overlay: None

Reguest: Rezone from **Planned**

Development 91-0181 (PD 91-0181) to Agricultural Rural with

Restrictions (AR-R)



Request Summary:

The request is to rezone from the existing Planned Development 91-0181 (PD 91-0181) zoning district to the proposed Agricultural Rural with Restrictions (AR-R) zoning district. The proposed AR zoning permits development limited to agriculture and related uses, on lots containing a minimum of 5 acres /217,800 square feet (sq. ft). There is a companion PRS (25-0014) which reflects the removal of this area from PD 91-0181. The Applicant proposes to adhere to required standards for AR zoning district. In the event of the development of more than one single-family home, a connection between the eastern and western sections of Lightfoot Road shall be made..

Zoning:		
	Current PD 91-0181 Zoning	Proposed AR -R Zoning
Uses	Agricultural Single Family Residential	Agricultural & Agricultural
	Agricultural Single Farmily Residential	Single Family Residential
Acreage	262.63 +/- Acres (ac)	262.63 +/- ac
Density / Intensity	1 dwelling unit (du)/ 1 ac	1 du/ 5 acres
	262 Agricultural Single Family Conventional du (if	
Mathematical Maximum*	developed with SFR) or	52 dwelling units
	2,860, 050 sf (if developed with non-residential)	

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

Development Standards:		
	Current PD 91-0181 Zoning	Proposed AR-R Zoning
Density / Intensity	262 Agricultural Single Family Conventional du	0.25 FAR /1 du per 5 acres
Lot Size / Lot Width	43,560 sf / 150'	5 ac (217,800 sf) sq ft / 150'
Setbacks/Buffering and	50' - Front	50′
Screening	25' – Sides	25' – Sides
	50' – Rear	50' – Rear
Height	50'	50′

APPLICATION NUMBER: RZ STD 24-1206

ZHM HEARING DATE: November 12, 2024

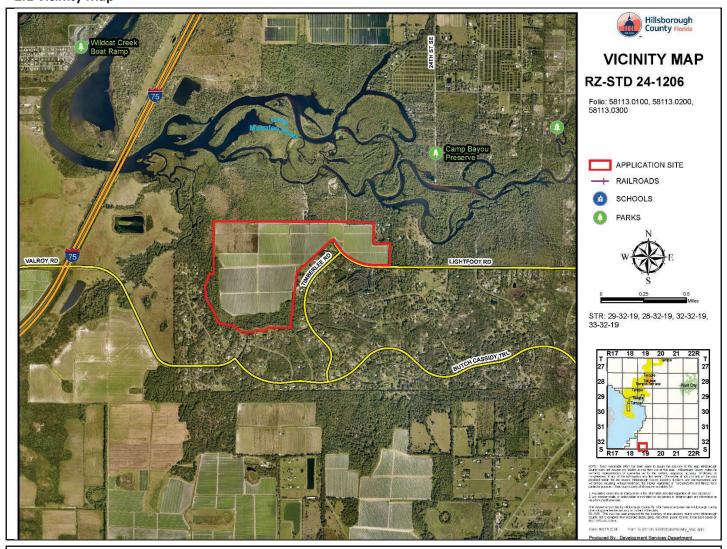
BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

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

Additional Information:	
Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Supportable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



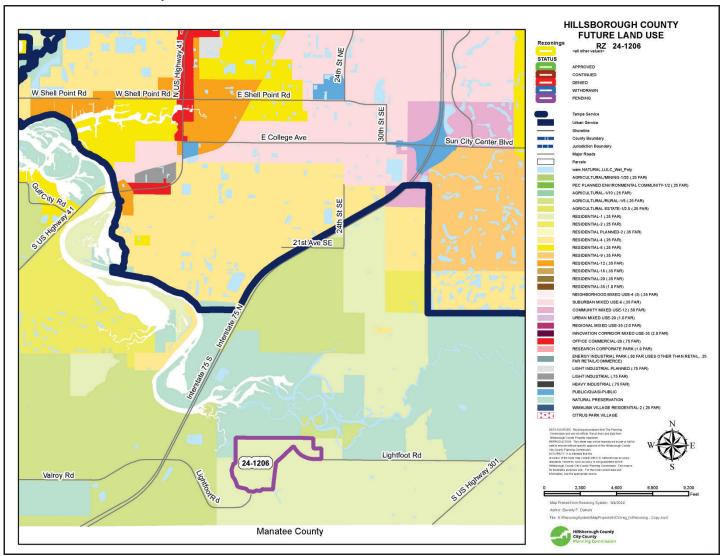
Context of Surrounding Area:

The site is located in an area comprised of agricultural, and agricultural-single-family residential uses. The subject site is surrounded and within the Res-1 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses. The adjacent properties are zoned Planned Developments and AR to the east, and Planned Developments to the north, south and west.

ZHM HEARING DATE: November 12, 2024 BOCC LUM MEETING DATE: January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



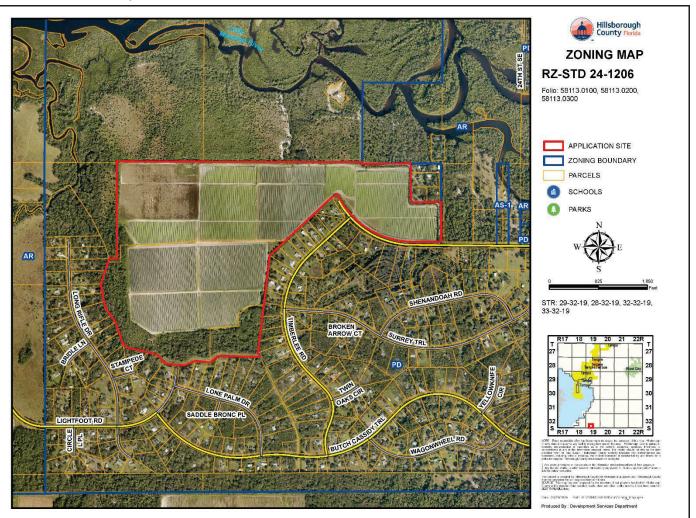
Case Reviewer: Isis Brown

Subject Site Future Land Use Category:	Residential 1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit 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: November 12, 2024
BOCC LUM MEETING DATE: January 7, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Isis Brown

	Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District: Allowable Use:		Existing Use:	
Month	PD 91-0181	1 du per 43,560 sf (1 ac)	Single-Family Residential Conventional /Agricultural	Agricultural - Single- Family Residential	
North	AR	1 du per 5 ac	Agricultural/ Single-Family Residential	Vacant	
South	PD 91-0181	1 du/ 1 ac	Single-Family Residential/Agricultural	Agricultural - Single- Family Residential	
	AR	1 du / 5 ac	Agricultural/ Single-Family Residential	Vacant	
East PD 91-0181 1 du/ 1 ac		Single-Family Residential/Agricultural	Agricultural - Single- Family Residential		
West	PD 91-0181	1 du/ 1 ac	Single-Family Residential/Agricultural	Agricultural - Single- Family Residential	

ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 12, 2024 January 7, 2025	Case Reviewer: Isis Brown
2.0 LAND USE MAP SET	TAND SUMMARY DATA	
2.4 Proposed Site Plan	(partial provided below f	or size and orientation purposes. See Section 8.0 for full site plan)
		No. Academic
		Not Applicable

APPLICATION NUMBER:

RZ STD 24-1206

APPLICATION NUMBER: RZ STD 24-1206

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025
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	
Lightfoot Rood	County Collector - Rural	2 Lanes ⊠ Substandard Road ⊠ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ⋈ Other (TBD) 	

Project Trip Generation \square Not applicable for this request						
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips					
Existing	1,914	143	191			
Proposed	490	36	49			
Difference (+/-)	-1,424	-107	-142			

^{*}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 STD 24-1206
ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	□ Yes ⊠ No	□ Yes ⊠ No	Review at time of development
Natural Resources	□ Yes ⊠ No	□ Yes □ No	
Conservation & Environmental Lands Mgmt.	□ Yes ⊠ No	□ Yes □ No	
Check if Applicable:			
	Significant Wil	dlife Habitat	
☐ Use of Environmentally Sensitive Land Credit	⊠ Coastal High I	Hazard Area	
☐ Wellhead Protection Area	⊠ Urban/Suburb	an/Rural Scenic	Corridor
☐ Surface Water Resource Protection Area	⊠ Adjacent to El	APP property	
☐ Potable Water Wellfield Protection Area	☐ Other		
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation			·
☐ Design Exception/Adm. Variance Requested	□ Yes	□ Yes	
☐ Off-site Improvements Provided	⊠ No	□ No	
N/A N/A	□ N/A	⊠ N/A	
Utilities Service Area/ Water & Wastewater			
□Urban □ City of Tampa	☐ Yes	□ Yes	
☑Rural ☐ City of Temple Terrace	⊠ No	⊠ No	
Hillsborough County School Board			
Adequate □ K-5 □6-8 □9-12 図N/A	☐ Yes	□ Yes	
Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ No	□ No	
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission			
☐ Meets Locational Criteria ⊠ N/A	☐ Inconsistent	□ Yes	
\square Locational Criteria Waiver Requested		□ No	
☐ Minimum Density Met ☐ N/A	1		

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural, and agricultural-single-family residential uses. The subject site is surrounded and within the Res-1 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses. The adjacent properties are zoned Planned Developments and AR to the east, and Planned Developments to the north, south and west.

The adjacent properties are zoned PD 91-0181 to the north, south, east and west (approved for agricultural-single-family residential use with AS-1 lot developments standards.) East adjacent property zoned AR is vacant.

There is a companion PRS (25-0014) which reflects the removal of this area from PD 91-0181. The Applicant proposes to adhere to required standards for AR zoning district. In the event of the development of more than one single family home, a connection between the east and south roads shall be made.

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

5.2 Recommendation

Based on the above considerations, staff finds the proposed AR-R zoning district is supportable, with the following restriction(s):

1. In the event of the development of more than one single-family home, a connection between the eastern and western sections of Lightfoot Road shall be made.

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 STD 24-1206

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

APPLICATION NUMBER:	RZ STD 24-1206	
ZHM HEARING DATE:	November 12, 2024	
BOCC LUM MEETING DATE:	January 7, 2025	Case Reviewer: Isis Brown
	/	
8.0 PROPOSED SITE PL	AN (FULL)	
		Not Applicable
		, to the plantage of the plant

APPLICATION NUMBER: RZ STD 24-1206

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

	oning Technician, Development Services Department EWER: Sarah Rose, Senior Planner	DATE: 11/05/2024 AGENCY/DEPT: Transportation	
PLAN	NING AREA/SECTOR: S/South Shore	PETITION NO: RZ 24-1206	
	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 three parcels totaling +/- 261.14 acres from Planned Development (PD) #91-0181 to Agricultural Rural — Restricted (AR-R). The applicant is proposing a restriction that in the event of the development of more than one single family home, a connection between the eastern and western sections of Lightfoot Road shall be made. The site is located north of the intersection of Timberlee Road and Lightfoot Road. The Future Land Use designation of the site is Residential 1 (R-1).

Under the currently approved Planned Development (PD) #91-0181, the subject parcels are zoned for a total of 203 single family conventional residential units and accessory residentially oriented structures at a maximum density of one unit per acre. A companion PRS (RZ 25-0014 PRS) has been filed, requesting to remove the subject parcels from the PD.

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.

APPLICATION NUMBER: RZ STD 24-1206

ZHM HEARING DATE: November 12, 2024

BOCC LUM MEETING DATE: January 7, 2025 Case Reviewer: Isis Brown

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
<u>.</u>	Way Volume	AM	PM
PD, Single Family Detached Housing (ITE Code 210) 203 Units	1,914	143	191

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Hour AM	
AR, Single Family Detached Housing (ITE Code 210) 52 Units	490	36	49

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,424	-107	-142

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lightfoot Road is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average to below average condition. There are no bicycle facilities or sidewalks present on Lightfoot Road in the vicinity of the proposed project. The roadway lies within a +/- 100-foot-wide right-of-way.

SITE ACCESS

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

As outlined in the currently approved Planned Development, the eastern and western portions of Lightfoot Rd. are planned to be connected through the subject parcel. providing alternative routes for traffic traveling to, within and through the area. As stated earlier in this report the applicant has proposed a restriction, in the event of the development of more than one single family home, the eastern and western sections of Lightfoot Rd. will be connected.

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).

With the proposed restrictions, 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

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Lightfoot Road	Timberlee Road	US 301	С	В

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 24-1206
DATE OF HEARING:	November 12, 2024
APPLICANT:	Tampa Electric Company
PETITION REQUEST:	The request is to rezone a parcel of land from PD to AR-R
LOCATION:	North and East sides of the Intersection of Timberlee Road and Lightfoot Road
SIZE OF PROPERTY:	262.63 acres m.o.l.
EXISTING ZONING DISTRICT:	Planned Development 91- 0181
FUTURE LAND USE CATEGORY:	RES-1

Rural

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Tampa Electric Company FLU Category: Residential - 1 (Res-1)

Service Area: Rural Site Acreage: 262.63 +/-

Community Plan Area: Little Manatee South & South Shore Areawide System

Overlay: None

Request: Rezone from Planned Development 91-0181 (PD 91-0181) to

Agricultural Rural with Restrictions (AR -R)

Request Summary:

The request is to rezone from the existing Planned Development 91-0181 (PD 91-0181) zoning district to the proposed Agricultural Rural with Restrictions (AR-R) zoning district. The proposed AR zoning permits development limited to agriculture and related uses, on lots containing a minimum of 5 acres /217,800 square feet (sq. ft). There is a companion PRS (25-0014) which reflects the removal of this area from PD 91-0181. The Applicant proposes to adhere to required standards for AR zoning district. In the event of the development of more than one single-family home, a connection between the eastern and western sections of Lightfoot Road shall be made.



PD Variations: N/A

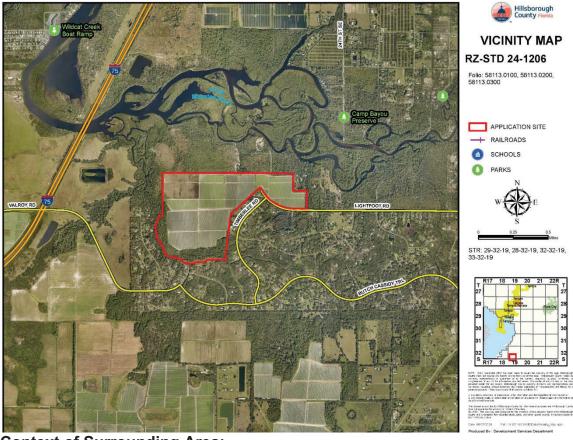
Waiver(s) to the Land Development Code: None

Additional Information:

Planning Commission Recommendation: Consistent

Development Services Department Recommendation: Supportable

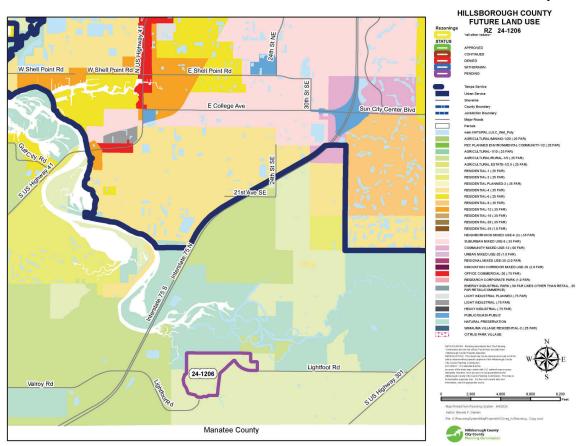
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map N/A



Context of Surrounding Area:

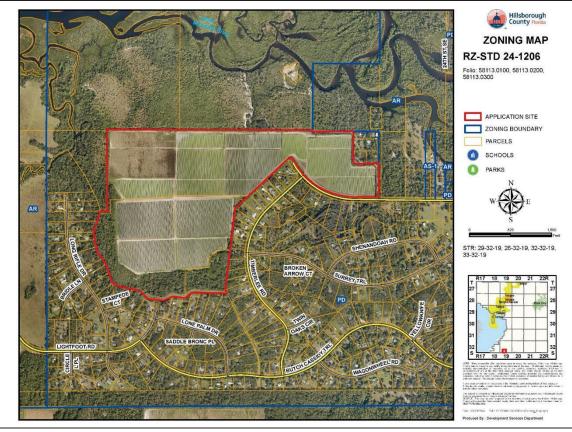
The site is located in an area comprised of agricultural, and agricultural-single-family residential uses. The subject site is surrounded and within the Res-1 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses. The adjacent properties are zoned Planned Developments and AR to the east, and Planned Developments to the north, south and west.

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



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



2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan) Not Applicable

Adjoining Roadways (check if applicable) Road Name Classification Current Conditions Select Future Improvements

Noda Name Glacemeation Garrent Genations Gelect Latare improvements				
			☐ Corridor Preservation Plan	
Lightfoot Rood	County Collector -		☐ Site Access Improvements	
Roou	Rural	⊠Sufficient ROW Width	☐ Substandard Road	
			Improvements ⊠ Other	
			(TBD)	

Connectivity and Cross Access ⊠Not applicable for this request

Design Exception/Administrative Variance ⊠Not applicable for this request

4.0 ADDITIONAL SITE INI	FORMATION	& AGENCY	COMMENTS SUMMARY		
INFORMATION/REVIEWII AGENCY	NG				
Environmental: Objection	ns Cond Requ	itions Additional ested Information/Comments			
Environmental Protection Commission Natural Resources Conservation & Environmental Lands Mgmt. □ Yes ⊠No					
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☑ Significant Wildlife Habitat ☑ Coastal High Hazard Area ☑ Urban/Suburban/Rural Scenic Corridor ☑ Adjacent to ELAPP property ☐ Other					
Public Facilities: Objections Conditions Additional Requested Information/Commen					
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided ☒N/A	□ Yes ⊠No □N/A	□ Yes □No ⊠N/A			
Utilities Service Area/ Water & Wastewater □Urban □ City of Tampa ⊠Rural □ City of Temple Terrace	□ Yes ⊠No	□ Yes ⊠No			
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes □No	□ Yes □No			
Impact/Mobility Fees N/A					
Comprehensive Plan: Fir	Comprehensive Plan: Findings Conditions Requested Information/Comments				

Planning Commission ☐ Meets Locational Criteria ☑N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	□ Inconsistent ☑ Consistent		
--	-----------------------------------	--	--

5.0 IMPLEMENTATION RECOMMENDATIONS 5.1 Compatibility

The site is located in an area comprised of agricultural, and agricultural-single-family residential uses. The subject site is surrounded and within the Res-1 Future Land Use (FLU) category which permits Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses. The adjacent properties are zoned Planned Developments and AR to the east, and Planned Developments to the north, south and west.

The adjacent properties are zoned PD 91-0181 to the north, south, east and west (approved for agricultural-single-family residential use with AS-1 lot developments standards.) East adjacent property zoned AR is vacant. There is a companion PRS (25-0014) which reflects the removal of this area from PD 91-0181. The Applicant proposes to adhere to required standards for AR zoning district. In the event of the development of more than one single family home, a connection between the east and south roads shall be made. The size and depth of the subject parcel in relation to other adjacent agricultural, residential and commercial general uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the commercial uses/zoning districts in the area.

5.2 Recommendation

Based on the above considerations, staff finds the proposed AR-R zoning district is supportable, with the following restriction(s):

1. In the event of the development of more than one single-family home, a connection between the eastern and western sections of Lightfoot Road shall be made.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 12, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the Tampa Electric Company. Ms. Corbett showed a PowerPoint presentation and stated that the property is located in South County almost to the County line, east of Interstate 75. The property is zoned Planned Development 91-0181 which was adopted during the zoning conformance process. The lower portion of the PD is part of the

Sundance community. Ms. Corbett stated that the request is to rezone the TECO property to Agricultural Rural Restricted. She added that the AR zoning district is probably the most appropriate in the RES-1 land use category. The proposed Restriction is that there be a requirement that if the parcel were developed with more than one single-family home, then a connection to Lightfoot Road be made. Ms. Corbett testified that there is a caretaker residence on-site and anything developed more than that would require the road connection. She concluded her presentation by stating that staff has found the request consistent and compatible with the surrounding area.

Hearing Master Finch asked Ms. Korbett about the use of the property for TECO. Ms. Corbett replied that the property will likely be used for a solar farm. She added that a companion Personal Appearance application is being processed to remove the property from the PD.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the applicant is requesting to rezone. 262.63 acres from PD 91-0181 to AR-R. She described the surrounding land uses and stated that the Restriction requires a connection between the eastern and western section of Lightfoot Road if the property is developed with more than one single-family home. Ms. Brown concluded her presentation by stating that staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area and Little Manatee South Community Planning Area and SouthShore Areawide Systems Plan. She described the request and cited numerous policies that support the rezoning and testified that staff found the proposed rezoning consistent with the Little Manatee South Community Plan and the Future of Hillsborough Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Mr. Chris Craig 1663 Lightfoot Road testified in opposition and stated that he lives on the east side of the subject property. Mr. Craig stated that he is concerned about a possible solar farm being developed on the property. He added that currently, there is a farm there and the farmer takes care of all the drainage ditches and ensures that they are cleaned out. If the ditches are not cleaned out, they can back up into adjacent parcels. Mr. Craig testified that his other concern pertained to preserving the agricultural aesthetic in the area and that he has found research which concludes that solar farms bring down property

values in the area in a range of between 1 and 5 percent.

Hearing Master Finch asked Ms. Heinrich if solar farms are permitted by right in the AR zoning district. Ms. Heinrich replied yes.

County staff did not have additional comments.

Ms. Corbett testified during the rebuttal period that she has been corresponding with the gentleman that spoke in opposition. The property and drainage will be maintained in compliance with Code standards. Regarding the assertion that a solar farm will lower adjacent property values, Ms. Corbett testified that the gentlemen's study found that while there was some minor lowering of values in an urban area, there was zero reduction in property values in the rural area. She stated that she submitted a publication from American Clean Power that cites several other studies that there is no effect on property values.

Ms. Heinrich of the Development Services Department stated that the Land Development Code has administrative conditional use standards for solar farms which would be done during the time of site development.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Corbett submitted information regarding property values and utility scale solar facilities and a copy of her PowerPoint presentation into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 262.63 acres in size and is currently zoned Planned Development (PD 91-0181) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area and the Little Manatee South Community Planning Area and the South Shore Areawide Systems Plan.
- 2. The applicant is requesting a rezoning to the Agricultural Rural-Restricted (AR-R) zoning district. The applicant has proposed one Restriction which states that if the property is developed with more than one single-family home, a connection between the eastern and western sections of Lightfoot Road is required.

- The applicant's representative testified that a Personal Appearance (PRS) application has been filed to remove the property owned by TECO from the existing PD.
- 4. The applicant's representative testified that the property would possibly be developed with a solar farm.
- 5. The Planning Commission staff supports the rezoning request and found that the request is consistent with numerous policies in the Comprehensive Plan. Planning Commission found the application to be consistent with the Little Manatee South Community Plan and the Comprehensive Plan.
- 6. The surrounding area is zoned AR and PD and developed with agricultural and single-family residential land uses.
- 7. One person testified in opposition and expressed concerns about the proposed solar farm and the project's impact on drainage and a possible change in the perceived agricultural aesthetic in the area.
- 8. Development Services Department staff testified that the proposed AR zoning district permits solar farms with an administrative Conditional Use.
- 9. The applicant's representative testified that the property will be maintained, including drainage, in accordance with all applicable Code standards.
- 10. The proposed rezoning to AR-R with the proposed Restriction that ensures a transportation connection if the property is developed with more than one single-family home is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the AR-R zoning district. The parcel is located within the Rural Service Area and the Little Manatee South Community Planning Area.

The applicant has proposed one Restriction which states that if the property is developed with more than one single-family home, a connection between the eastern and western sections of Lightfoot Road is required.

The applicant's representative testified that the property would possibly be developed with a solar farm.

The Planning Commission staff supports the rezoning request and found it to be with numerous Comprehensive Plan policies and the Comprehensive Plan.

One person testified in opposition and expressed concerns about the proposed solar farm and the project's impact on drainage and a possible change in the perceived agricultural aesthetic in the area. Development Services Department staff testified that the proposed AR zoning district permits solar farms with an administrative Conditional Use. The applicant's representative testified that the property will be maintained, including drainage, in accordance with all applicable Code standards.

The proposed rezoning to AR-R with the proposed Restriction that ensures a transportation connection if the property is developed with more than one single-family home is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the AR-R rezoning request with the proposed Restriction as indicated by the Findings of Fact and Conclusions of Law stated above.

December 5, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: November 12, 2024	Case Number: RZ 24-1206		
Report Prepared: October 31, 2024	Folio(s): 58113.0100, 58113.0300 & 58113.0200		
	General Location: East of Long Rifle Drive, south of the Little Manatee River, west of Timberlee Road, and north of Lightfoot Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)		
Service Area	Rural		
Community Plan(s)	Little Manatee South + SouthShore Areawide Systems		
Rezoning Request	Planned Development (PD) to Agricultural-Rural (AR) to preserve existing agricultural use of site.		
Parcel Size	+/- 262.63 acres		
Street Functional Classification	Long Rifle Drive – Local Lightfoot Road – County Collector Timberlee Road – County Collector		
Commercial Locational Criteria	Not applicable		
Evacuation Area	В		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Residential-1	PD	Agricultural + Single Family		
North	Natural Preservation + Agricultural Rural	PD	Public/Quasi Public		
South	Residential-1	PD	Mobile Home		
East	Residential-1	PD + AR	Single Family + Public/Quasi Public		
West	Residential-1 + Natural Preservation	PD	Single Family + Public/Quasi Public		

Staff Analysis of Goals, Objectives, and Policies:

The subject site is located on +/- 262.63 acres and is east of Long Rifle Drive, south of the Little Manatee River, west of Timberlee Road, and north of Lightfoot Road. The subject site is in the Rural Area where, according to Objective 4, the Rural Area is to provide areas for long-term agricultural uses and large lots, low-density rural residential uses, and no more than 20% of all population growth within the county will occur in the Rural Area, the proposed rezoning is consistent with policy direction in the Rural Area. The Comprehensive Plan requires that all developments meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). The request is consistent with the Residential-1 (RES-1) Future Land Use Category, as agricultural uses are permitted in this category pursuant to policies in the Agricultural Objectives of the Future Land Use Element (FLUE). Objectives 29 and 30 recognize the importance and continued existence of agricultural activities, while Policy 30.6 encourages agriculture and agricultural support to be the preferred uses found in the rural areas of the county.

The applicant is requesting to rezone the site from its existing Planned Development (PD) zoning for mixed-use, including single-family residential, to the Agricultural-Rural (AR) zoning district. The site is currently a mix of agricultural farmland and single-family residential, which includes one single-family home that the applicant will remove. The surrounding area to the south of the site comprises single-family residential. In contrast, the area to the north is natural preservation and acts as a wildlife corridor along the Little Manatee River, supporting Environmental and Sustainability Section Objectives 3.7, 3.8, 3.9, and 3.10. The site's zoning to agriculture will assist in mitigating the impacts of natural hazards, promote natural resource protection and community health and well-being to the residential enclave located to

the south of the site. Additionally, the request supports the Community Design Component by relating to Policy 3-1.6 and avoids major alterations to the areas with sensitive topography, vegetation, and wildlife habitat, which is located to the north of the site.

The Comprehensive Plan recognizes the importance of agriculture as an industry and valuable economic resource. FLUE Policy 29.1 promotes the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers and FLUE policy 29.8 promotes agricultural uses in order to promote programs such as the Agricultural Stewardship Program to encourage economic viability of agricultural uses. This rezoning would complement the existing development pattern for the area and is consistent with Objective 29, and Policies 29.3 and 29.6.

Objective 30 and Policies 30.5 and 30.6 encourage agricultural and agricultural related uses in the rural area. Solar Energy Generating Facilities are suitable for the agricultural area as they are permitted uses in agricultural zoning districts. Solar Energy Generating Facilities are suitable for the rural area as large acreages of land can be devoted to the capture and generation of clean energy technologies that would otherwise be costly to develop in more urban and dense areas such as within the urban service area of the county where 80% growth and intensification is slated to occur. The proposal therefore meets the intent of Objective 30 and Policies 30.5 and 30.6.

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.

The site is within the limits of the Little Manatee South Community Plan. The request to rezone to AR is supported by the goals and strategies found in the community plan. Furthermore, it maintains the vision of the community plan, which calls for clustered residential enclaves surrounded by open space. The site is also located within the Southshore Areawide Systems Plan where its vision is to continue to support and preserve agricultural activities that have historically been an important part of Southshore heritage and maintain agriculture as an integral part of the SouthShore economy, landscape, and natural resources base. The request to rezone to AR is consistent with the guidance found for both community plans, as it maintains the vision that agriculture and related uses are the preferred use of the property when located outside of the Urban Service Area (USA).

Overall, staff finds that the proposed use is an allowable use in the RES-1 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Little Manatee South and Southshore Areawide Systems Community Plans. The proposed rezoning 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan subject to the conditions set by the Development Services Department*.

RZ 24-1206

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

FUTURE LAND USE ELEMENT

Rural Area

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

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.

Agricultural-General Considerations

Objective 29: In recognition of the importance of agriculture as an industry and valuable economic resource, Hillsborough County shall protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations.

Policy 29.1: Promote the development and maintenance of agriculture market centers to strengthen the agricultural economy, encouraging agricultural uses within and around such centers.

Policy 29.8: Hillsborough County shall continue to support programs such as the Agriculture Stewardship Program as a vehicle to encourage the economic viability of agriculture by recognizing and rewarding the benefits or services that agricultural land provides to the community.

Agricultural-Retention

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

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

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

ENVIRONMENTAL & SUSTAINABILITY SECTION

Objective 3.7: Promote projects and innovations that integrate the pillars of Sustainability: natural resource protection, community health and wellbeing, and economic prosperity.

Policy 3.7.2: Regulate development in areas that possess the following characteristics: wetlands, 100-year floodplain, and/or habitats for Listed Species as provided under local rules and regulations including mitigation as required.

Objective 3.8: Manage flora, fauna, and uplands to ensure a healthy, functioning environment, economy, and quality of life.

Policy 3.8.1: Protect and conserve Significant Wildlife Habitat and ensure a no net loss of Essential Wildlife Habitat.

Policy 3.8.2: Continue to prohibit unmitigated encroachment into the 100-year floodplain to protect and conserve the functions and natural wildlife habitat attributes where they exist within the 100-year floodplains of rivers and streams as provided under local rules and regulations including mitigation as required.

Policy 3.8.3: Maintain local wildlife and wildlife habitat protection and management programs to protect native plants and wildlife.

Objective 3.9: Manage natural preserves to ensure a healthy, functioning environment, economy, and quality of life.

Policy 3.9.9: Protect natural resources, coastal resources, publicly owned, or managed natural preserves from adverse impacts attributable to adjacent land uses. Continue to require development activities on adjacent properties to comply with adopted criteria, standards, methodologies, and procedures to prevent adverse impacts.

Objective 3.10: Identify, enhance, and protect corridors or linkages that maintain a contiguous network of wildlife habitat between public and private lands per local rules and regulations.

Policy 3.10.2: Land alteration activities adjacent to viable public Wildlife Corridors shall be regulated in a manner consistent with the continued function of the corridor, in accordance with adopted criteria, standards, methodologies, and procedures.

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Environmental & Sustainability and the Coastal Management Sections of the Comprehensive Plan.

Policy 13.6: The County shall protect significant wildlife habitat and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

LIVABLE COMMUNITIES ELEMENT: LITTLE MANATEE SOUTH

Strategies

Community Design

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

Goal 2: Protect Environmental Areas Of the approximately 23,000 acres in the Little Manatee South community planning area 6,846 acres or 29% of the area is identified on the Future Land Use map as Natural Preservation, and an additional 2,800 acres or 12% of area is identified as Water (42% combined). Therefore, the protection, preservation, and enhancement of public access to the archeological, historical, environmental, and ecological assets and natural features found within the Little Manatee South Community Plan boundary is an important objective of this Community Plan. This can be achieved by maintaining conservation areas, regulating access to these assets, appropriately designing development around them and maintaining native flora and fauna in these areas.

Strategies

Long-term planning is critical for this area to avoid piecemeal, unplanned development, which will result in the loss of the community's character. The community's character includes natural preservation and conservation areas, rivers, creeks, bayous, wetland systems, and open vistas.

LIVABLE COMMUNITIES ELEMENT: SOUTHSHORE AREAWIDE

The Community desires to:

- **1.** Promote sustainable growth and development that is clustered and well-planned to preserve the area's environment, cultural identity, and livability.
 - **f.** Continue to support and preserve agricultural activities that have historically been an important part of South Shore heritage and maintain agriculture as an integral part of the South Shore economy, landscape, and natural resources base.

2. Future Conversion of land

a. Recognize that agriculture is allowed and encouraged within the Urban Service Boundary, but that the viable use of the land should be solely determined by the property owner. Outside the Urban Service Boundary agriculture and related uses are the preferred use of the property.

HILLSBOROUGH COUNTY **FUTURE LAND USE**

RZ 24-1206

CONTINUED DENIED

WITHDRAWN PENDING

urisdiction Boundary County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR) URBAN MIXED USE-20 (1.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE 2,300

Map Printed from Rezoning System: 9/4/2024 Author: Beverly F. Daniels

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Z	Zoning Technician, Development Services Department	DATE: 11/05/2024 AGENCY/DEPT: Transportation	
REVI	EWER: Sarah Rose, Senior Planner		
PLAN	NNING AREA/SECTOR: S/South Shore	PETITION NO: RZ 24-1206	
	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 three parcels totaling +/- 261.14 acres from Planned Development (PD) #91-0181 to Agricultural Rural – Restricted (AR-R). The applicant is proposing a restriction that in the event of the development of more than one single family home, a connection between the eastern and western sections of Lightfoot Road shall be made. The site is located north of the intersection of Timberlee Road and Lightfoot Road. The Future Land Use designation of the site is Residential 1 (R-1).

Under the currently approved Planned Development (PD) #91-0181, the subject parcels are zoned for a total of 203 single family conventional residential units and accessory residentially oriented structures at a maximum density of one unit per acre. A companion PRS (RZ 25-0014 PRS) has been filed, requesting to remove the subject parcels from the PD.

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	
		AM	PM
PD, Single Family Detached Housing (ITE Code 210) 203 Units	1,914	143	191

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
AR, Single Family Detached Housing (ITE Code 210) 52 Units	490	36	49

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-1,424	-107	-142

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Lightfoot Road is a publicly maintained 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average to below average condition. There are no bicycle facilities or sidewalks present on Lightfoot Road in the vicinity of the proposed project. The roadway lies within a +/- 100-foot-wide right-of-way.

SITE ACCESS

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

As outlined in the currently approved Planned Development, the eastern and western portions of Lightfoot Rd. are planned to be connected through the subject parcel. providing alternative routes for traffic traveling to, within and through the area. As stated earlier in this report the applicant has proposed a restriction, in the event of the development of more than one single family home, the eastern and western sections of Lightfoot Rd. will be connected.

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).

With the proposed restrictions, 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

Level of Service (LOS) information for adjacent roadway sections is reported below.

Roadway	From	То	LOS Standard	Peak Hour Directional LOS
Lightfoot Road	Timberlee Road	US 301	С	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
Lightfoot 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	1,914	143	191	
Proposed	490	36	49	
Difference (+/-)	-1,424	-107	-142	

^{*}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	Туре	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

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

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Donna Cameron Cepeda Ken Hagan Pat Kemp Christine Miller Joshua 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: October 15, 2024	COMMENT DATE: September 25, 2024	
PETITION NO.: STD 24-1206	PROPERTY ADDRESS: 1920 Lightfoot Road, Wimauma	
EPC REVIEWER: Kelly M. Holland		
CONTACT INFORMATION: (813) 627-2600 X 1222	FOLIO #s: 0581130100, 0581130200 and 0581130300	
EMAIL: holland@epchc.org	STR: 33-32S-19E	
DECLIECTED ZONING: Barrain a from DD to AD		

REQUESTED ZONING: Rezoning from PD to AR

FINDI	NGS
WETLANDS PRESENT	YES
SITE INSPECTION DATE	N/A
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO,	Forested wetland along the southern portion of the
SOILS SURVEY, EPC FILES)	property. Possibly ditches throughout the
	property.

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

• It is unclear from the site plan whether wetland impacts will be required for site development. Any proposed wetland impacts have to be authorized by the Executive Director of the Environmental Protection Commission (EPC). EPC staff recommends that the applicant design this site plan to utilize the available upland areas and avoid impacts to the wetlands, pursuant to the EPC Wetlands rule, Chapter 1-11, Rules of the EPC and the adopted Basis of Review for Chapter 1-11. Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan. If you choose to proceed with wetland impacts, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for

review. A pre-application meeting with EPC Wetlands staff is highly recommended. https://fs2.formsite.com/epcinfo/pubWETPREAPP/index.html

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Impacts to Other Surface Water (OSW), such as agricultural ditches and ponds, that have not been authorized by the Executive Director of the EPC may occur. Chapter 1-11, prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure future improvements. It is recommended that a request for determination of Noticed Exempt Activities https://fs2.formsite.com/epcinfo/pubWEA10/index.html be submitted.
- The acreage of the wetland areas, and associated wetland setbacks, may result in the applicant's inability to construct the project as envisioned, and it may be necessary to reduce the scope of the project and/or redesign the proposed development layout to avoid wetland impacts.
- Please note that the construction and location of any proposed wetland/other surface water impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11 and Basis of Review.

- Please be aware that a submittal provides no reliance that the wetlands may be developed as
 proposed and that EPC staff cannot approve plans at the construction phase if unapproved wetland
 impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

Kmh / app

ec: Kami Corbett, Agent - Kami.Corbett@hwhlaw.com

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: Reviewer: Carla Shelton Knight Date: September 20, 2024

Agency: Natural Resources **Petition #: 24-1206**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. An evaluation of the property supports the presumption that listed animal species may occur or have restricted activity zones throughout the property. Pursuant to the Land Development Code (LDC), a wildlife survey of any endangered, threatened or species of special concern in accordance with the Florida Fish and Wildlife Conservation Commission Wildlife Methodology Guidelines shall be required. This survey information must be provided upon submittal of the preliminary plans through the Land Development Code's Site Development or Subdivision process. Essential Wildlife Habitat as defined by the LDC must be addressed, if applicable, in consideration with the overall boundaries of this rezoning request.
- 2. An evaluation of the property identified the potential existence of significant wildlife habitat as delineated on the Hillsborough County Significant Wildlife Habitat Map. The potential for upland significant wildlife habitat within the boundaries of the proposed application shall require the site plan to identify its existence by type (mesic or xeric) and location and how the Land Development Code preservation provision for upland significant wildlife habitat will be addressed.
- 3. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Planning and Growth Management Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 5. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 6. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 7. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

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: 8/26/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/9/2024

PROPERTY OWNER: Tampa Electric Company PID: 24-1206

APPLICANT: Tampa Electric Company

LOCATION: 1920 Lightfoot Rd. Wimauma, FL 33598

FOLIO NO.: 58113.0100, 58113.0200, 58113.0300

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).

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

AGENCY REVIEW COMMENT SHEET

10:	ZONING	TECHNICIAN, Planning Growth Mana	gement	DATE: <u>29 Aug. 2024</u>
REV	IEWER:	Bernard W. Kaiser, Conservation and E	Environmental Lar	nds Management
APP	LICANT:	Kami Corbett	PETITION NO:	RZ-STD 24-1206
LOC	ATION:	1920 Lightfoot Rd., Wimauma, FL 33598		
FOL	IO NO:	<u>58113.0200, 58113.0100, & 58113.0300</u>	SEC: <u>33</u> TWN:	32 RNG: 19
	This age	ency has no comments.		
	This age	ency has no objection.		
\boxtimes	This age	ency has no objection, subject to listed o	or attached condit	ions.
	This age	ency objects, based on the listed or atta	ched conditions.	
COM	LDC 4.0 compati necessa shall be Environ	The subject application is adjacent to the 1.11, compatibility of the development with bility plan that addresses issues related arily limited to, access, prescribed fire, a proposed by the developer, reviewed a mental Lands Management Department, a a Natural Resources Permit.	vith the preserve to the development in landscaping. and landscaping.	will be ensured with a ent such as, but not The compatibility plan he Conservation and

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: RZ-STD 24-1206 REVIEWED BY: Clay Walker, E.I. DATE: 8/27/2024 O NO.: 58113.0200
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) 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.
	A inch wastewater gravity main exists \[\] (adjacent to the site), \[\] (approximately _ feet from the site) 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.
COMN	MENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.

VERBATIM TRANSCRIPT

	November 12, 2024
	LSBOROUGH COUNTY, FLORIDA O OF COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS)))))))
	NG HEARING MASTER HEARING F OF TESTIMONY AND PROCEEDINGS
BEFORE:	SUSAN FINCH Zoning Hearing Master
DATE:	Tuesday, November 12, 2024
TIME:	Commencing at 6:01 p.m. Concluding at 8:42 p.m.
LOCATION:	Hillsborough County BOCC Development Services Department 601 East Kennedy Boulevard, 2nd Floor Tampa, Florida 33601
Reported by: Crystal Reyes, AAERT N Notary Public for the	

anything else? 1 MS. HEINRICH: No ma'am. 2 HEARING MASTER: Ms. Pinson, any comments? 3 4 All right. Then with that, we'll close Rezoning 24-1204 and go to the next case. MS. HEINRICH: Our next item is Item C.3. Standard 6 Rezoning 24-1206. The applicant is requesting to rezone property from AR to AR Restricted. Isis Brown with Development 8 Services will prevent staff -- will present staff findings after the applicant. 10 11 HEARING MASTER: Good evening. MS. CORBETT: Good evening. Kami Corbett with the law 12 13 firm of Hill Ward Henderson representing the applicant, which is 14 TECO, an Emera company. 15 Are you able to see it? There you go. The subject property is located in South County, it's 16 17 almost to the county line. It's east of I-75; you can see it 18 outlined in red. It is in the Rural Service Area with a future land use of Residential 1, and you can see in light blue is the 19 20 urban service boundary. It's an old zoning, it's part --21 currently, it's part of PD 91-0181, which is a zoning that was approved during zoning conformance, and part of the Sundance --22 23 the lower half of that is part of the Sundance community. Our request is to rezone it to Agricultural Rural with 24 25 one restriction. Agricultural Rural is probably the most

appropriate zoning category that is in R1; I think the 1 comprehensive plan calls for that. The Planning Commission notes for that in -- in their staff report about R1 and AR being compatible. The one restriction we have is we have a requirement that if we were to develop more than one single family residence, we have to provide a connection to Lightfoot There is an existing single-family residential -residential unit on site; TECO may use that as a caretaker's 8 residence or they may tear it down and build a new one. anything beyond that would require this -- the connection from 10 the old PD. Staff has found us consistent and compatible with 11 12 the surrounding area. 13 And with that, I'm here to answer any questions you 14 might have. 15 HEARING MASTER: Just my own curiosity, what does TECO -- what does this property do for them; what does it serve? 16 17 MS. CORBETT: Likely, it will be a solar farm. 18 HEARING MASTER: I see. Okay. So -- and that's the reason to rezone out of the PD? 19 MS. CORBETT: Yes, that's the reason, and we have a 20 21 companion PRS to take themselves out of the -- of the PD --22 HEARING MASTER: Okay. 23 MS. CORBETT: But, yes, that -- that's the general purpose for -- for that, and that's typically how TECO entitles 24 their solar farms is AR, Agricultural Rural. 25

1	HEARING MASTER: I see. All right. Thank you so
2	much. Don't forget to sign in.
3	Development Services. Good evening.
4	MS. BROWN: Good evening. Isis Brown, Development
5	Services.
6	Application 24-1206, this is a rezone for
7	approximately 262.63 acres to rezone from PD 91-0181, with a
8	comparison of PR 25-0014 to AR restricted. The site is in an
9	area comprised of agricultural and agricultural single-family
10	residential uses. The site is surround is within the RES1
11	future land use category, which permits the farms, ranches, et
12	cetera, and agricultural uses. The adjacent properties, zoned
13	PD 91-0181 to the north, south, east, and west, and there's also
14	some adjacent properties zoned AR that's vacant to the east.
15	Based on the above considerations, staff finds that
16	the proposed RA zoning district is supportable with the
17	following restriction: In event of the development of more than
18	one single-family home, a connection between the eastern and
19	western section of Lightfoot Road shall be made.
20	I am available for any questions.
21	HEARING MASTER: No questions at this time, thank you.
22	MS. BROWN: Okay.
23	HEARING MASTER: Planning Commission.
24	MS. MASSEY: Jillian Massey, Planning Commission
25	staff.

The subject site's located in the Residential 1 future land use designation. It's in the rural area and within the limits of the Little Manatee South and South Shore Areawide Systems Plan.

The request is consistent with the Residential 1 future land use category as agricultural uses are permitted pursuant to the policies and the agricultural objectives of the Future Land Use Element. Objectives 29 and 30 recognize the importance and continued existence of agriculture activities, while Policy 30.6 encourages agriculture and agricultural support to be the preferred uses found in the rural areas of the county. Objective 30 and Policies 30.5 and 30.6 encourage agricultural and agricultural related uses in the rural area. Solar energy generating facilities are suitable for the agricultural area as they are permitted uses in the agricultural zoning districts.

As mentioned, the site's within the limits of the Little Manatee South Community Plan. The request to rezone is supported by the goals and strategies found in the community plan. Furthermore, it maintains the vision of the community plan, which calls for clustered residential enclaves surrounded by open space. The site's also located within the South Shore Areawide Systems Plan, where its vision is to continue to support and preserve agricultural activities that have historically been an important part of the South Shore heritage

and maintain agriculture as an integral part of the South Shore 1 economy, landscape, and natural resources base. 2 Based on these considerations, Planning Commission 3 staff finds the proposed rezoning consistent with the comprehensive plan subject to the restrictions set by the Development Services Department. HEARING MASTER: Thank you so much. Is there anyone in the room or online that would like 8 to speak in support, anyone in favor? No one. 9 Anyone in opposition to the request? 10 11 All right. Sir, go ahead and come forward. While he's coming up, is there anyone else that would 12 13 like to speak in opposition? 14 All right. Give us your name and address, please. 15 Good evening. My name is Chris Craig, 1663 Lightfoot 16 MR. CRAIG: 17 Road. We are on the east side of that property. 18 I just got a few concerns with a solar farm being put out there. Currently, the farm that's there, the farmer takes 19 care of all the drainage ditches and make sure that they're all 20 cleared out, because if they're not, it can back up into our 21 22 properties that are adjacent to it as well. So that's one 23 concern. The other concern is making sure that we preserve the 24 agriculture aesthetic to the property as well, because I did 25

some research, and there's been a few case studies where the 1 solar farms will actually bring property values down anywhere from 1 to 5 percent is what I've been seeing. 3 So those are my concerns with that property being turned into a solar farm. HEARING MASTER: All right. Thank you very much. I 6 appreciate you coming down --8 MR. CRAIG: Yep. HEARING MASTER: -- If you could please sign in. 9 All right. Anyone else that would like to speak in 10 11 opposition? All right. Seeing no one, Ms. Heinrich, can you just 12 13 answer a code question that a solar farm is permitted in the AR 14 zoning district by right? 15 MS. HEINRICH: Yes. HEARING MASTER: All right. And just a very minor 16 17 thing, just to correct the agenda, it has the existing zoning, 18 and --MS. HEINRICH: We accidentally swapped it, yes, ma'am, 19 thank you. 20 HEARING MASTER: Yes, just to point that out, so --21 all right. That was my only question. Did you have any other 22 23 comments? MS. HEINRICH: No, ma'am. 2.4 25 HEARING MASTER: All right. Ms. Corbett, time for

rebuttal. 1 MS. CORBETT: Yes, Kami Corbett again for the -- the This gentleman and I have been emailing, and I've heard 3 his concerns. Obviously, with respect to drainage and keeping up the property, TECO will have to keep the property in compliance with Land Development Code regulations, SWFWMD regulations. 8 Also, with respect to the lowering of property values, the gentleman's provided me with a study, which I don't think 9 he's placed into the record, but -- from the University of Rhode 10 Island, and while that did find that some -- there was some 11 minor lowering of values in urban areas, that there was 12 13 effectively zero reduction of property val -- value in the rural 14 area, and I got into the record this publication from American 15 Clean Power that cites to that study -- study, and it also cites to several other studies that say that there's no effect on 16 17 property value, so I just wanted to put that in the record. 18 HEARING MASTER: Okay. Does that conclude your remarks? 19 20 MS. CORBETT: Yes, it does. 21 HEARING MASTER: All right. Thank you so much. 22 with that, we'll close Rezoning --23 MS. HEINRICH: Ms. Finch. 2.4 HEARING MASTER: Yes. 25 MS. HEINRICH: I'm -- I'm very to interrupt you.

1 HEARING MASTER: No, sure. MS. HEINRICH: Just to -- while it's still permitted, 2 3 I always just wanna clarify, for the solar farms --HEARING MASTER: Yes. MS. HEINRICH: -- it's permitted in AR, and there 5 is -- it does require conditional use, and many of those are size requirements, how it's to be installed, things of that nature. 8 HEARING MASTER: So if they were to develop it as a 9 solar farm, they would have to come back and apply for a 10 11 conditional use application? MS. HEINRICH: It would -- it would most likely be 12 13 reviewed at the time of site development. 14 HEARING MASTER: I see. And -- and that would be 15 administratively? 16 MS. HEINRICH: Yes. HEARING MASTER: All right. Thank you. I appreciate 17 18 that clarification. Then with that, we'll close Rezoning 24-1206 and go to 19 the next case. 20 21 MS. HEINRICH: Our next item is Item D.1. Major Mod 22 24-0368. The applicant is requesting a major modification to PD 23 91-0123. Tania Chapela with Development Services will provide staff findings after the applicant's presentation. 24 25 HEARING MASTER: All right. Good evening.

Zoning Hearing Master Hearing October 15, 2024

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS	
IN RE:	X))
ZONE HEARING MASTER HEARINGS)))
X	
ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS	
BEFORE:	Brian Grady Development Services
DATE:	Tuesday, October 15, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 6:06 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

Zoning Hearing Master Hearing October 15, 2024

December 16, 2024 Zoning Hearing Master Hearing. 1 Item A.21, Rezoning Standard 24-1203. This application is out of order to be heard and is being continued 3 to the November 12, 2024 Zoning Hearing Master Hearing. Item A.22, Rezoning Standard 24-1204. application is out of order to be heard and is being continued to the November 12, 2024 Zoning Hearing Master Hearing. Item A.23, Rezoning Standard 24-1206. This 8 application is being continued by staff to the November 12, 2024 9 Zoning Hearing Master Hearing. 10 And Item A.24, Rezoning Standard 24-1210. It's being 11 continued by the applicant to the November 12, 2024 Zoning 12 13 Hearing Master Hearing. 14 And that includes the published withdrawals and 15 continuances. Now, the following items, which were scheduled to be 16 17 heard tonight, again, are con -- are being continued by staff to 18 the October 28, 2024 Zoning Hearing Master Hearing at 6:00 p.m. Again, due to hurricane recovery reasons associated with the 19 recent hurricane, they're being continued to a rescheduled 20 21 hearing. The first item is Item C.1, Rezoning Standard 24-1023. 22 23 Again, it's being continued to October 28th. Next item is Item C.2, Rezoning Standard 24-1082 and 24 being continued by staff to the October 28, 2024 Zoning Hearing 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

NONE