

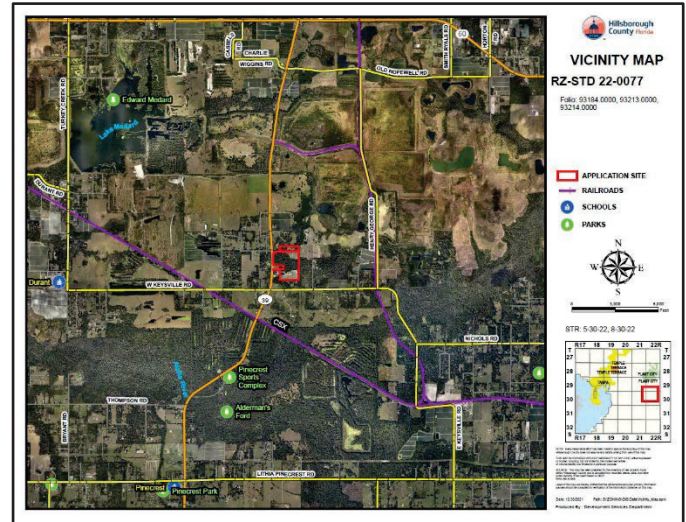
**Rezoning Application: 22-0077**  
**Zoning Hearing Master Date: February 14, 2022**  
**BOCC Land Use Meeting Date: April 12, 2022**



Development Services Department

**1.0 APPLICATION SUMMARY**

Applicant: Sizemore Property LLC/ Jay Sizemore  
 FLU Residential -1 (RES-1)  
 Category:  
 Service Area: Rural  
 Site Acreage: ~~77.7~~ 77.41  
 Community East Rural  
 Plan Area:  
 Overlay: None  
 Request: Rezone from **Agricultural Rural (AR)** to **Agricultural Single-Family Residential-1 (ASC-1)**.



**Request Summary:**

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

**Zoning:**

	Current AR Zoning	Proposed ASC-1 Zoning
Uses	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	15 dwelling unit	77 dwelling units
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.		

**Development Standards:**

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

**Additional Information:**

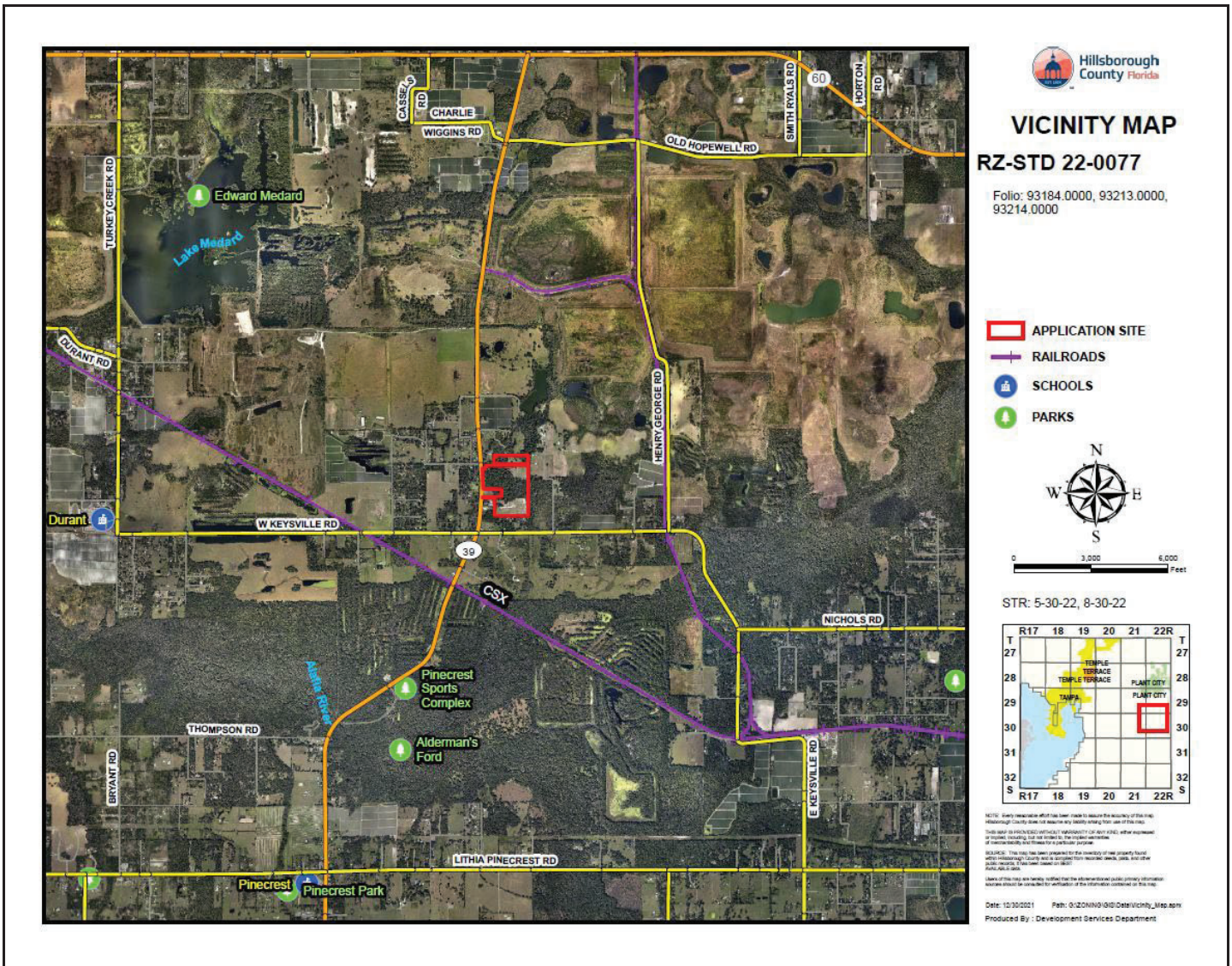
PD Variations	N/A
Waiver(s) to the Land Development Code	None

**Additional Information:**

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

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

**2.1 Vicinity Map**



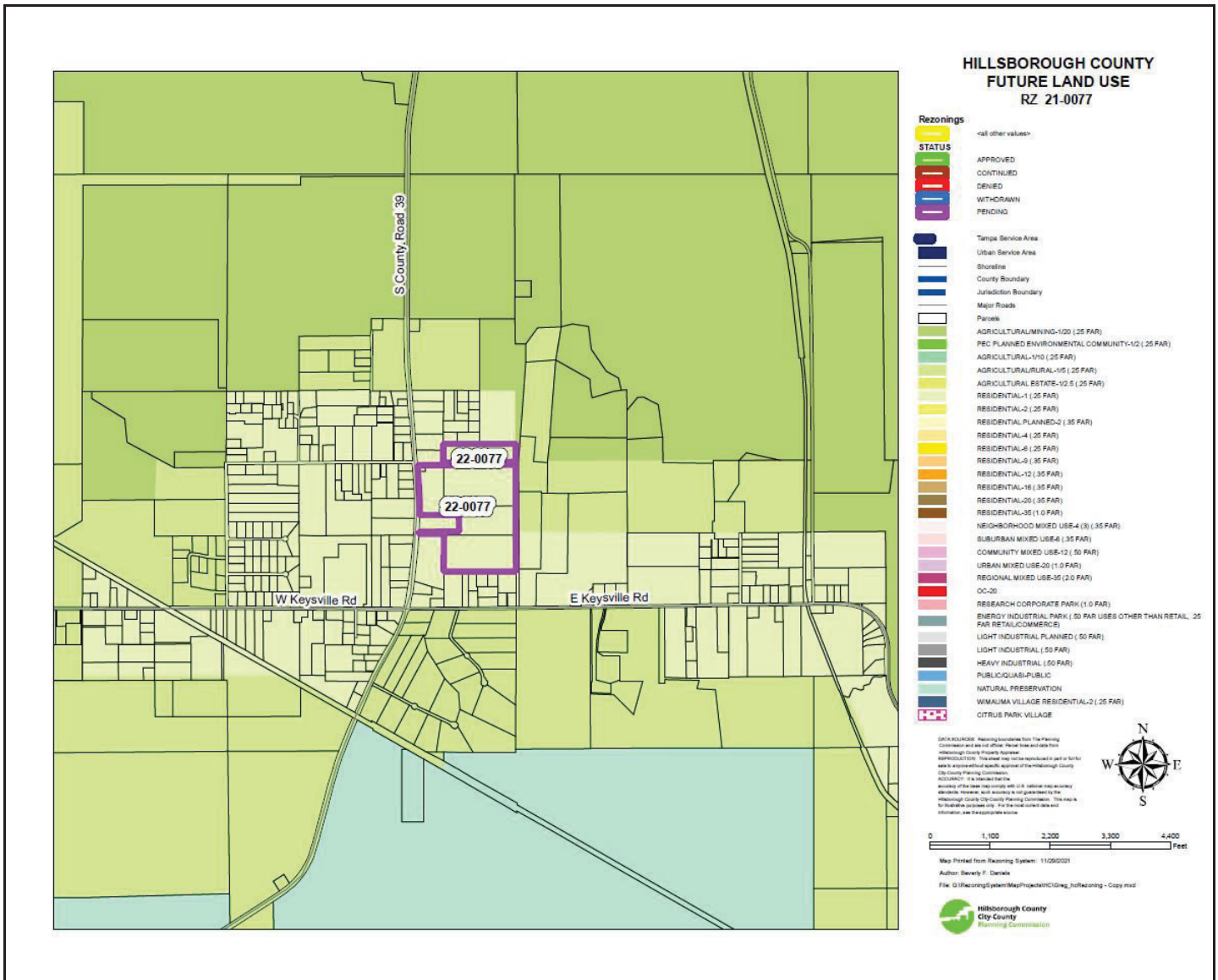
**Context of Surrounding Area:**

The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 and (AM) Agricultural Mining (north), AR, AM (west), and (ASC-1) Agricultural Single – Family Conventional Residential-1 and, AR and AS-1 (south).



## 2.0 LAND USE MAP SET AND SUMMARY DATA

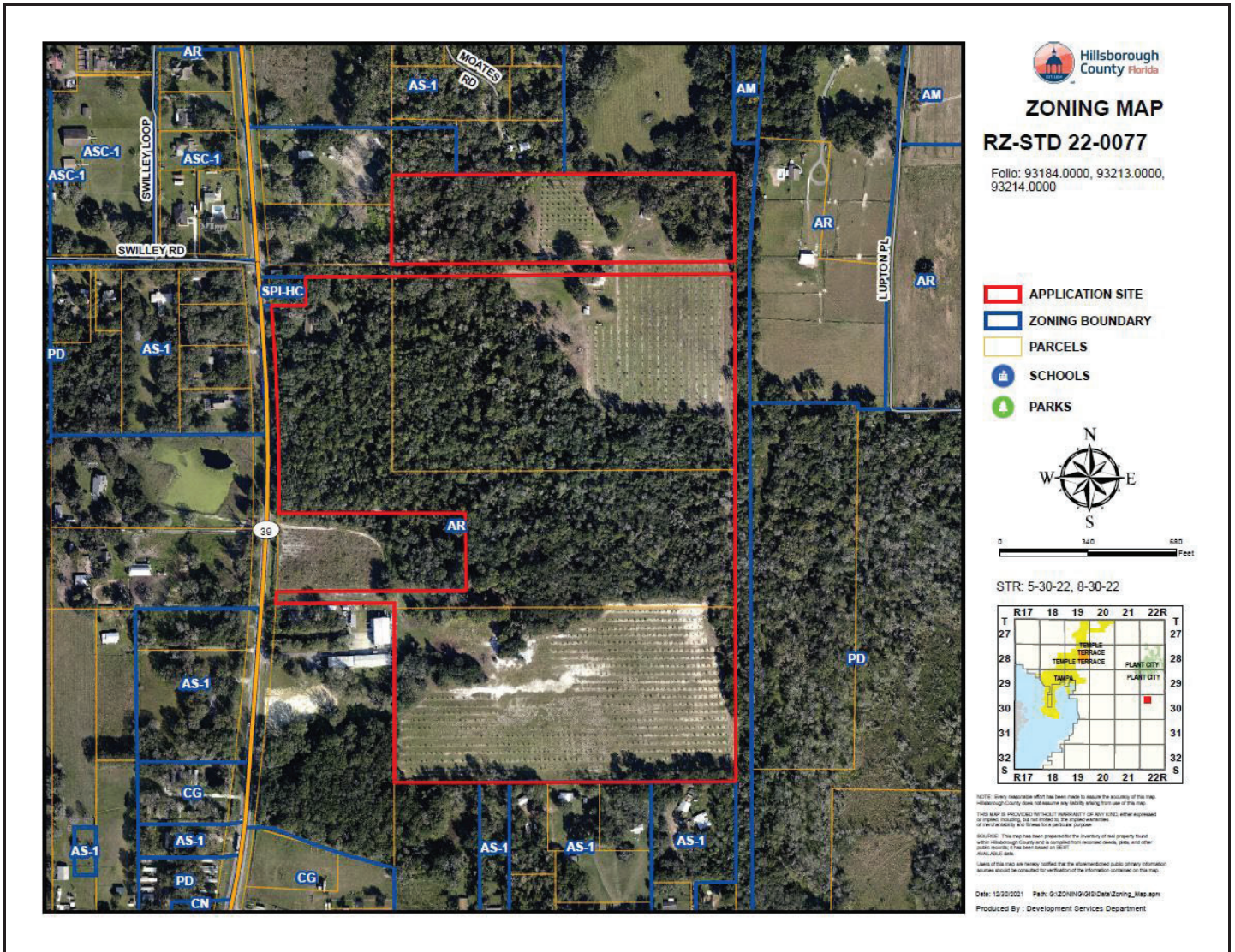
### 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -1 (RES-1)
Maximum Density/F.A.R.:	20 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.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit (du)/ 1 acre	Single-Family Residential/Agricultural.	Mobile Home
	Agricultural Mining (AM)	1 du/ 20 acres	Agricultural	Pasture/ Single-Family Residential



Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
South	AR	1 du/5 ac	Single-Family Residential/Agricultural	Single-Family Residential
	AS-1	1 du/1 ac	Single-Family Residential/Agricultural	
East	AR/ <i>Pending PD 21-0422</i>	1 du/5 ac	Single-Family Residential/Agricultural <i>PD 21-0422: Camp grounds</i>	Vacant <i>Pending Camp Grounds</i>
	AR	1 du/5 ac	Single-Family Residential/Agricultural	Single-Family Residential
	AM	1 du/20 ac	Agricultural	Pasture/Single-Family Residential
West	AS-1	1 du/1 ac	Single-Family Residential/Agricultural	Single-Family Residential
	AR	1 du/5 ac	Single-Family Residential/Agricultural	Single-Family Residential
	ASC-1	1 du/1 ac	Single-Family Residential/Agricultural	Single-Family Residential
	SPI-HC	1 du/1 ac	Historic and Cultural Conservation	Retail Store

**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)

<p>Not Applicable</p>
-----------------------

**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
County Road 39	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	11	15
Proposed	727	57	76
Difference (+/-)	+585	+46	+61

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

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

Notes:



**4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY**

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comments
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input checked="" type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No Comment
<b>Impact/Mobility Fees</b> N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the RES-1 FLU category which permits agricultural and single-family residential uses.

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

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

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

**Additional Findings:**


The Farnsworth House property (part of this Rezone application RZ 22-0077) contains a historic resource. The Farnsworth house is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, The Farnsworth House property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). However, per “HRRB Review of Rezoning RZ 22-0077”, in the case record; HRRB determined the proposed rezoning RZ 22-0077 poses NO EFFECT on either of the historic resources listed above. (See copy HRRB Reviewing of Rezoning RZ 22-0077 Letter in 7.0)

**5.2 Recommendation**

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

**6.0 PROPOSED CONDITIONS:**

N/A

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Mon Feb 7 2022 11:23:38</p>
---------------------------------------	---

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.



7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS



Hillsborough  
County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

January 19, 2022

Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy.  
Suite 200  
Tampa, FL 33618

BOARD OF COUNTY  
COMMISSIONERS

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

RE: HRRB Review of Rezoning RZ 22-0077

Dear Mr. Horner,

At its January 18, 2022 meeting, the Historic Resources Review Board (HRRB) reviewed rezoning application RZ 22-0077 that is proposed for approximately 77 acres on the east side of County Road 39 near Swilley Road, north of Keysville Road. The rezoning seeks to change the property's zoning from AR to ASC-1 to allow subdivision of the property into single-family residential lots with a minimum size of one acre, whereas the current zoning requires a minimum lot size of five acres.

The property contains a historic resource, the Farnsworth House, that is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, the property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). The purpose of the HRRB's review was to determine whether the proposed rezoning poses "no effect" or "adverse effect" on the historic resources.

This letter is to confirm that, in view of the current zoning of the property which allows development of single-family homes on five acre lots, the HRRB determined the proposed rezoning poses NO EFFECT on either of the historic resources.

Please call me if you have any questions about this letter.

Sincerely,

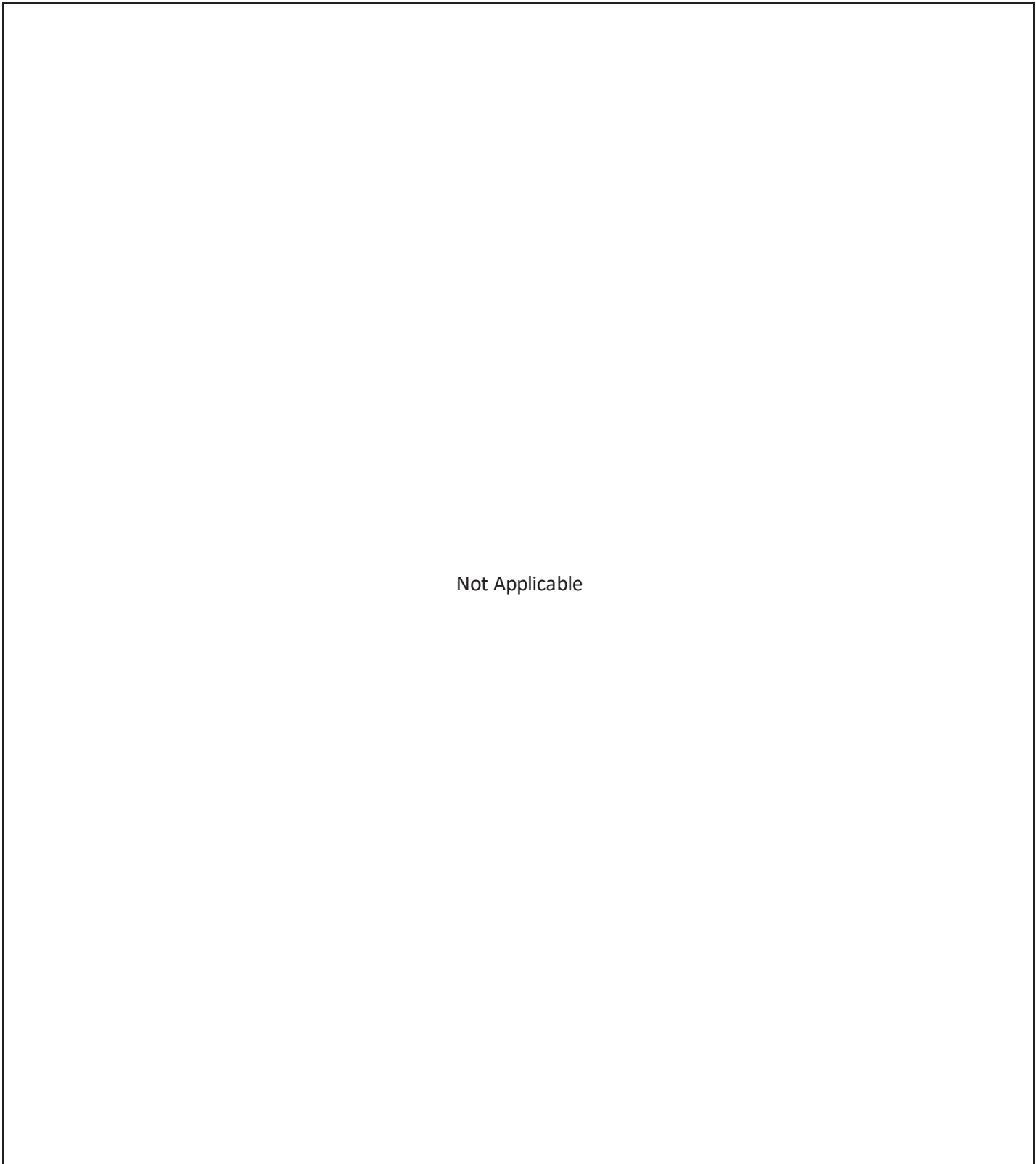
Tom Hiznay, AICP, Executive Planner  
Development Services Department

CC: Nancy Takemori, Sr. Asst. County Attorney  
Brian Grady, Executive Planner, DSD  
Isis Brown, Planner, DSD

HCFLGOV.NET

N/A

**8.0 PROPOSED SITE PLAN (FULL)**



Not Applicable



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 11/30/2021
REVIEWER: Alex Steady, Senior Planner	AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: East Rural/Central	PETITION NO.: STD 22-0077

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 585 average daily trips, 46 trips in the a.m. peak hour, and 61 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone three parcels totaling +/- 77.7 acres from Agricultural Rural (AR) to Agricultural Single Family Conventional -1 (ASC-1) The site is located +/- 0.33 miles north of the intersection of E Keysville Rd. and County Road 39. The Future Land Use designation of the site is Residential - 1 (R-1).

*Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 15 Single Family Detached Dwelling Units (ITE Code 210)	142	11	15

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 77 Single Family Detached Dwelling Units (ITE Code 210)	727	57	76

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+585</b>	<b>+46</b>	<b>+61</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 585 average daily trips, 46 trips in the a.m. peak hour, and 61 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on County Road 39 (CR 39). County Road 39 is a 2-lane, undivided, Hillsborough County maintained, Arterial roadway. Along the project frontage, the roadway lies within a +/- 100-foot wide right-of-way. There are no sidewalks on either side of County Road 39 and bike lanes on both sides in the vicinity of the proposed project.

County Road 39 is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

It is anticipated the site will have access to County Road 39. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 39	KEYSVILLE RD	SR 60	D	C

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



**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ STD 22-0077

**DATE OF HEARING:** February 14, 2022

**APPLICANT:** Sizemore Properties LLC /  
Jay Sizemore

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

**LOCATION:** Southeast side of S.  
County Road 39 and  
Swilley Road

**SIZE OF PROPERTY:** 77.41 acres m.o.l.

**EXISTING ZONING DISTRICT:** AR & SPI-HC 05-0901

**FUTURE LAND USE CATEGORY:** RES-1

**SERVICE AREA:** Rural

## DEVELOPMENT REVIEW STAFF REPORT\*

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

### 1.0 APPLICATION SUMMARY

Applicant: Sizemore Property LLC/ Jay Sizemore

FLU Category: Residential -1 (RES-1)

Service Area: Rural

Site Acreage: ~~77.7~~ 77.41

Community Plan Area: East Rural

Overlay: None

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



#### Request Summary:

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

**Zoning:**

Uses	- Current AR Zoning	Proposed ASC-1 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	15 dwelling unit	77 dwelling units

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

**Development Standards:**

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

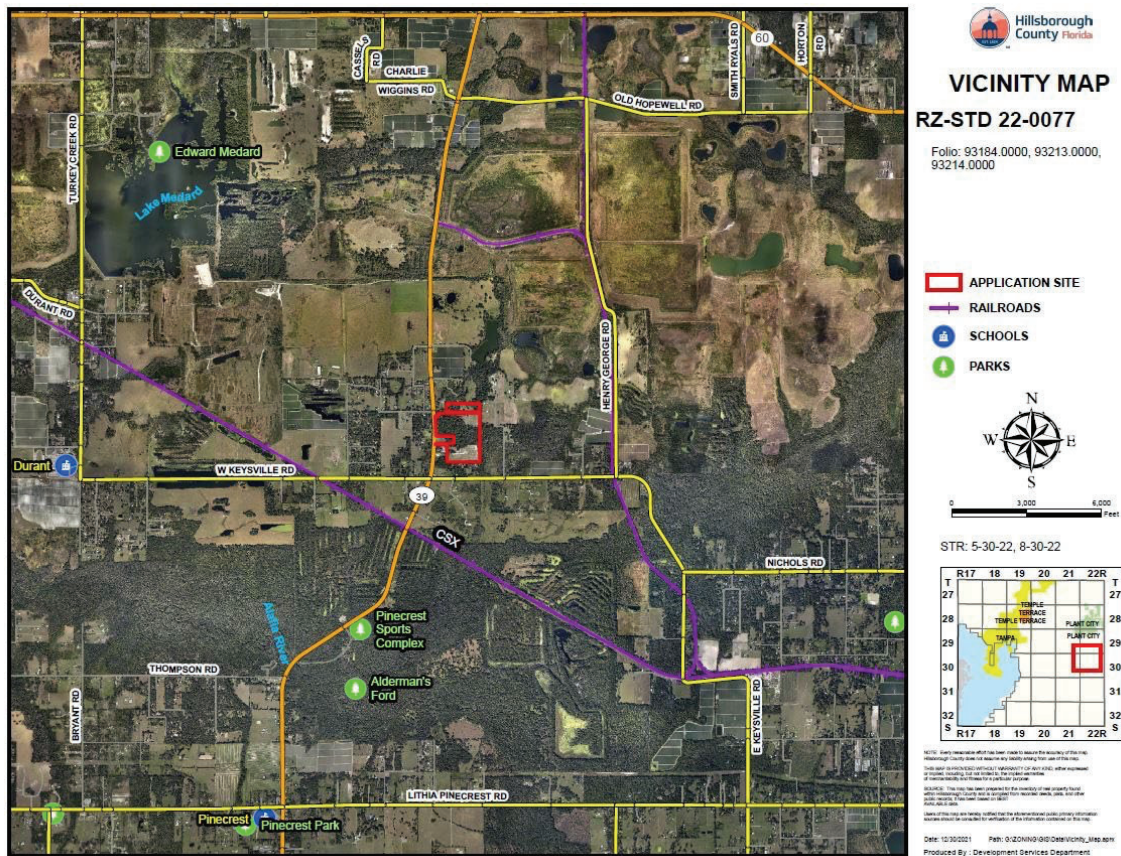
**Additional Information:**

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



Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

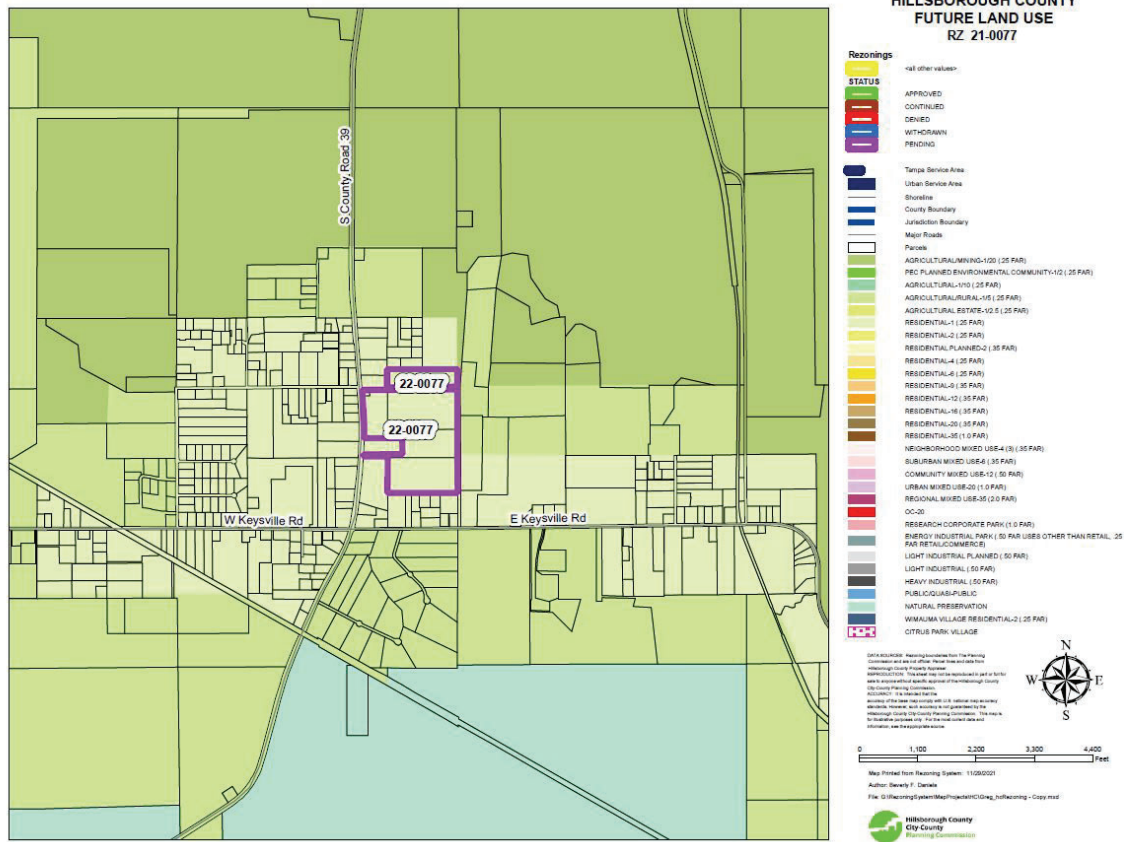
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 and (AM) Agricultural Mining (north), AR, AM (west), and (ASC-1) Agricultural Single – Family Conventional Residential-1 and, AR and AS-1 (south).

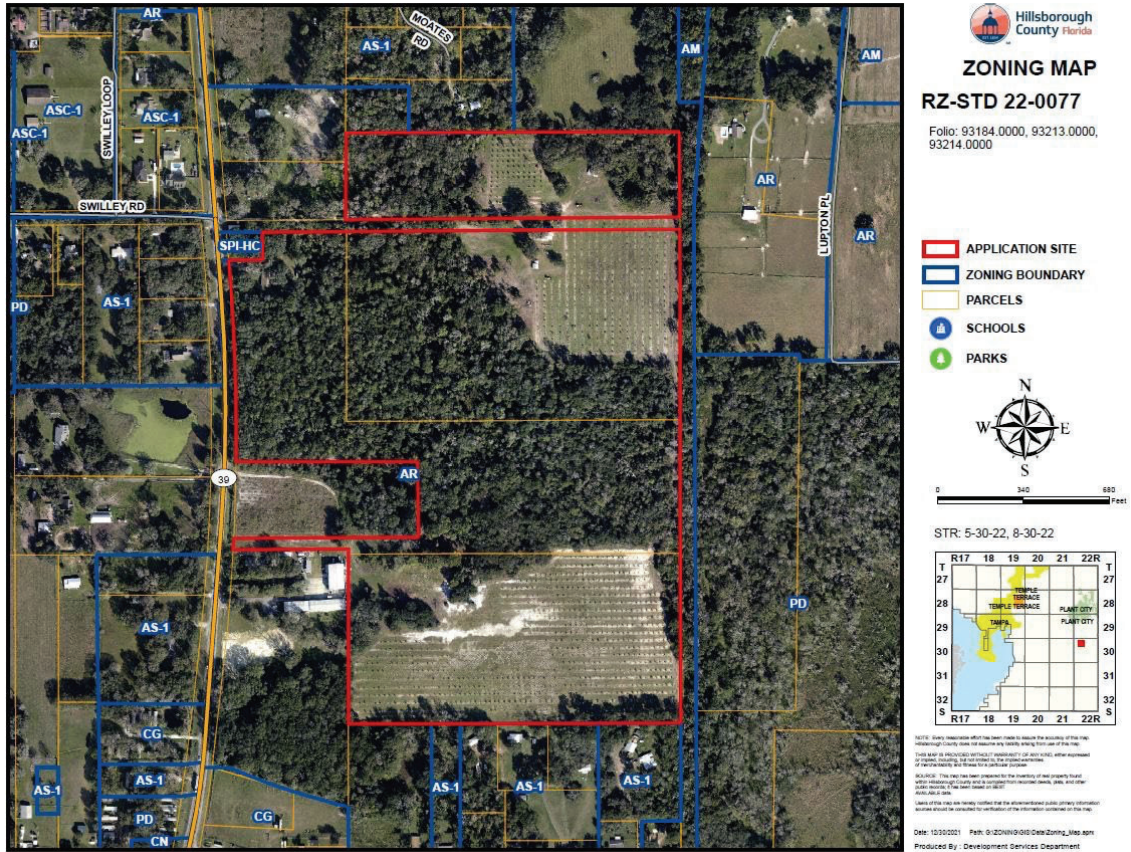
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -1 (RES-1)
Maximum Density/F.A.R.:	20 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.



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



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit (du)/ 1 acre	Single-Family Residential/Agricultural.	Mobile Home
	Agricultural Mining (AM)	1 du/ 20 acres	Agricultural	Pasture/ Single-Family Residential

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

**2.4 Proposed Site Plan** (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)

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

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
County Road 39	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	14	11	15
Proposed	727	57	76
Difference (+/-)	+585	+46	+61

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding



North	-	None	None	Choose an item.
South	-	None	None	Choose an item.
East	-	None	None	Choose an item.
West	-	None	None	Choose an item.

Notes:

**Design Exception /Administrative Variance**  Not applicable for this request

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

Notes:

#### 4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Conservation & Environmental Lands Mgmt.

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 \_\_\_\_\_

## Planning Commission

Meets Locational Criteria  N/A  Locational Criteria Waiver Requested   
Minimum Density Met  N/A

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the RES-1 FLU category which permits agricultural and single-family residential uses.

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

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

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

#### Additional Findings:

The Farnsworth House property (part of this Rezone application RZ 22-0077) contains a historic resource. The Farnsworth house is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, The Farnsworth House property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). However, per “HRRB Review of Rezoning RZ 22-0077”, in the case record; HRRB determined the proposed rezoning RZ 22-0077 poses NO EFFECT on either of the historic resources listed above. (See copy HRRB Reviewing of Rezoning RZ 22-0077 Letter in 7.0)

### 5.2 Recommendation

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

## SUMMARY OF HEARING

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

Mr. Michael Horner 14502 North Dale Mabry Highway Tampa testified on behalf of Sizemore Properties LLC. Mr. Horner stated that the rezoning was previously at the December Zoning Hearing Master hearing but there was a small portion of the tract at the northwest corner that has been deemed Special Public Interest Hillsborough County resource protected that required that petition to be continued. The application was heard by the Hillsborough County Resource Board on January 18<sup>th</sup> who found that there is no impact or effect. The rezoning acreage has since been reduced to 77.35 acres from 77.7 acres as the parcel was removed. He stated that there are wetlands on-site. The property is surrounded by parcels zoned ASC-1 and AS-1. Mr. Horner testified that his client is JayMar Produce who is in the agricultural business. He added that his client is not a developer. The rezoning is more of an estate planning process. His client would not be developing the property and there are no contracts to purchase the site. The parcel that was removed from the rezoning application has a structure on it known as the Lewis Goof Gulf Shell Station which is a historical structure with landmark status. The other structure on the subject property is the Farnsworth residence. It is a beautiful two-story structure that is approximately 100 years old. His client's daughter and her family are moving into the house to rehabilitate it. The house does not have a landmark status. It is simply a historical structure. Mr. Horner testified that neither structure will be impacted.

Hearing Master Finch asked Mr. Horner to confirm that the historical property was previously included in the rezoning application but now has been lessed out. Mr. Horner replied yes and added that was the reason for the prior continuance.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from Agricultural Rural to Agricultural Single-Family Residential-1. She added that the ASC-1 zoning requires a minimum one acre lot size. Ms. Brown stated that the SPI-HC property on the east side has been deleted. She described the surrounding zoning districts and land uses. She testified that the Farnsworth House is listed on the Historic Resource Inventory. Adjacent to the Farnsworth House is the Lewis Good Gulf Service Station which is a registered landmark. The HRRB reviewed the application and found that it poses no effect on either historic resource.

Hearing Master Finch asked Ms. Brown about the staff report and the portion of the site that was removed for the Farnsworth House. She also mentioned a

typographical error. Ms. Brown replied that was correct.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. Ms. Papandrew testified that the request meets the intent of Objective 4 and Policy 4.1 regarding the maintenance of low density large lot residential in the Rural Area. The request is also consistent with Policies 16.8 and 16.10 regarding compatibility with the surrounding area. The request is also consistent with Objective 29 regarding the protection of agricultural activities through land use planning regulations. She described consistency with numerous other Future Land Use policies and stated that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

Mr. Grady stated that staff will update the staff report and the graphics.

Mr. Horner testified during the rebuttal period that the historically designated landmark is the Lewis Good Gulf Station at the northwest corner which has been removed. The Farnsworth House does not have landmark status but is recognized as a historic structure. The House was not lessed out the application as his client's daughter are moving into it.

Hearing Master Finch asked Mr. Horner what was heard by the Historic Resource Board. Mr. Horner replied that they reviewed both and ruled that there is no adverse impact from the rezoning.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

Mr. Horner submitted a letter from the Historic Resource Review Board, site photos and graphics 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 77.41 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Agricultural Single-Family Conventional-1 (ASC-1) zoning district. The applicant's representative stated at the Zoning Hearing Master hearing that the property owner did not have plans to develop the property but was rezoning it as a part of an estate planning process.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is consistent with Policies 16.8 and 16.9 regarding compatibility with the surrounding area as well as Policy 4.1 regarding the maintenance of low density large lot residential in the Rural Area. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The Development Services Department staff also supports the request as the property is bordered by parcels zoned ASC-1, AS-1 and AM.
5. The original rezoning application included a property designated as a historic landmark and known as the Lewis Good Gulf Service Station. Additionally, the subject property includes a house listed on the Historic Resource Inventory known as the Farnsworth House. Both properties were reviewed by the Historic Resource Review Board who found that the rezoning application will have no effect on either structure.

It is noted that the Lewis Good Gulf Service Station parcel has been removed from the subject rezoning application.

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

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

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

### **CONCLUSIONS OF LAW**

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

### **SUMMARY**

The applicant is requesting a rezoning to the ASC-1 zoning district. The property is 77.41 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area.

The applicant's representative testified that the property owner did not have plans to develop the property but was rezoning it as a part of an estate planning process.

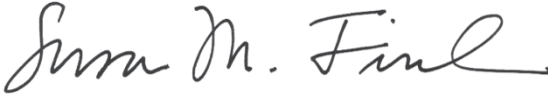
The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility with the surrounding area.

The original rezoning application included a property designated as a historic landmark and known as the Lewis Good Gulf Service Station. Additionally, the subject property includes a house listed on the Historic Resource Inventory known as the Farnsworth House. Both properties were reviewed by the Historic Resource Review Board who found that the rezoning application will have no effect on either structure. It is noted that the Lewis Good Gulf Service Station parcel has been removed from the subject rezoning application.

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

**RECOMMENDATION**

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



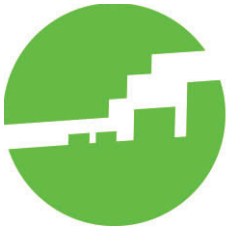
March 6, 2022

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**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

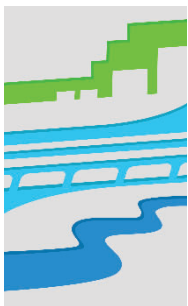
**Date**





**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> February 14, 2022	<b>Petition: 22-0077</b>
<b>Report Prepared:</b> February 2, 2022	<b>8108 S State Road</b>  <i>East of South County Road 39, north of the East Keyville Road.</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-1 (1 du/ac, 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>None</b>
<b>Requested Zoning:</b>	Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1)
<b>Parcel Size (Approx.):</b>	77 +/- acres (3,354,120 sq. ft.)
<b>Street Functional Classification:</b>	S County Road 39 – <b>County Arterial</b> F Keyville Road- <b>County Collector</b>
<b>Locational Criteria</b>	Not Applicable
<b>Evacuation Zone</b>	Not Applicable



## **Context**

- The 77 acre subject site is located at 8108 South State Road, east of South County Road 39, north of the East Keysville Road.
- The subject site is located in the Rural Area, Residential-1 (RES-1) Future Land Use Category and is not within the limits of a Community Plan.
- Typical uses in RES-1 include but not limited to Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects.
- The applicant is requesting to rezone the subject site from Agricultural/Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1). The property abuts AR zoning to the north, northeast, east, and southeast. The Agricultural, Single-Family-1 (AS-1) zoning district is to the south, west, southwest and north. Historic and Cultural Conservation (SPI-HC) and ASC-1 zoning districts abut the property to the northwest. Most of the land in the area has been developed with agriculture and residential with density to the west of the property generally one (1) dwelling unit per gross acre.
- The applicant is requesting to rezone the subject site from AR to ASC-1 zoning to permit the development of residential dwellings one (1) acre lots.
- The Environmental Protection Commission (EPC) identifies wetlands onsite. The proposed development will be subject to compliance with Future Land Use Element (FLUE) Policy 13.3 Environmentally Sensitive Land Credit at the time of permitting.

## **Compliance with Comprehensive Plan:**

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

## **FUTURE LAND USE ELEMENT**

### ***Rural Area***

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

***Policy 4.1:*** *Rural Area Densities: Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

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

### ***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.

### **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 Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

### **Policy 13.3: Environmentally Sensitive Land Credit**

Density and FAR calculations for properties that include wetlands will comply with the following calculations and requirements for determining density/intensity credits.

- Wetlands are considered to be the following:
  - Conservation and preservation areas as defined in the Conservation and Aquifer Recharge Element
  - Man-made water bodies as defined (including borrow pits).
- If wetlands are less than 25% of the acreage of the site, density and intensity is calculated based on:
  - Entire project acreage multiplied by Maximum intensity/density for the Future Land Use Category
- If wetlands are 25% or greater of the acreage of the site, density and intensity is calculated based on:
  - Upland acreage of the site multiplied by 1.25 = Acreage available to calculate density/intensity based on
  - That acreage is then multiplied by the Maximum Intensity/Density of the Future Land Use Category

## **Neighborhood/Community Development**

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

**Policy 16.1:** *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 16.8:** *The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.*

**Policy 16.10:** *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

## **Agriculture-General Considerations**

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

**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 29.6:** *Agricultural and agricultural related uses shall be permitted in non-rural land use categories.*

## **Agriculture - Retention**



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

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

#### **4.0 COMMUNITY LEVEL DESIGN**

##### **4.1 RURAL RESIDENTIAL CHARACTER**

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

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

**Policy 7-1.1:** *Preserve natural areas in rural residential lot development.*

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

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

##### **5.1 COMPATIBILITY**

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

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

**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.*

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

**The applicant is requesting to rezone the 77 +/- acre subject property from Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1) for the development of one (1) acre residential lots.**

**Objective 4 of the Future Land Use Element of the Comprehensive Plan (FLUE) notes that 20% of the growth in the region will occur in the Rural Service Area. The subject site is in the Rural Service Area and the proposal therefore meets the intent of Objective 4 and Policy 4.1 of the Future Land Use Element (FLUE) of the Comprehensive Plan by maintaining the low-density large lot residential character of the Rural Area.**

**According to Objective 9 of the FLUE all development must comply with all federal, state and local land development regulations. Policy 9.1 states that “each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category.”**

The subject site is located in the Rural Area and has a Future Land Use Classification of Residential-1 (RES-1) which permits 1 dwelling unit per gross acre (du/ga). The intent of the RES-1 category is to designate areas for low density, large lot residential uses that are compatible with short-term agricultural uses. The proposal to rezone the subject site to Agricultural Single-Family-1 (AS-1) meets the requirements of the RES-1 Future Land Use category and Objective 9 and Policies 9.1 and 9.2.

Objective 13 and Policy 13.3, contain density and FAR calculations for properties that contain wetlands. The subject properties are identified with wetlands onsite. However, a wetland acreage was not provided as this is a standard rezoning. Wetlands will be reviewed in detail at the permitting stage and should they exceed 25% of the subject site will comply with Policy 13.3 of the Future Land Use Element.

Objective 16 and its accompanying policies 16.1, 16.2, 16.3, protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. Policy 16.8 specifically requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are primarily agricultural with low density residential dwellings interspersed throughout. Policy 16.10 states that *“any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.”* In this case, the surrounding area has existing ASC-1 zoning districts in the vicinity and preserves the existing rural residential character of the area. The proposal is therefore compatible with the surrounding area and meets the intent of Objective 16 and Policies 16.1, 16.2, 16.3, 16.8 and 16.10.

The proposed rezoning also meets the intent of the agricultural general and retention policies 29.4 and 30.6 of Objective 29 and 30 that provide for the preservation and expansion of agricultural and related uses, especially in the Rural Area.

Furthermore, the proposed rezoning would allow for development that is consistent with Goal 7 which seeks to preserve rural residential areas and Goal 12 which directs development to be compatible with the existing and planned development pattern found in the surrounding area.

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0077

Rezonings  
<all other values>

- STATUS**
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

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

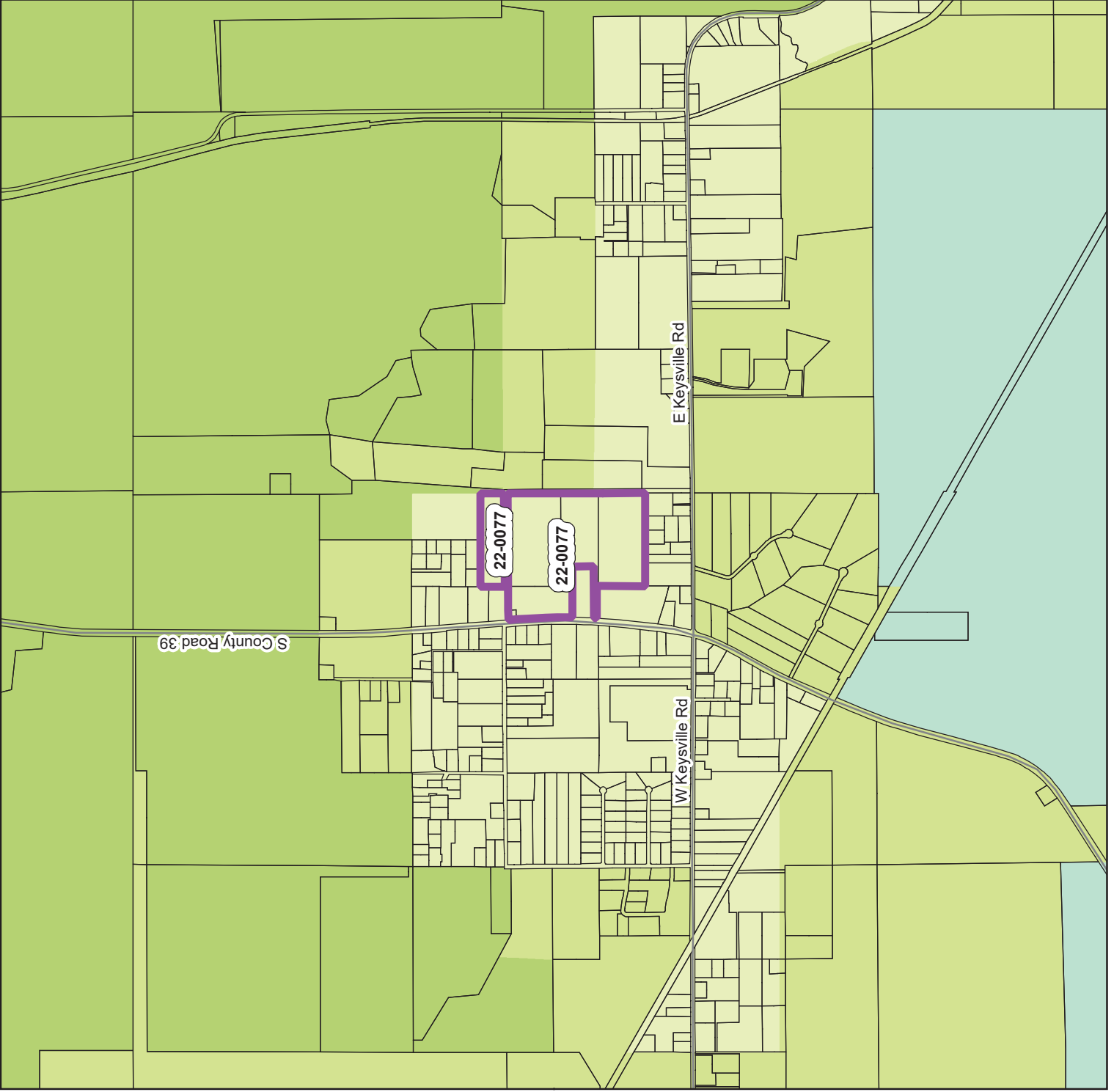
DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

Hillsborough County Property Appraiser: The information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.

ACCURACY: It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate agency.



Map Printed from Rezoning System: 11/29/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HCG\Rezoning - Copy.mxd





# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 11/30/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0077

	This agency has no comments.
<b>X</b>	<b>This agency has no objection.</b>
	This agency objects for the reasons set forth below.

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 585 average daily trips, 46 trips in the a.m. peak hour, and 61 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone three parcels totaling +/- 77.7 acres from Agricultural Rural (AR) to Agricultural Single Family Conventional -1 (ASC-1) The site is located +/- 0.33 miles north of the intersection of E Keysville Rd. and County Road 39. The Future Land Use designation of the site is Residential - 1 (R-1).

#### *Trip Generation Analysis*

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff has prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 10<sup>th</sup> Edition.

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 15 Single Family Detached Dwelling Units (ITE Code 210)	142	11	15

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 77 Single Family Detached Dwelling Units (ITE Code 210)	727	57	76

#### **Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference:</b>	<b>+585</b>	<b>+46</b>	<b>+61</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 585 average daily trips, 46 trips in the a.m. peak hour, and 61 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on County Road 39 (CR 39). County Road 39 is a 2-lane, undivided, Hillsborough County maintained, Arterial roadway. Along the project frontage, the roadway lies within a +/- 100-foot wide right-of-way. There are no sidewalks on either side of County Road 39 and bike lanes on both sides in the vicinity of the proposed project.

County Road 39 is included as a 2-lane enhanced roadway in the Hillsborough County Corridor Preservation Plan.

**SITE ACCESS**

It is anticipated the site will have access to County Road 39. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 39	KEYSVILLE RD	SR 60	D	C

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
County Road 39	County Arterial - Rural	2 Lanes <input type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	142	11	15
Proposed	727	57	76
Difference (+/-)	+585	+46	+61

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

**COMMISSION**

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 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn "Gwen" W. Myers  
 Kimberly Overman  
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 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 12/13/2021</p> <p><b>PETITION NO.:</b> 22-0077</p> <p><b>EPC REVIEWER:</b> Dessa Clock</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1158</p> <p><b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 11/17/2021</p> <p><b>PROPERTY ADDRESS:</b> 8108 S State Rd, Plant City, FL</p> <p><b>FOLIO #:</b> 093184-0000, 093213-0000, 093214-0000, 093215-0000</p> <p><b>STR:</b> 05-30S-22E</p>
<p><b>REQUESTED ZONING:</b> AR to ASC-1</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	YES
<b>SITE INSPECTION DATE</b>	11/3/2021
<b>WETLAND LINE VALIDITY</b>	No valid wetland line
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	Wetlands present in the central portion of the property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> <li>Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.</li> <li>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.</li> <li>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</li> </ul>	

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

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

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

**INFORMATIONAL COMMENTS:**

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

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

dc/mst



**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 27 Oct 2021**

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

**APPLICANT: Michael Horner**

**PETITION NO: RZ-STD 22-0077**

**LOCATION: 8108 S. State Rd, Plant City, FL 33567**

**FOLIO NO: 93184.0000, 93213.0000, 93214.0000,  
93215.0000**

**SEC: 05 TWN: 30 RNG: 22**

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- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

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

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PETITION NO.: PRS22-0077    REVIEWED BY: Randy Rochelle    DATE: 1/3/2022

FOLIO NO.: 93184.0000, 93213.0000 & 93214.0000

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**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.

COMMENTS: 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 fo service as additional anaysis will be required to make the final determination .



**Hillsborough**  
**County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

January 19, 2022

Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy.  
Suite 200  
Tampa, FL 33618

**RE: HRRB Review of Rezoning RZ 22-0077**

Dear Mr. Horner,

At its January 18, 2022 meeting, the Historic Resources Review Board (HRRB) reviewed rezoning application RZ 22-0077 that is proposed for approximately 77 acres on the east side of County Road 39 near Swilley Road, north of Keysville Road. The rezoning seeks to change the property's zoning from AR to ASC-1 to allow subdivision of the property into single-family residential lots with a minimum size of one acre, whereas the current zoning requires a minimum lot size of five acres.

The property contains a historic resource, the Farnsworth House, that is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, the property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). The purpose of the HRRB's review was to determine whether the proposed rezoning poses "no effect" or "adverse effect" on the historic resources.

This letter is to confirm that, in view of the current zoning of the property which allows development of single-family homes on five acre lots, the HRRB determined the proposed rezoning poses NO EFFECT on either of the historic resources.

Please call me if you have any questions about this letter.

Sincerely,

Tom Hiznay, AICP, Executive Planner  
Development Services Department

CC: Nancy Takemori, Sr. Asst. County Attorney  
Brian Grady, Executive Planner, DSD  
Isis Brown, Planner, DSD

**BOARD OF COUNTY  
COMMISSIONERS**

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**INTERNAL AUDITOR**

Peggy Caskey

**DEPUTY COUNTY ADMINISTRATOR**

Gregory S. Horwedel



# **VERBATIM TRANSCRIPT**



HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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)  
IN RE: )  
)  
ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, February 14, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 8:48 p.m.

PLACE: Robert W. Saunders, Sr. Public  
Library  
Ada T. Payne Community Room  
1505 N. Nebraska Avenue  
Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
February 14, 2022  
ZONING HEARING MASTER: SUSAN FINCH

C1:  
Application Number: RZ-STD 22-0077  
Applicant: Sizemore Properties, LLC; Jay  
Sizemore  
Location: SE side of S County Road 39 &  
Swilley Rd.  
Folio Number: 093184.0000, 093213.0000,  
093214.0000 & 093215.0000  
Acreage: 77.75 acres, more or less  
Comprehensive Plan: R-1  
Service Area: Rural  
Existing Zoning: SPI-HC, 05-0901 & AR  
Request: Rezone to ASC-1

1 MR. GRADY: The next item is agenda item  
2 C-1, Rezoning-Standard 22-077 [22-0077]. The  
3 request is to rezone from AR to ASC-1.

4 Isis Brown will provide staff recommendation  
5 after presentation by the applicant.

6 HEARING MASTER FINCH: Good evening.

7 MR. HORNER: Good evening, Madam Hearing  
8 Master. I'm Michael Horner, 14502 North Dale Mabry  
9 Highway, Tampa, 33618, representing Sizemore  
10 Properties, LLC. I'll be brief.

11 Ms. Finch, we were here in December, I  
12 believe, and we recognize that there was a small  
13 northwest parcel of this tract. If I may point it  
14 out. It would be this folio, Ms. Finch, 93215,  
15 which is about .2 -- .35 acres.

16 And it was recognized that since it is  
17 deemed SPI-HC, Special Public Interest-Hillsborough  
18 County, resource-protected, that we would need to  
19 continue this case and seek a hearing before  
20 Hillsborough County Resource Board.

21 That hearing was conducted on January 18th.  
22 I'm going to file the record, if you don't already  
23 have a copy of that approval of that board finding.  
24 That finding to be no impact or no affect is the  
25 term that they used. And we believe that that

1 issue has now been put aside.

2 Just so you know, we didn't just protect it.  
3 We removed it. So we are no longer seeking a  
4 rezoning of that tract. It's still a large parcel.  
5 It's 77.7 acres. Now it's about 77.35 acres. We  
6 are within the RES-1 of the Comp Plan. We have  
7 worked through all the other issues.

8 It's not a PD. We do have some wetlands.  
9 We certainly acknowledge that we have to go through  
10 that delineation prior to any subdivision platting  
11 or permitting. That being said, we're willing to  
12 proceed with that caveat.

13 Also, this tract is surrounded by similar  
14 ASC-1 and AS-1 zoning. We are consistent with the  
15 RES-1 plan sector, which allows for the 1-acre  
16 lots. The Hillsborough County Board was aware of  
17 that. So certainly we went through the zoning  
18 requirements for the ASC-1 district.

19 I would note that this is probably our third  
20 or fourth rezoning representing the Sizemore  
21 Properties, LLC. We had three parcels -- tracts, I  
22 should say south of Keysville Road to the south.  
23 We are on the northern side. Of course, southeast  
24 of Swilley Road.

25 My client is of the agricultural business.

1 My client is JayMar Produce. He is not a  
2 developer. So this is more of an estate planning  
3 process. My client will not be developing it.  
4 There's no contracts to develop this property.

5 There are two structures on this property.  
6 One was the one that we just deleted and removed,  
7 and that is referred to as the Lewis Good Gulf  
8 Shell Station, historical structure, certainly on  
9 the landmark status papers. And we rightly deleted  
10 that for any further consideration.

11 My client has maintained that. My client  
12 has worked around that site to make sure that the  
13 structurally at least it's intact and it's  
14 protected.

15 The other structure is noted as the  
16 Farnsworth residence. It's a beautiful two-story  
17 architecturally from the period, 100 years old or  
18 so. Actually, my client's daughter, Jennifer  
19 Sizemore and her family are now attempting to move  
20 in and rehabilitate that structure.

21 So that is not on the landmark status. It's  
22 not protected. It's simply a historical structure.  
23 So I want to make it very clear that we have no  
24 intention of impacting on to those two structures.  
25 In fact, actually rehab and protect.



1           We have uniformed recommendations of  
2 approval, findings of consistency. We have no  
3 objections from any review agency. I'm going to  
4 file this paperwork in the record for you from the  
5 HRRB and happy to answer any questions. Thank you.

6           HEARING MASTER FINCH: Just a quick  
7 clarification to make sure I understand. So  
8 previously that historical property was included in  
9 your acreage and now it has been leased out?

10          MR. HORNER: Yes, ma'am.

11          HEARING MASTER FINCH: Understood.

12          MR. HORNER: And, in fact, on the notice,  
13 that was the primary reason to continue. It is in  
14 the protection of the Special Public Interest as we  
15 did not reflect that as SPI-HC and AR to ASC-1.  
16 It's two-fold.

17                We've removed that property entirely, and  
18 then our notice was cured for the defect of just  
19 simply being AR to ASC-1.

20          HEARING MASTER FINCH: Okay. Thank you so  
21 much. If you could please sign in.

22                Development Services.

23          MS. BROWN: Good evening. Isis Brown,  
24 Development Services, reporting case Standard  
25 Rezone 22-0077.

1           The request is to rezone from the existing  
2           Agricultural Rural, AR, zoning district to the  
3           Agricultural Single-Family Residential zoning  
4           district one.

5           The proposed zoning district for ASC-1  
6           permits agricultural and related uses And  
7           single-family conventional developments on lots  
8           containing a minimum of 1 acre.

9           As listed by -- by the applicant and agent,  
10          the folio numbers and that the SP -- get this  
11          wrong, sorry -- SPI-HC. That property on the  
12          very -- it'd be the east side has been deleted.

13          It's -- the subject parcel's approximately  
14          73 acres located east of South County Road 39 and  
15          north of East Keysville Road. It's located in the  
16          Rural Service Area and located in the East Rural  
17          Community Plan Area.

18          The Future Land Use of the property is  
19          RES-1. Surrounding areas to the west, RES-1;  
20          immediately to the east, AR and RES-1. I'm sorry.  
21          To the west, north, and south is RES-1 and  
22          immediately to the east is AR and RES-1.

23          The current density and intensity of the  
24          property is one dwelling unit per 5 acres, and the  
25          proposed density is going to be one dwelling unit

1 per 1 acre.

2 The property is surrounded on the north side,  
3 AS-1 and AM, Agricultural Mining. To the immediate  
4 south, AR and AS-1; and then to the immediate east,  
5 it's AR, AM, and AS-1. And then to the immediate  
6 west is County Road 39, AS-1, AR, ASC-1, and of  
7 course, the SPI-HC historic property.

8 Current zoning, it's AR with mathematical  
9 maximum of 15 dwelling units, give or take,  
10 proposed would be 77, but that is not the case.  
11 You have to take into consideration the reduced  
12 roads and stormwater and other improvements. And  
13 as the agent did state, there is some wetlands on  
14 the property.

15 The site is located in an area comprised of  
16 agricultural and single-family residential uses.  
17 The majority of the area on the site is within the  
18 RES-1 Future Land Use Category, which permits  
19 agricultural and single-family residential.

20 The property is adjacent to similar zoning  
21 districts. The size and depth of the property in  
22 relation to other adjacent agricultural and  
23 residential uses would create a zoning development  
24 pattern that is consistent with the existing zoning  
25 and development pattern of agricultural and

1 residential uses. The zoning districts in the  
2 area.

3 The site is located on the side of  
4 Hillsborough County Urban Service Area. Therefore,  
5 the subject property should be serviced by private  
6 well, water, and septic.

7 Additional findings. The Farnsworth house  
8 property, part of this rezone application, RZ  
9 22-007 [22-0077] contains a historic resource. The  
10 Farnsworth house is listed on the Historic Resource  
11 Inventory listed as FMSF 8HI00204.

12 Additionally, the Farnsworth house property  
13 is adjacent to designated historic landmark, the  
14 Lewis Good Gulf Service Station registered as FMSF  
15 8HI01028.

16 However, per HRRB review of Rezoning 21- --  
17 22-007 [22-0077], which is listed in the record,  
18 HRBB [HRRB] determined the proposed rezone poses no  
19 effect on either of the historic resources listed  
20 above.

21 Based on the RES-1 Future Land Use  
22 classification, the surrounding and development  
23 pattern, and the proposed use of development  
24 standards for ASC-1 zoning district, staff finds  
25 the request approvable.

1 I'm available for any questions.

2 HEARING MASTER FINCH: Just a quick comment,  
3 Ms. Brown. It looks like based on Mr. Horner's  
4 testimony and my question to him that that finding  
5 under 5.1, the report needs to be changed, if I'm  
6 understanding it correctly, because he's now  
7 removed that part of the property from this  
8 application, the Farnsworth house property.

9 And it looks like the header's also for your  
10 staff report need to be updated to the proper  
11 dates. But is that your understanding that this  
12 application's been revised to less out the  
13 Farnsworth property. Correct?

14 MS. BROWN: Yes, ma'am.

15 HEARING MASTER FINCH: Okay. Thank you so  
16 much.

17 All right. Then we'll go to the Planning  
18 Commission.

19 MS. PAPANDREW: Andrea Papandrew, Planning  
20 Commission staff.

21 Subject property is within the Residential-1  
22 Future Land Use Category. It is within the Rural  
23 Service Area, and it is not located within a  
24 community plan.

25 The subject site meets the intent of



1 Objective 4 and Policy 4.1 of the Future Land Use  
2 Element by maintaining the low density, large lot  
3 residential character of the Rural Area.

4 According to Objective 9, all development  
5 must comply with all federal, state, and local land  
6 development regulations. Policy 9.1 states that  
7 each land use plan category shall have a set of  
8 zoning districts that may be permitted within that  
9 land use plan category.

10 This site is located in the Rural Area and  
11 has a Future Land Use classification of  
12 Residential-1, which permits one dwelling unit per  
13 gross acre. The intent of the Residential-1  
14 category is designate areas for low density, large  
15 lot residential uses that are compatible with  
16 short-term agricultural uses.

17 The proposal to rezone the subject site to  
18 Agricultural Single-Family Conventional-1 meets the  
19 requirements of Residential-1 Future Land Use  
20 Category and Objective 9 and policies 9.1 and 9.2.

21 Objective 16 and its policies protect  
22 existing neighborhoods and development by ensuring  
23 compatibility with the surrounding area through  
24 various buffering requirements and mitigation  
25 techniques.

1 Policies 16.8, specifically, requires the  
2 density and lot sizes of the surrounding area to be  
3 compatible with new development. The existing uses  
4 in the area are primarily agricultural with low  
5 density residential dwellings.

6 Policy 16.10 states that any density  
7 increase shall be compatible with existing,  
8 proposed, or planned surrounding development.

9 Compatibility is defined as the  
10 characteristics of different uses or activities or  
11 design which allow them to be located near or  
12 adjacent to each other in harmony. Compatibility  
13 does not mean the same as, rather it refers to the  
14 sensitivity of development, proposals, and maintain  
15 the character of existing development.

16 In this case, the surrounding area has  
17 existing Agricultural Single-Family Conventional-1  
18 zoning districts and preserves the existing rural  
19 residential character of the area.

20 The proposal meets the intent of Objective  
21 16 and Policy 16.1, 16.2, 16.3, 16.8, and 16.10.  
22 The proposed rezoning also meets the intent of the  
23 Agricultural General and Retention Policies 29.4  
24 and 30.6 that provide for the preservation  
25 expansion of agricultural-unrelated uses,

1 especially in the Rural Area.

2 In addition, the proposed to allow for  
3 development that's consistent with Goal 7, which  
4 seeks to preserve rural residential areas, and Goal  
5 12, which directs development to be compatible with  
6 existing and Planned Development pattern found in  
7 the surrounding area.

8 Based upon the above considerations,  
9 Planning Commission staff finds the proposed  
10 rezoning consistent with the Future of Hillsborough  
11 Comprehensive Plan for unincorporated Hillsborough  
12 County. Thank you.

13 HEARING MASTER FINCH: Thank you. I  
14 appreciate it.

15 All right. Is there anyone in the room or  
16 online that would like to speak in support of this  
17 application? Anyone in support?

18 Seeing no one, anyone in opposition to this  
19 request?

20 MR. REGISTER: We have one opposition in  
21 person.

22 HEARING MASTER FINCH: Okay. In person or  
23 online?

24 MR. REGISTER: In person. Richard Everett.

25 HEARING MASTER FINCH: All right. Is there

1 anyone in the room that would like to speak in  
2 opposition? I don't see anyone coming. All right.

3 And you're sure no one online?

4 MR. REGISTER: No one online.

5 HEARING MASTER FINCH: All right. Then with  
6 that, we'll go to Development Services. Anything  
7 else?

8 MR. GRADY: Nothing further, other than we  
9 will update the report and make those changes, and  
10 I believe also the graphics need to be updated  
11 also.

12 HEARING MASTER FINCH: All right. Thank you  
13 so much.

14 All right. Mr. Horner, we'll go back to you  
15 for rebuttal. You have five minutes.

16 MR. HORNER: Thank you, Ms. Finch. I'll be  
17 brief. I just want to make sure I didn't  
18 misrepresent anything here.

19 The historically designated landmark is the  
20 Lewis Good Gulf Station at the northwest corner,  
21 which we removed. The Farnsworth here, that is not  
22 a landmark status, but it's recognized as a  
23 historical structure.

24 So we did not less out this structure  
25 because my client's daughter, her family are moving

1           into it. Ms. Finch, it's located right here.

2                   HEARING MASTER FINCH: All right. So is  
3           that what was subject to the Historic Resources  
4           Board finding?

5                   MR. HORNER: They reviewed both, but the  
6           distinction was one is a landmark and one is just a  
7           historical structure. They ruled that there's no  
8           adverse impact on both structures of this rezoning.

9                   So I just want to let you know we're not  
10          removing the Farnsworth structure. It will be  
11          zoned ASC-1, and then our clients will certainly  
12          protect it by developing around it.

13                   HEARING MASTER FINCH: All right. So I just  
14          want to make sure. So then the staff report would  
15          be correct when it says the Farnsworth house  
16          property, parentheses, part of this rezoning  
17          application, that's accurate?

18                   MR. HORNER: That's right.

19                   HEARING MASTER FINCH: Okay. So tell me the  
20          name just for the record of the off-site historic  
21          property. The Lewis --

22                   MR. HORNER: It's the Lewis Good Gulf  
23          Station.

24                   HEARING MASTER FINCH: All right.

25                   MR. HORNER: Old service station tanks



1 removed. Now it's just remnant, cinder block  
2 structure. It was a country store, an antique  
3 store, and now it's, I think, just being  
4 maintained.

5 HEARING MASTER FINCH: And the Historic  
6 Resources Board reviewed both, both that off-site  
7 and you're on-site property and found no effect for  
8 both structures?

9 MR. HORNER: Yes, ma'am.

10 HEARING MASTER FINCH: Okay. Thank you.

11 MR. HORNER: Thank you very much.

12 HEARING MASTER FINCH: All right. Then with  
13 that, we'll close Rezoning 22-0077 and go to the  
14 next case.

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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IN RE: )
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ZONE HEARING MASTER )
HEARINGS )
)
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ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH  
Land Use Hearing Master

DATE: Monday, December 13, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:10 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 130  
Clearwater, FL 33762  
(800) 337-7740

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P R O C E E D I N G S

HEARING MASTER FINCH: Good evening. If you could please stand for the Pledge of Allegiance.

(Pledge of Allegiance.)

HEARING MASTER FINCH: Thank you. Please be seated. Good evening, everyone. I want to welcome you to the December 13th, 2021, Zoning Hearing Master Hearing.

My name is Susan Finch, and I'll be presiding as the Hearing Master over tonight's cases. Let me start by introducing Mr. Brian Grady. He's to my left. He's with the Development Services Department, and he will introduce other staff members as well as go over any changes to tonight's agenda.

Mr. Grady.

MR. GRADY: Good evening, Madam Hearing Officer. Again, for the record, Brian Grady, Hillsborough County Development Services Department.

We do have one change to the agenda. It's on page 8 [10] of the published agenda. It's agenda item C-5, Rezoning-Standard 22-0077. We're going to need to continue this item to the February ZHM hearing.

1           Rosa, what's the February date? 12/14 --  
2           February 14th Zoning Hearing Master Hearing. The  
3           reason being is that there is a parcel that's --  
4           that's zoned SPI-HC, which is a historic resource  
5           designation zoning that the applicant's going to be  
6           removing from the application.

7           However, that also requires review by the  
8           Historic Resources Review Board before it goes to  
9           Zoning Hearing Master and, therefore, in order to  
10          allow time for that review to occur, we need to  
11          continue to February 14th Zoning Hearing Master  
12          Hearing.

13          HEARING MASTER FINCH: All right. That was  
14          one of my questions. Okay. So that's just an  
15          automatic.

16          So if anyone is here for agenda item C-5,  
17          Rezoning-Standard 22-0077, that's going now to the  
18          February 14th, 2021, Zoning Hearing Master Hearing  
19          at 6:00 p.m.

20          MR. GRADY: 2022.

21          HEARING MASTER FINCH: 2022. That will be  
22          hard to say.

23          MR. GRADY: That's the only change to the  
24          agenda. So I will go now -- I will go through the  
25          published withdrawals, continuances beginning on



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**



DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # MM 22-0102	PLEASE PRINT NAME <u>MATT NEWTON</u> MAILING ADDRESS <u><del>3300</del> 101 E. KENNEDY BLVD. #2800</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-727-4026</u>
--------------------------------	--

APPLICATION # MM 22-0169	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u><del>33706</del> 33701</u> PHONE <u>804-1760</u>
--------------------------------	---

APPLICATION # RZ 22-0077	PLEASE PRINT NAME <u>Michael Horner</u> MAILING ADDRESS <u>14502 N. Dale Mabry Hwy.</u> CITY <u>T</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>962-2377</u>
--------------------------------	---

APPLICATION # RZ 22-0330	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>804-1760</u>
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APPLICATION # MM 21-1108	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3610 Northdale Blvd Ste 100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-949-7440</u>
--------------------------------	--

APPLICATION # RZ 21-1329	PLEASE PRINT NAME <u>Nick Brackin</u> MAILING ADDRESS <u>3211 Stonebridge Tr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>813-453-7597</u>
-----------------------------	---

DATE/TIME: 2/14/22 6pmHEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>21-1329</u> <u>VS</u>	PLEASE PRINT NAME <u>Jennifer Grissom</u> MAILING ADDRESS <u>12406 PONY COURT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33626</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>Alexis Crespo</u> MAILING ADDRESS <u>10401 Highland Manor Dr.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>235 850 8525</u>
APPLICATION # <u>RZ</u> <u>21-1335</u>	PLEASE PRINT NAME <u>STEVE HENRY</u> MAILING ADDRESS <u>503 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0639</u>
APPLICATION # <u>MM</u> <u>VS 21-1339</u>	PLEASE PRINT NAME <u>Truett Gardner</u> MAILING ADDRESS <u>400 N. Ashley Dr. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION # <u>RZ</u> <u>21-1340</u>	PLEASE PRINT NAME <u>William H. Kelly</u> MAILING ADDRESS <u>325 S. Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>254-7157</u>

DATE/TIME: 2/14/22 6pm HEARING MASTER: Susan Finch

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

APPLICATION # <u>RZ</u> <u>22-0222</u>	PLEASE PRINT NAME <u>Isabelle Olsch</u> MAILING ADDRESS <u>1000 N Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620-4500</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>Nicole Neugebauer</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-407-1686</u>
APPLICATION # <u>MM</u> <u>22-0224</u>	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E. Jackson St Suite 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____





FEBRUARY 14, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, February 14, 2022, at 6:00 p.m., held virtually.

☐ Susan Finch, ZHM, called the meeting to order at 6:00 p.m., and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

☐ Brian Grady, Development Services, introduction/reviewed the changes/withdrawals/continuances.

D.6. MM 22-0102

☐ Brian Grady, Development Services, calls MM 22-0102.

☐ Matthew Newton, applicant rep, presents testimony.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/continues to April 18, 2022.

☐ Brian Grady, Development Services, continues the changes/withdrawals/continuances.

☐ Susan Finch, ZHM, overview of ZHM process.

☐ Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

☐ Susan Finch, ZHM, Oath

B. REMANDS

B.1. MM 21-0169

☐ Brian Grady, Development Services, calls MM 21-0169.

☐ Todd Pressman, applicant rep, presents testimony and submits exhibits.

☐ Tania Chapela, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions.

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

Todd Pressman, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to Planning Commission.

Andrea Papandrew, Planning Commission, answers ZHM questions

Susan Finch, ZHM, closes MM 21-0169.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 22-0077

Brian Grady, Development Services, calls RZ 22-0077.

Michael Horner, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions.

Isis Brown, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Isis Brown, Development Services, answers ZHM questions.

Andrea Papandrew, Planning Commission, staff report.

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

Michael Horner, applicant rep, provides rebuttal.

Susan Finch, ZHM, questions to applicant rep.

Michael Horner, applicant rep, answers ZHM questions and continues rebuttal.

Susan Finch, ZHM, closes RZ 22-0077.



C.2. RZ 22-0330

- ☒ Brian Grady, Development Services, calls RZ 22-0330.
- ☒ Todd Pressman, applicant rep, presents testimony.
- ☒ Chris Grandlienard, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 22-0330.

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

D.1. MM 21-1108

- ☒ Brian Grady, Development Services, calls MM 21-1108.
- ☒ Dallas Evans, applicant rep, presents testimony and submits exhibits.
- ☒ Tim Lampkin, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes MM 21-1108.

D.2. RZ 21-1329

- ☒ Brian Grady, Development Services, calls RZ 21-1329.
- ☒ Nick Brackin, applicant rep, presents testimony.
- ☒ Jennifer Grissom, applicant rep, presents testimony.
- ☒ Michelle Heinrich, Development Services, staff report.
- ☒ Andrea Papandrew, Planning Commission, staff report.
- ☒ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1329.

D.3. RZ 21-1335

- ☒ Brian Grady, Development Services, calls RZ 21-1335 and noted the application would be heard at the March 8, 2022, BOCC meeting.

☐ Kami Corbett, applicant rep, presents testimony.

☐ Alexis Crespo, applicant rep, presents testimony and submits exhibits.

☐ Steve Henry, applicant rep, presents testimony and submits exhibits.

☐ Brian Grady, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services/applicant rep/closes RZ 21-1335.

D.4. MM 21-1339

☐ Brian Grady, Development Services, calls MM 21-1339.

☐ Truett Gardner, applicant rep, presents testimony.

☐ Susan Finch, ZHM questions to applicant rep.

☐ Truett Gardner, applicant rep, answers ZHM questions and continues testimony.

☐ Tim Lampkin, Development Services, staff report.

☐ Andrea Papandrew, Planning Commission, staff report.

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

☐ Tim Lampkin, Development Services, continues testimony.

☐ Susan Finch, ZHM, calls for applicant rep/closes MM 21-1339.

D.5. RZ 21-1340

☐ Brian Grady, Development Services, calls RZ 21-1340.

☐ William Molloy, applicant rep, presents testimony.

☐ Susan Finch, ZHM, questions to applicant rep.

☐ William Molloy, applicant rep, answers ZHM questions and continues testimony.

☐ Michelle Heinrich, Development Services, staff report.

Andrea Papandrew, Planning Commission, staff report.

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

William Molloy, applicant rep, proves rebuttal.

Susan Finch, ZHM, closes RZ 21-1340

D.7. RZ 22-0222

Brian Grady, Development Services, calls RZ 22-0222.

Susan Finch, ZHM, Oath.

Isabelle Albert, applicant rep, presents testimony.

Tim Lampkin, Development Services, staff report.

Susan Finch, ZHM, questions to Development Services.

Tim Lampkin, Development Services, answers ZHM questions and continues testimony.

Andrea Papandrew, Planning Commission, staff report.

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

Isabelle Albert, applicant rep, presents rebuttal.

Susan Finch, ZHM, closes RZ 22-0222

D.8. MM 22-0224

Brian Grady, Development Services, calls MM 22-0224.

Nicole Neugebauer applicant rep, presents testimony.

Susan Finch, ZHM, Oath.

Nicole Neugebauer, applicant rep, presents testimony and submits exhibits.

Susan Finch, ZHM, questions to applicant rep.

Nicole Neugebauer, applicant rep, answers ZHM questions.

MONDAY, FEBRUARY 14, 2022

- ☐ Sam Ball, Development Services, staff report.
- ☐ Susan Finch, ZHM, questions to Development Services
- ☐ Sam Ball, Development Services, answers ZHM questions.
- ☐ Andrea Papandrew, Planning Commission, staff report.
- ☐ Susan Finch, ZHM, calls for proponents/opponents/Development Services.
- ☐ Brian Grady, Development Services, continues testimony.
- ☐ Susan Finch, ZHM, calls for applicant rep.
- ☐ David Smith, applicant rep, presents rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Brian Grady, Development Services, responded to applicant.
- ☐ David Smith, applicant rep, continues rebuttal.
- ☐ Susan Finch, ZHM, closes MM 22-0224.

ADJOURNMENT

- ☐ Susan Finch, ZHM, adjourns the meeting.





# Hillsborough County Florida

## DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

January 19, 2022

Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy.  
Suite 200  
Tampa, FL 33618

**RE: HRRB Review of Rezoning RZ 22-0077**

Dear Mr. Horner,

At its January 19, 2022 meeting, the Historic Resources Review Board (HRRB) reviewed rezoning application RZ 22-0077 that is proposed for approximately 77 acres on the east side of County Road 39 near Swilley Road, north of Keysville Road. The rezoning seeks to change the property's zoning from AR to ASC-1 to allow subdivision of the property into single-family residential lots with a minimum size of one acre, whereas the current zoning requires a minimum lot size of five acres.

The property contains a historic resource, the Farnsworth House, that is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, the property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). The purpose of the HRRB's review was to determine whether the proposed rezoning poses "no effect" or "adverse effect" on the historic resources.

This letter is to confirm that, in view of the current zoning of the property which allows development of single-family homes on five acre lots, the HRRB determined the proposed rezoning poses NO EFFECT on either of the historic resources.

Please call me if you have any questions about this letter.

Sincerely,

Tom Hiznay, AICP, Executive Planner  
Development Services Department

CC: Nancy Takemori, Sr. Asst. County Attorney  
Brian Grady, Executive Planner, DSD  
Isis Brown, Planner, DSD

Application No. 22-077  
Name: Michael Horner  
Entered at Public Hearing: ZHM  
Exhibit # 7 Date: 2/14/22

## BOARD OF COUNTY COMMISSIONERS

Harry Cohen  
Ken Hagan  
Pat Kemp

Gwendolyn "Gwen" Myers  
Kimberly Overman  
Mariella Smith  
Stacy R. White

## COUNTY ADMINISTRATOR

Bonnie M. Wise

## COUNTY ATTORNEY

Christine M. Beck

## INTERNAL AUDITOR

Peggy Caskey

## DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

# Historic Resources Review Board

## January 18, 2022

Sizemore Properties, LLC

Lewis Good Gulf Station (Designated Landmark)

and the

Farnsworth House (Not Designated)

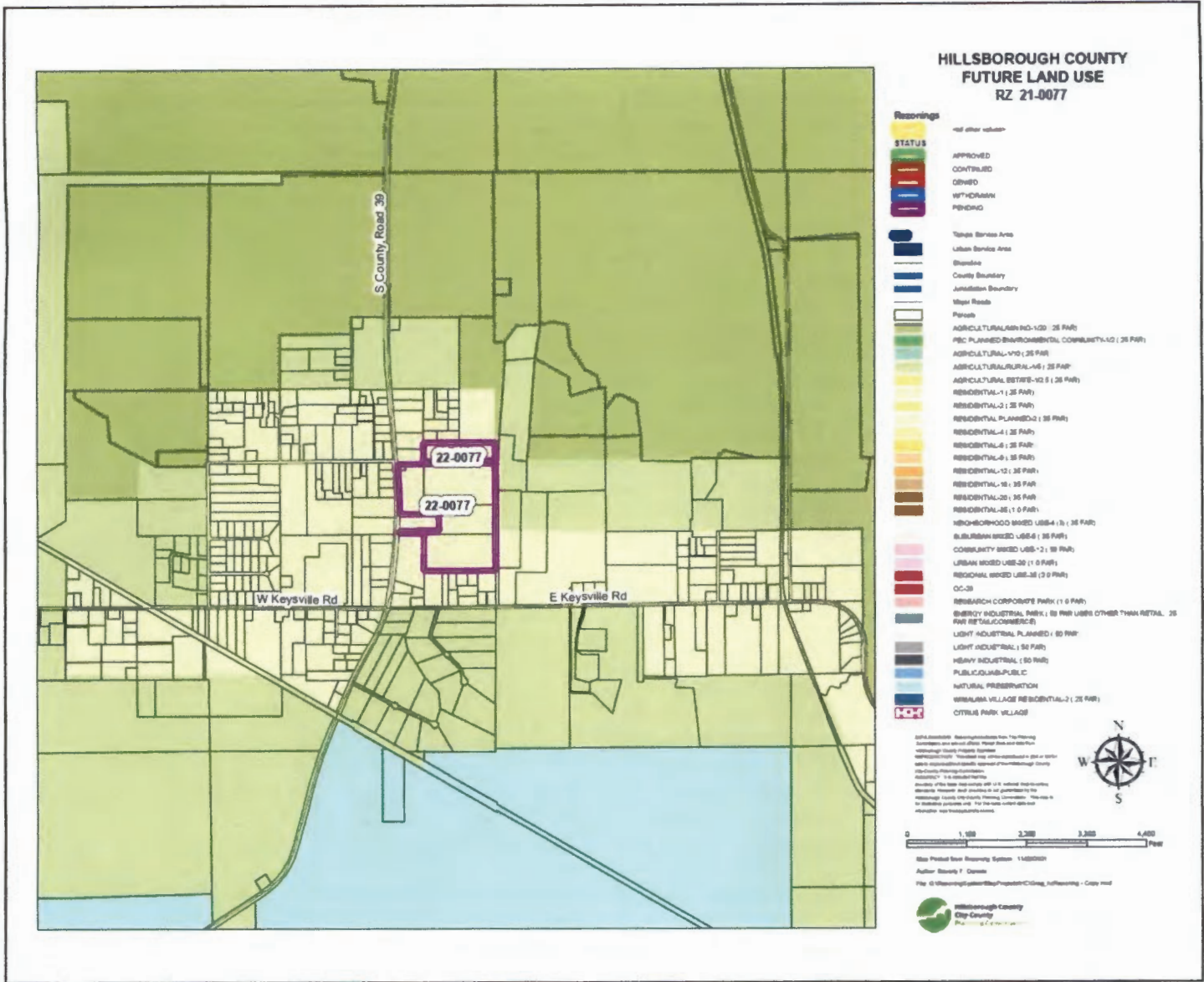






**2.0 LAND USE MAP SET AND SUMMARY DATA**

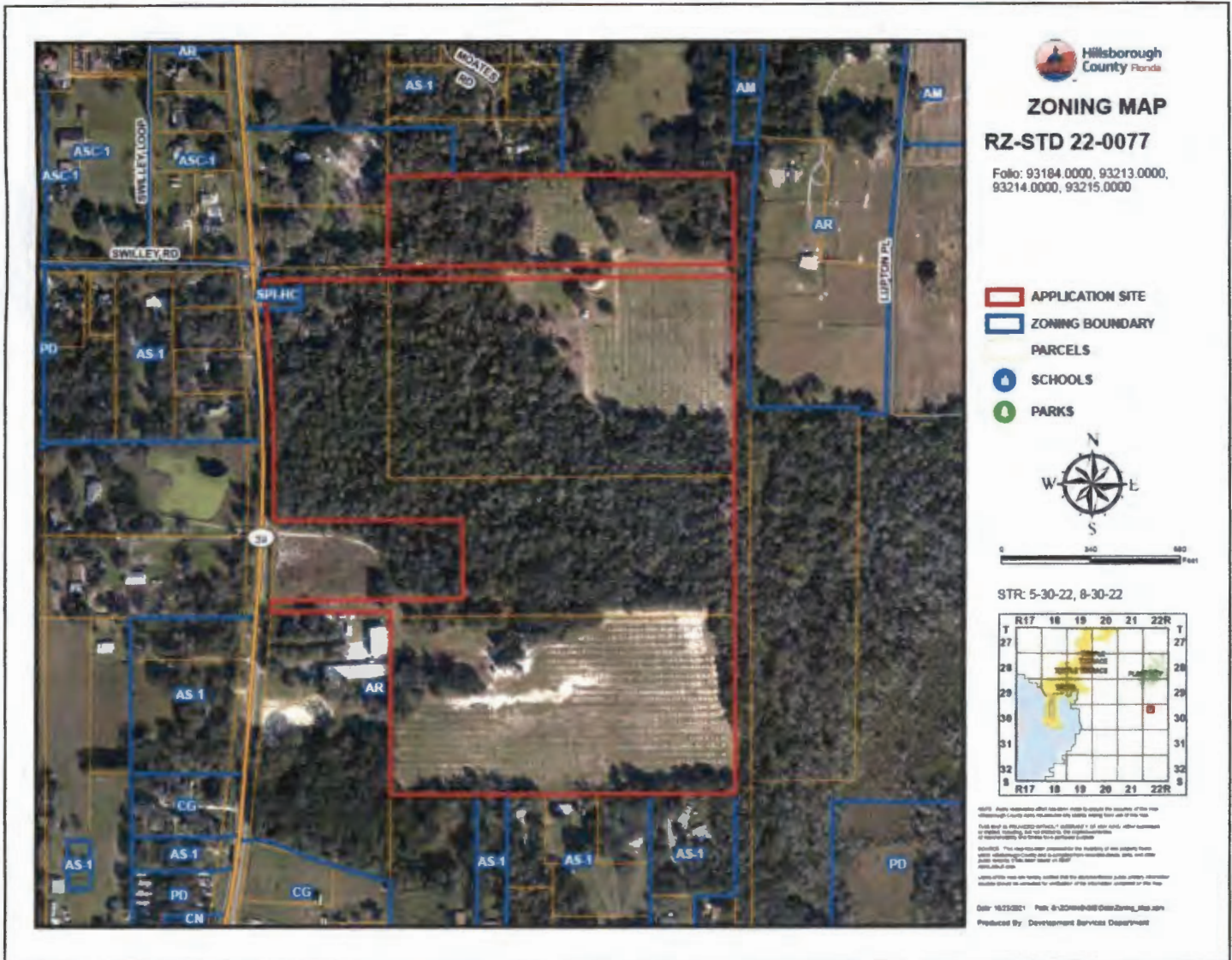
**2.2 Future Land Use Map**



Subject Site Future Land Use Category:	Residential -1 (RES-1)
Maximum Density/F.A.R.:	20 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.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.3 Immediate Area Map



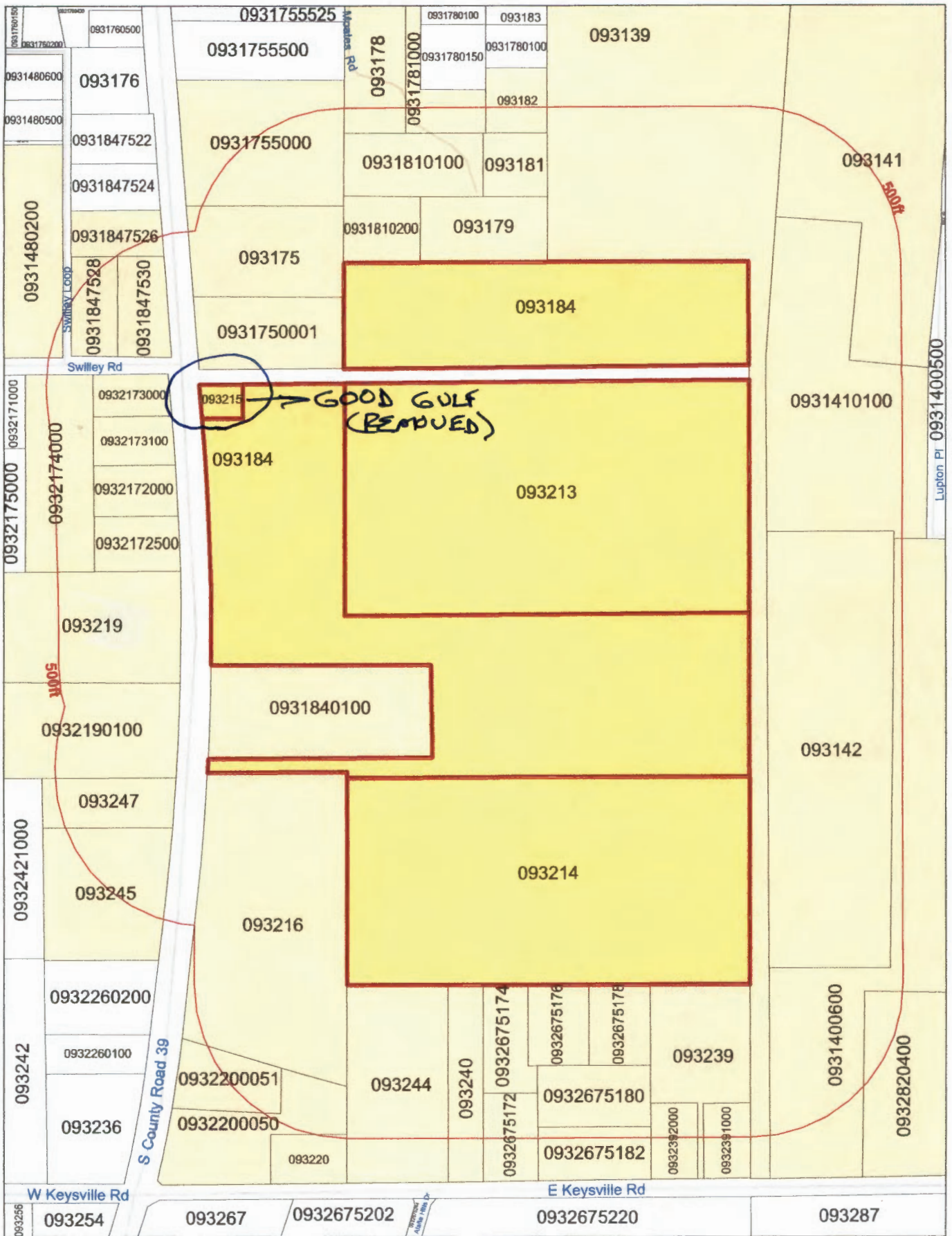
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 dwelling unit (du)/ 1 acre	Single-Family Residential/Agricultural.	Mobile Home
	Agricultural Mining (AM)	1 du/ 20 acres	Agricultural	Pasture/ Single-Family Residential











### Buffer/Variance Map

10/13/2021

500ft buffer map  
Hillsborough County  
Property Appraiser's Office

- Buffer distance
- Subject parcel(s)
- Parcels within buffer distance

**IMPORTANT NOTICE:**

\* THIS MAP IS NOT A SURVEY \*  
Per FLA. STAT. §119.071 (July 2019)  
Conflict (Confidential) parcels MAY NOT  
be displayed on this map or list.

This map may contain information produced &  
maintained by other agencies. Not to be used  
for fence or construction purposes.

\* ALL VALUES ARE SUBJECT TO CHANGE. \*

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THIS IS TO CERTIFY THAT THE FOREGOING IS A  
TRUE AND CORRECT COPY OF THE DOCUMENT ON  
FILE IN MY OFFICE. WITNESS MY HAND AND  
OFFICIAL SEAL THIS DAY: 10/13/2021  
BOB HENRIQUEZ  
County Property Appraiser

BY: Bob D. Henriquez









**PARTY OF  
RECORD**

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Thursday, February 10, 2022 9:54 AM  
**To:** Timoteo, Rosalina; Rome, Ashley; Brown, Isis  
**Subject:** FW: Rezoning RZ-STD 22-0077

**From:** Kelly Slevin <kellyslevin@hotmail.com>  
**Sent:** Thursday, February 10, 2022 9:45 AM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Rezoning RZ-STD 22-0077

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Rezoning RZ-STD 22-0077

I am writing in reference to the rezoning of parcel RZ-STD 22-0077.

As a longtime resident, it is sad to watch the greed take over our area.

Kids can't wait for their parents to kick the bucket so they can sell the land that's left to them with no regard to the consequences.

People moved to this area to get away from the traffic and city.

Developers want to come in here and destroy the nature and peace we have loved here for years.

This particular parcel should be designated as historic and stay preserved in its entirety.

It has natural springs, which need to be preserved. This state has a problem with preserving its water.

This parcel has protected gopher turtles, which developers claim to move but simply mow them over.

This parcel has two historic structures, which have been claimed will be preserved but will believe it when we see it.

This parcel has precious Native American archaeological value, which I don't believe anyone has cared to look for.

This parcel is on a busy highway with daily -sometimes deadly- accidents. We don't need more traffic.

If we wanted to live in Brandon, we would have moved there in the first place. All of this growth encroaching our beloved area is nothing but unnecessary greed and we want it known that we don't want it here.

Please help us preserve and protect this parcel and our area appropriately.

Thank you.

Kelly Flemister  
813-344-3335

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Thursday, February 10, 2022 9:54 AM  
**To:** Timoteo, Rosalina; Rome, Ashley; Brown, Isis  
**Subject:** FW: Rezoning RZ-STD 22-0077

**From:** Kelly Slevin <kellyslevin@hotmail.com>  
**Sent:** Thursday, February 10, 2022 9:45 AM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Subject:** Rezoning RZ-STD 22-0077

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Rezoning RZ-STD 22-0077

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People moved to this area to get away from the traffic and city.

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It has natural springs, which need to be preserved. This state has a problem with preserving its water.

This parcel has protected gopher turtles, which developers claim to move but simply mow them over.

This parcel has two historic structures, which have been claimed will be preserved but will believe it when we see it.

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This parcel is on a busy highway with daily -sometimes deadly- accidents. We don't need more traffic.

If we wanted to live in Brandon, we would have moved there in the first place. All of this growth encroaching our beloved area is nothing but unnecessary greed and we want it known that we don't want it here.

Please help us preserve and protect this parcel and our area appropriately.

Thank you.

Kelly Flemister  
813-344-3335

## Rome, Ashley

---

**From:** Hearings  
**Sent:** Thursday, February 3, 2022 9:46 AM  
**To:** Timoteo, Rosalina; Rome, Ashley; Brown, Isis  
**Subject:** FW: REZONING HEARING LETTER: APPLICATION NUMBER: RZ-STD 22-0077  
**Attachments:** Sizemore CR 39 ASC 1 HRB approval letter.pdf

### Marylou Norris

#### Administrative Specialist

Community Development Section  
Development Services Department

---

**P:** (813) 276-8398

**E:** [NorrisM@HCFLGov.net](mailto:NorrisM@HCFLGov.net)

**W:** [HCFLGov.net](http://HCFLGov.net)

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#### Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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Please note: All correspondence to or from this office is subject to Florida's Public Records law.

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**From:** Michael Horner <mdhorner.aicp@gmail.com>  
**Sent:** Thursday, February 3, 2022 9:18 AM  
**To:** STEVEN SPANGENBERG <PCHORSERANCH@msn.com>  
**Cc:** Hearings <Hearings@HillsboroughCounty.ORG>; Jay Sizemore <jay@jaymarproduce.com>; Donna Sizemore <donna@jaymarproduce.com>; Jennifer Sizemore <jennlsizemore@yahoo.com>  
**Subject:** Re: REZONING HEARING LETTER: APPLICATION NUMBER: RZ-STD 22-0077

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

We appreciate the concerns expressed in this email. Allow me to correct the record.

Please note that a separate hearing was held before the Hillsborough Historical Resources Board on January 19th, 2022 with a detailed review of both the Farnsworth structure (non designated/historical) and the Good Gulf station

structure (historical structure designation). This Board, after hearing testimony and documented evidence voted unanimously to find "NO EFFECT" of this rezoning on either of these two structures. (Letter Attached)

Further, this petition has been amended to completely remove the NW Good Gulf parcel from this application for rezoning, thus leaving it's protected SPI/HC zoning designation in place with no development proposed.

Lastly, our client's daughter, Jennifer Sizemore, and her family have decided to occupy the Farnsworth structure residence with rehabilitation and improvements proposed. They are a long term Plant City family who have been good stewards of their properties including this tract and referenced structures.

This proposed rezoning is for large estate lots for future possible development on behalf of the Sizemore family and heirs which is completely consistent with current development, zoning and land uses in this area as well as being deemed

Consistent with all applicable Goals, Objectives and Policies of the adopted Comprehensive Plan and the Land Development Code. The County can be assured this historical family and their heirs have no interest in 'destroying' this beautiful property or structures.

Sincerely,

**Michael D. Horner, AICP, Agent for Petitioner**  
**14502 North Dale Mabry Highway**  
**Suite 200**  
**Tampa, FL 33618**

**Phone: (813) 962-2395**

**Fax: (813) 488-4196**

On Wed, Feb 2, 2022 at 4:16 PM STEVEN SPANGENBERG <[PCHORSERANCH@msn.com](mailto:PCHORSERANCH@msn.com)> wrote:

Ref.: APPLICATION NUMBER: RZ-STD 22-0077

APPLICATION FILING DATE: 10/18/2021

TO WHOME IT MAY CONCERN

I am responding to the rezoning on the property that adjoins my property in Lithia, Florida.

First this Historic site was marked with a state Historic marker and years ago it was moved to the ballfield in Lithia, so some that have not lived here long may have forgot just how important this land is.

I'm sending a photo of the original sign that is at the ball field and a photo of the original post still where it was placed by the state. The 1930s gas station on the corner of this property is also a Historic building along with the old Ft Alafia Indian War stockade that has a marker on this property showing where the ft was...Not sure if the fuel tanks have ever been removed from the gas station, but I use to own it and there is a big concrete tank behind the building. There are Natural Florida springs that run off my property and onto, and thru the property they want to rezone on its way to the bay!!



Also, there is a 1900s house that Miss Farnsworth used to live in on the east end of the property it was in beautiful condition but since the Sizemore company bought it, allowed to go into disarray. This property is the HEART ❤️ of Lithia with so much History and freshwater springs running thru it that I cannot believe you would ever consider granting a rezoning to destroy this valuable piece of land in the HEART of Lithia. It is irreplaceable. It is probably one of the most important pieces of land in the State of Florida. I'm not even listed the gopher turtles and eagles that use that property. Also, I have heard for years there are Indian burial mounds on that property, which would make sense because they lived here for the freshwater springs..

I am asking to never let anyone destroy this property that could never be replaced. If the State was to buy it, it could have trails from these pieces all the way to Alderman Ford park, Park, on to the state park. I VOTE NO ON REZONING.

Thank you.





**Hillsborough**  
**County Florida**

**DEVELOPMENT SERVICES**

PO Box 1110, Tampa, FL 33601-1110  
(813) 272-5600

January 19, 2022

Michael D. Horner, AICP  
14502 N. Dale Mabry Hwy.  
Suite 200  
Tampa, FL 33618

**RE: HRRB Review of Rezoning RZ 22-0077**

Dear Mr. Horner,

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The property contains a historic resource, the Farnsworth House, that is listed on the Historic Resources Inventory (FMSF 8Hi00204). Additionally, the property is adjacent to a Designated Historic Landmark, the Lewis Good Gulf Service Station (FMSF 8Hi01028). The purpose of the HRRB's review was to determine whether the proposed rezoning poses "no effect" or "adverse effect" on the historic resources.

This letter is to confirm that, in view of the current zoning of the property which allows development of single-family homes on five acre lots, the HRRB determined the proposed rezoning poses NO EFFECT on either of the historic resources.

Please call me if you have any questions about this letter.

Sincerely,

Tom Hiznay, AICP, Executive Planner  
Development Services Department

CC: Nancy Takemori, Sr. Asst. County Attorney  
Brian Grady, Executive Planner, DSD  
Isis Brown, Planner, DSD

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22-0077