

Rezoning Application: RZ-STD 21-0970

Zoning Hearing Master Date: August 16, 2021

BOCC Land Use Meeting Date: October 12, 2021



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Chase Clark

FLU Category: Residential-1 (RES-1)

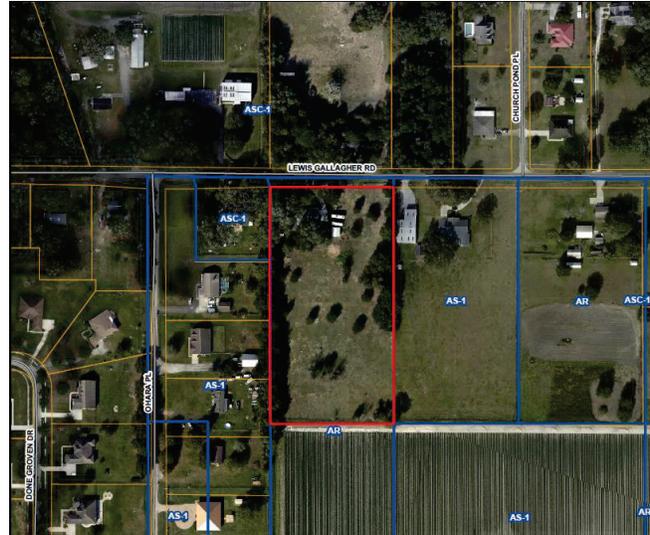
Service Area: Rural

Site Acreage: 4.88

Community Plan Area: None

Overlay: None

Request: Rezone from AR to ASC-1



Request Summary:

The existing zoning is Agricultural – Rural (AR) which permits agricultural and single-family uses pursuant to the development standards in the table below. The proposed zoning is Agricultural – Single-Family Conventional (ASC-1) to allow agricultural and single-family uses pursuant to the development standards in the table below.

Zoning:

	Current AR Zoning	Proposed ASC-1 Zoning
Uses	Agricultural and single-family	Agricultural and single-family
Mathematical Maximum*	1 dwelling	4 dwellings

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

Development Standards:

	Current AR Zoning	Proposed ASC-1 Zoning
Density / Intensity	1 du/ 5 gross acres	1 u/a
Lot Size / Lot Width	217,800 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	N/A

APPLICATION NUMBER: RZ-STD 21-0970

ZHM HEARING DATE: August 16, 2021

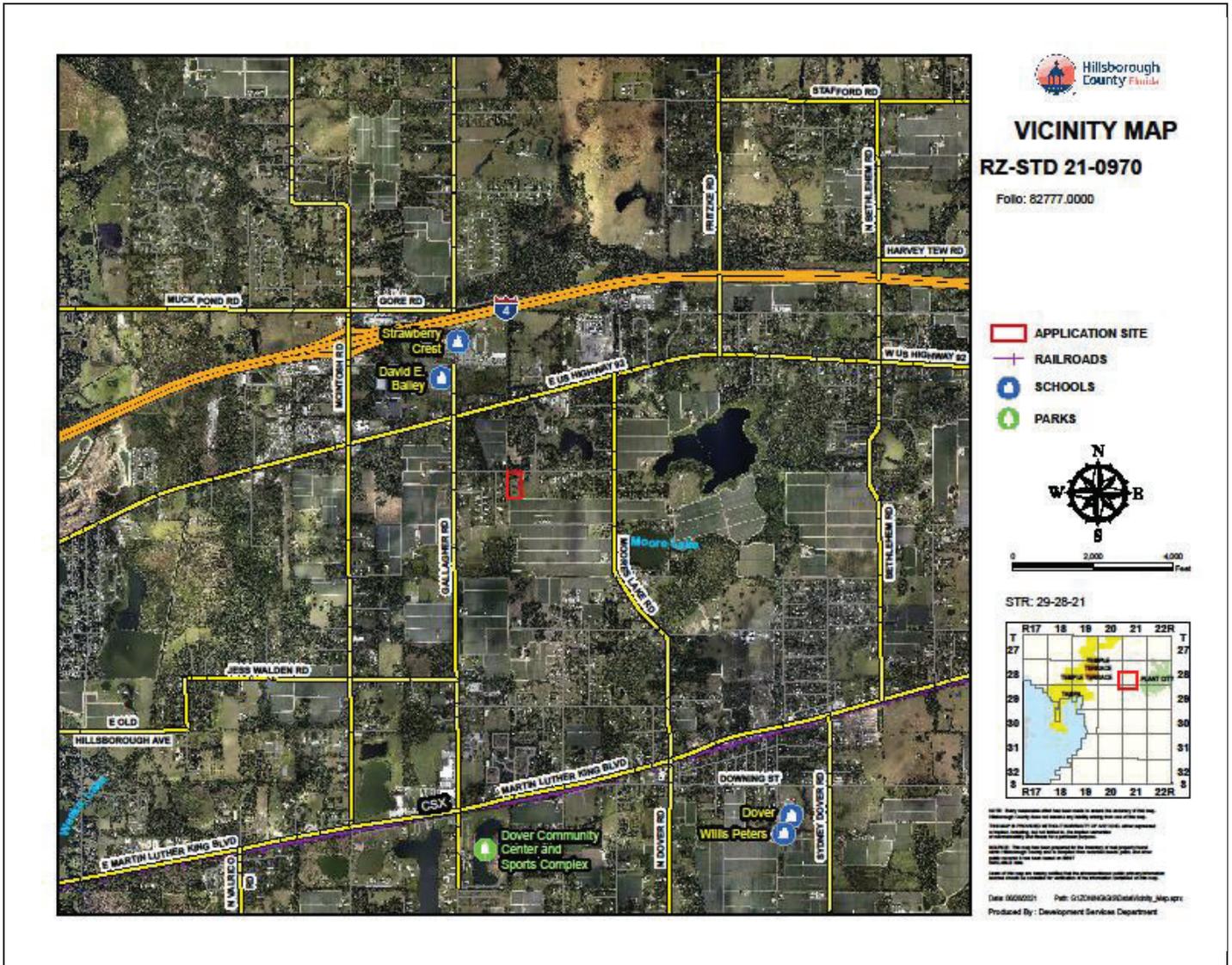
BOCC LUM MEETING DATE: October 12, 2021

Case Reviewer: Planner Chris Grandlienard

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

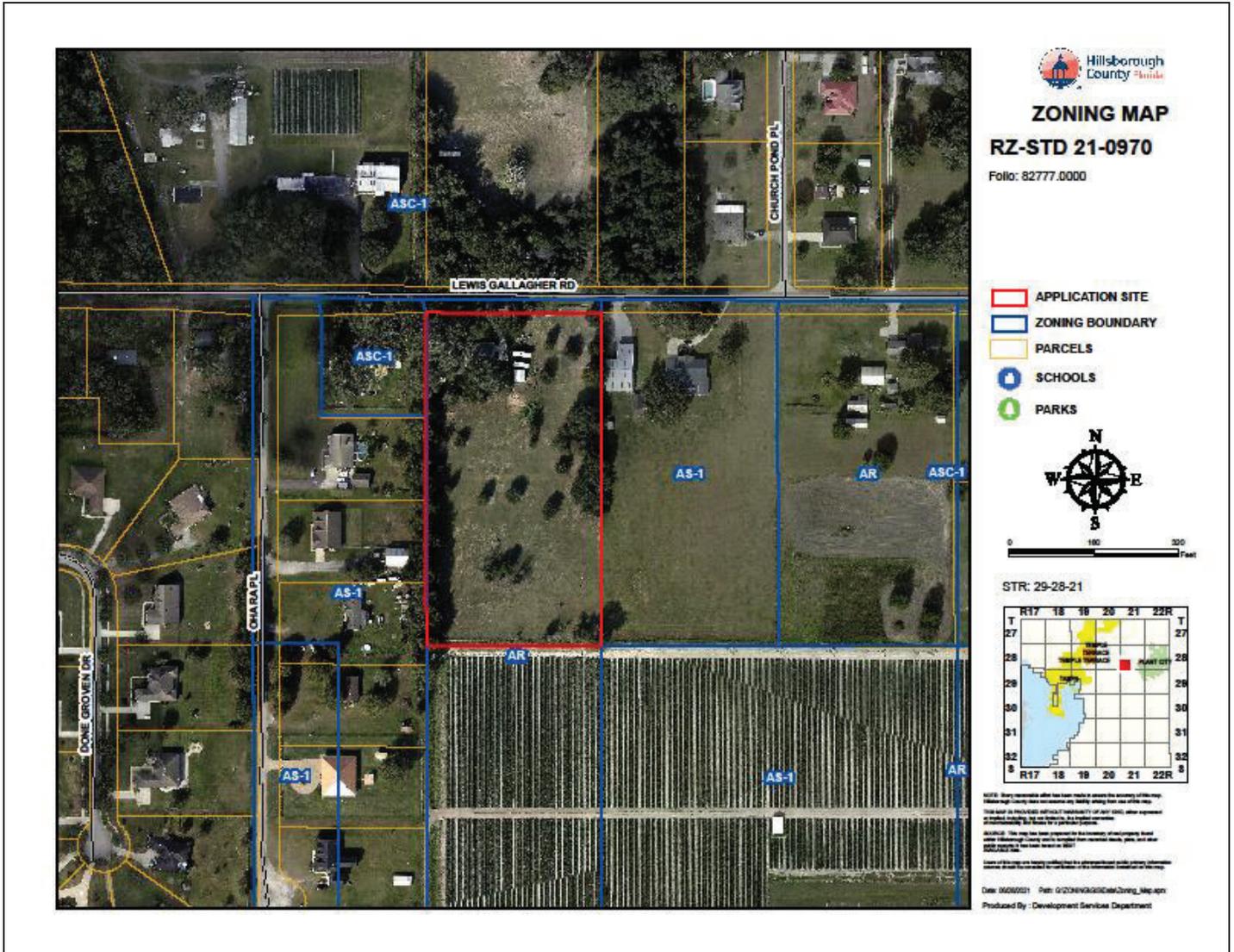


Context of Surrounding Area:

The area consists of single-family residential and agricultural uses. The subject parcel is adjacent to single family homes on every side, except the south where a farm operates.

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	ASC-1	1 du per ga/.25	Single-Family Residential	Single-Family Residential
South	AR	1 du per 5 ga/.25	Agricultural	Agricultural
East	AS-1	1 du per ga/.25	Single-Family Residential	Single-Family Residential
West	ASC-1, AS-1	1 du per ga/.25	Single-Family Residential	Single-Family Residential

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

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	38	3	4
Difference (+/-)	+29	+2	+3

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

5.0 IMPLEMENTATION RECOMMENDATIONS

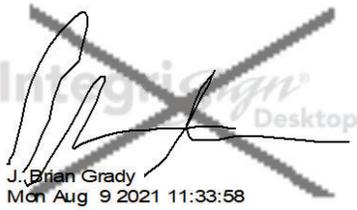
5.1 Compatibility

The majority of surrounding uses and zoning districts are similar to the request; rural single-family lots zoned ASC-1 and AS-1; therefore, the rezoning of the subject parcel from AR to ASC-1 would be consistent with the existing zoning pattern of the area.

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

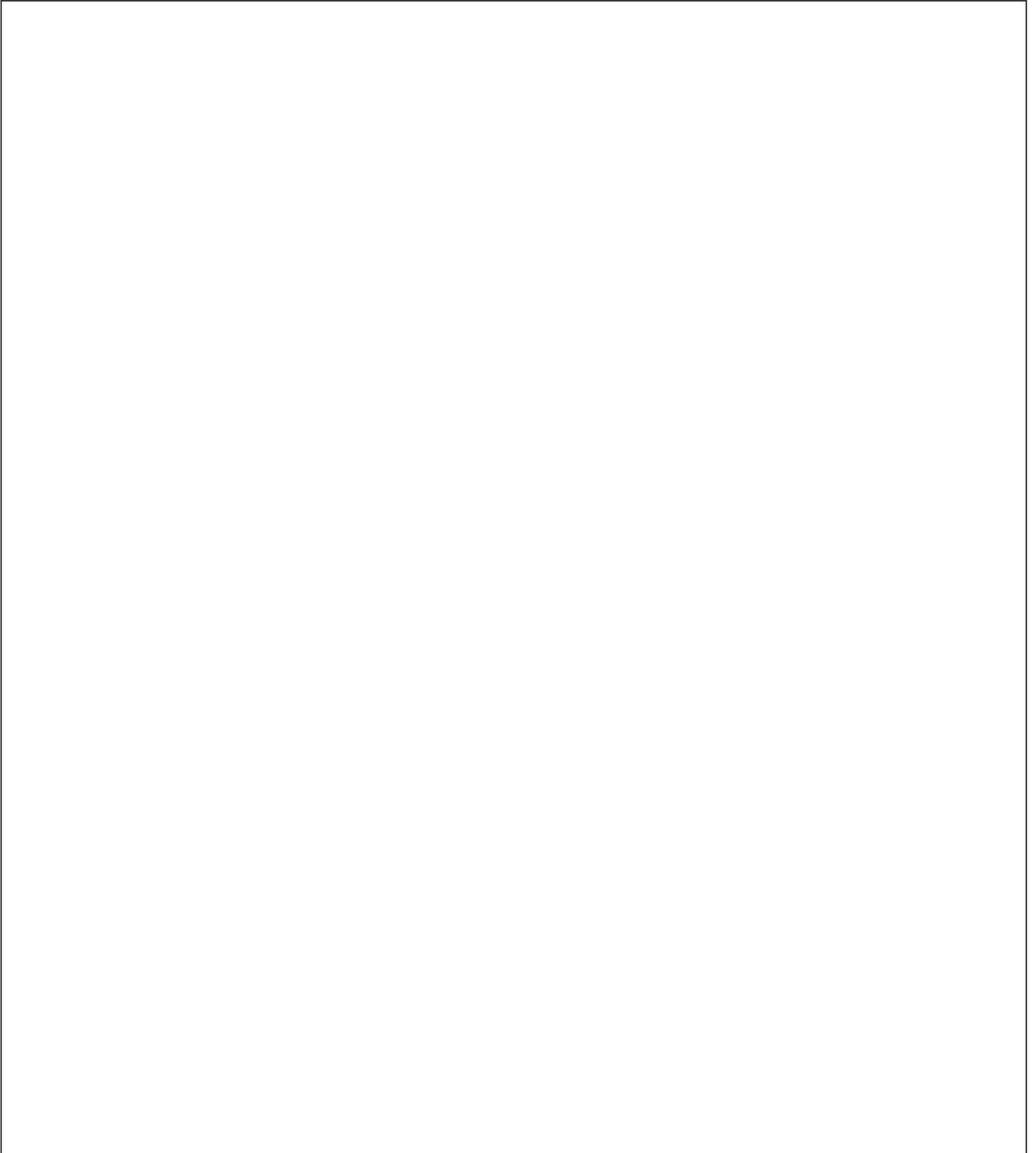
5.2 Recommendation

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Mon Aug 9 2021 11:33:58</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department **DATE:** 08/02/2021
REVIEWER: Alex Steady, Senior Planner **AGENCY/DEPT:** Transportation
PLANNING AREA/SECTOR: East Rural/Northeast **PETITION NO:** RZ-STD 21-0970

- 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 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 4.85 acres from Agricultural Rural -1/5 (AR-1/5) to Agricultural Single-Family Conventional (ASC-1). The site is located 0.26 miles east of the intersection of N Gallagher Rd and Lewis Gallagher Rd. The Future Land Use designation of the site is R-1.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR-1/5, 1 Single Family Detached Dwelling Unit (ITE code 210)	9	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 4 Single Family Detached Dwelling Units (ITE code 210)	38	3	4

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+29	+2	+3

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lewis Gallagher Rd is a 2-lane, undivided, local, substandard, Hillsborough County maintained roadway with +/- 17-foot roadway width. Along the project frontage, the roadway lies within a +/- 50-foot wide right-of-way. There are no pedestrian or bicycle facilities on Lewis Gallagher Rd. in the vicinity of the proposed project.

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

SITE ACCESS

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

LEVEL OF SERVICE (LOS)

Lewis Gallagher Rd was not included in the most recent Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER: RZ STD 21-0970

DATE OF HEARING: August 16, 2021

APPLICANT: Chase Clark

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

LOCATION: South side of Lewis Gallagher & 470 feet east of Ohara Place

SIZE OF PROPERTY: 4.85 acres m.o.l.

EXISTING ZONING DISTRICT: AR

FUTURE LAND USE CATEGORY: RES-1

SERVICE AREA: Rural

DEVELOPMENT REVIEW STAFF REPORT*

1.0 APPLICATION SUMMARY

Applicant: Chase Clark

FLU Category: Residential-1 (RES-1)

Service Area: Rural

Site Acreage: 4.88

Community Plan Area: None

Overlay: None

Request: Rezone from AR to ASC-1

Request Summary:

The existing zoning is Agricultural – Rural (AR) which permits agricultural and single-family uses pursuant to the development standards in the table below. The proposed zoning is Agricultural – Single-Family Conventional (ASC- 1) to allow agricultural and single-family uses pursuant to the development standards in the table below.

Zoning:

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Uses	Agricultural and single-family	Agricultural and single-family
Mathematical Maximum*	1 dwelling	4 dwellings

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Development Standards:		
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Height	50'	50'

Additional Information:	
PD Variations	N/A
Waiver(s) to the Land Development Code	N/A

Planning Commission Recommendation	Consistent
Development Services Department Recommendation	Approvable

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

Adjoining Roadways (check if applicable)

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Connectivity and Cross Access Not applicable for this request

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Notes:

Design Exception/Administrative Variance Not applicable for this request

Road Name/Nature of Request	Type	Finding
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
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Density Bonus Requested
 Consistent
 Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The majority of surrounding uses and zoning districts are similar to the request; rural single-family lots zoned ASC-1 and AS-1; therefore, the rezoning of the

subject parcel from AR to ASC-1 would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 16, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Chase Clark 2511 Pemberton Creek Drive Seffner testified as the property owner. Mr. Clark stated that he owns approximately 4.88 acres in Dover and would like to rezone it to ASC-1 to create four lots.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from Agricultural Rural to Agricultural Single Family Residential. He described the location of the property and added that it is designated RES-1 by the Comprehensive Plan. He also detailed the surrounding land use pattern and concluded his presentation by stating that the request is consistent with the RES-1 Future Land Use category and staff find the request to be approvable.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. Ms. Papandrew testified that the request meets Objective 4 and Policy 4.1 regarding the preservation of the low density rural residential land use pattern. She added that the request is also consistent with Policies 16.1, 16.2 and 16.3 regarding the protection of existing neighborhoods and compatibility with the surrounding area. The request is also consistent with policies found in the Community Design Component. Ms. Papandrew concluded her presentation by stating that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Clark did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted 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 4.85 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Agricultural Single-Family Conventional-1 (ASC-1) zoning district. The applicant testified at the Zoning Hearing Master hearing that he would like to subdivide the property into four lots.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is consistent with Objective 4 and Policy 4.1 regarding the preservation of the low density rural residential land use pattern as well as Policies 16.1, 16.2 and 16.3 regarding the protection of existing neighborhoods and compatibility with the surrounding area. The request is also consistent with policies found in the Community Design Component. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The Development Services Department staff also supports the request as the property is bordered by parcels zoned ASC-1 and AS-1.
5. The request for the ASC-1 zoning district on the subject property is compatible with the surrounding zoning districts and the RES-1 Future Land Use category.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the ASC-1 zoning district. The property is 4.85 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area.

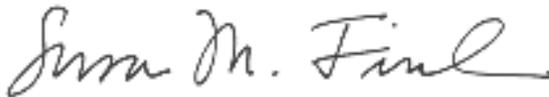
The property owner testified that he would like to subdivide the property into four lots.

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

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

RECOMMENDATION

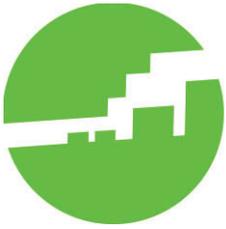
Based on the foregoing, this recommendation is for **APPROVAL** of the ASC-1 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



September 7, 2021

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: August 16, 2021 Report Prepared: August 5, 2021	Petition: 21-0970 13201 Lewis Gallagher Road <i>South of Lewis Gallagher Road, west of Moores Lake Road</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural
Community Plan:	N/A
Requested Zoning:	Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1)
Parcel Size (Approx.):	4.88 acres +/- (212,572 square feet)
Street Functional Classification:	Lewis Gallagher Road - Local Moores Lake Road - Collector
Locational Criteria	N/A
Evacuation Zone	The subject property is not in an Evacuation Zone



Context

- The approximately 4.88 +/- acre site is located west of Moores Lake Road and south of Lewis Gallagher Road. The subject site is located in the Rural Service Area. It is not located within the limits of a Community Plan.
- The subject site's Future Land Use designation is Residential-1 (RES-1) on the Future Land Use Map. Typical allowable uses within the RES-1 Future Land Use includes 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. RES-1 surrounds the subject site to the north, east, south, and west.
- The subject site is currently zoned Agricultural Rural (AR). The site is surrounded by Agricultural Single Family Conventional-1 (ASC-1) zoning to the north and east, AR zoning to the south, and Agricultural Single Family-1 (AS-1) zoning to the east and southwest.
- There is currently one single-family residential dwelling on the subject site. There are also large lot rural residential dwellings in the area. There are agricultural uses to the south and north. There is a multifamily residential property across the street on Lewis Gallagher Road.
- The applicant requests to change the zoning from Agricultural Rural (AR) to Agricultural Single Family Conventional-1 (ASC-1) for the development of the parcel into four single family lots.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Rural Area

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.

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.*

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.*

Community Design Component

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 4.88 +/- acre subject property from Agricultural Rural (AR) to Agricultural Single Family Conventional-1 (ASC-1) for the development of the parcel into four single family lots.

According to Objective 4 of the Future Land Use Element of the Comprehensive Plan (FLUE) 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 preserving a low density rural residential development pattern. The applicant will be utilizing private wells and septic tanks and therefore meets the intent of Policy 4.4 which permits their use in the Rural Service Area.

Objective 9 of the FLUE requires development to be consistent with all land development regulations in Hillsborough County. 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 Service Area and it’s Future Land Use Classification is 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 rural residential uses that are compatible with short-term agricultural uses. The proposal to rezone the subject site to Agricultural Single-Family Conventional-1 (ASC-1) meets the requirements of the RES-1 Future Land Use category and Objective 9 and Policies 9.1 and 9.2

Objective 16 and its accompanying policies 16.1, 16.2, 16.3, seek to protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. The creation of single family residential lots would be consistent with these policies as the use is similar and complementary to the surrounding residential and agricultural uses. 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 low density single family large lot residential dwellings and agricultural uses. Policy 16.10 states that *“any density increase shall be compatible with existing, proposed or planned surrounding development.”* In this case, the surrounding area has existing ASC-1 zoning districts in the immediate 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 Agricultural Objectives in the FLUE provide policy direction that aims to protect the economic viability of agricultural activities by recognizing and providing for its unique characteristics in land use planning and land development regulations. It also recognizes agricultural activities and how it is beneficial to develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities. In addition, there is policy direction that states that agriculture and agricultural support uses are the preferred uses in rural areas. The proposed zoning of ASC-1 promotes both the development of agricultural and residential uses, therefore the request to develop four single family residential lots within the RES-1 Future Land Use Category would be consistent with Objectives 29 and 30.

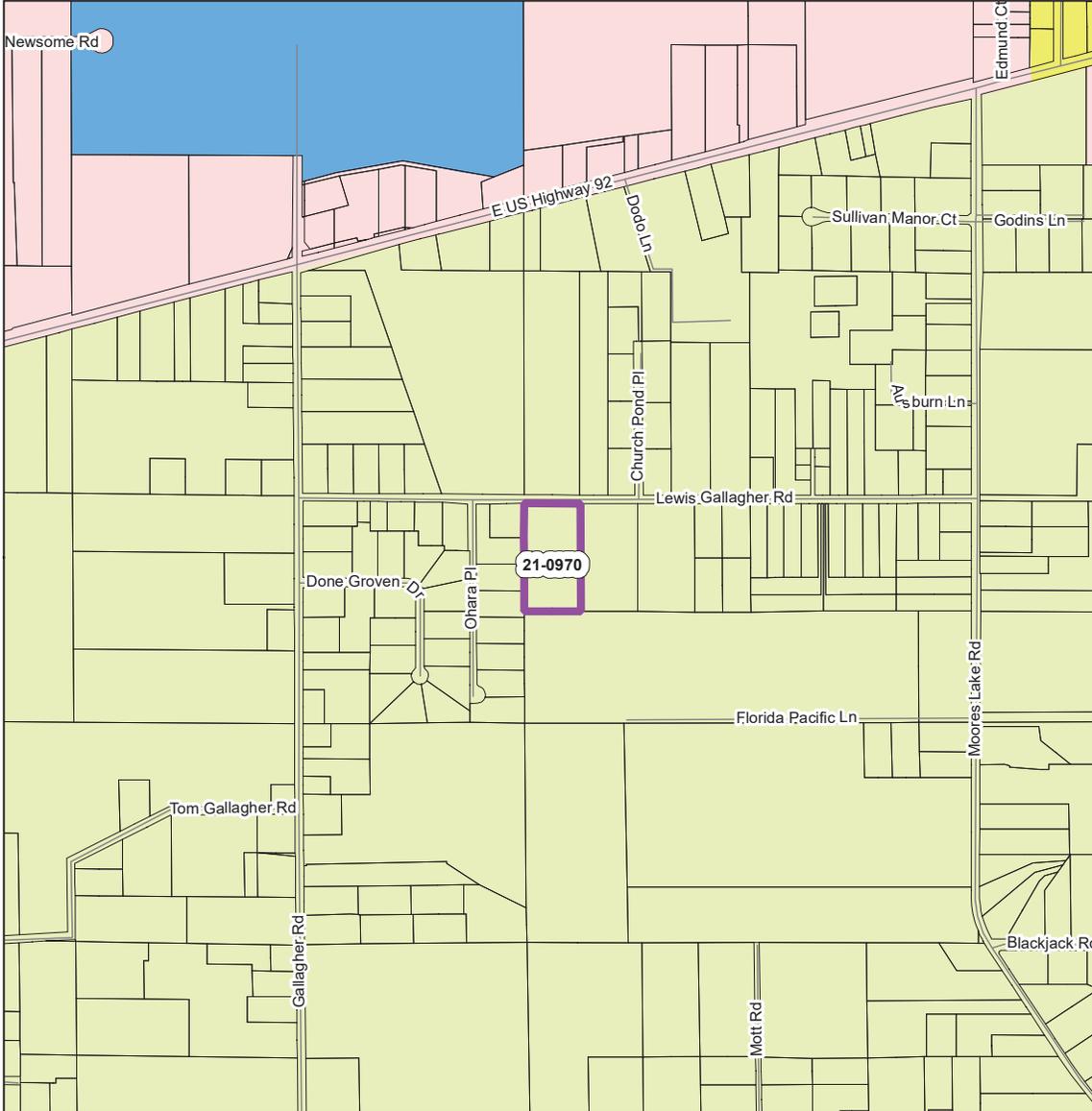
The Community Design Component (CDC) of the FLUE provides policy direction regarding residential development in the rural area. Goal 7, Objective 7-1 and its accompanying policies seek to preserve rural residential areas as a viable alternative to urban and

suburban areas. The proposed rezoning to ASC-1 meets the intent of preserving rural residential lifestyles. Goal 12 and Objective 12-1 of the CDC directs new development to relate to the predominant character of its surroundings and be designed to be compatible with the area. As the surrounding land use pattern is primarily agricultural and low density rural residential in character, a rezoning request to allow ASC-1 would be compatible with the surrounding area and the existing development pattern.

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



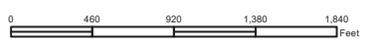
HILLSBOROUGH COUNTY FUTURE LAND USE RZ 21-0970

- Rezoning**
- <all other values>
- STATUS**
- APPROVED
 - CONTINUED
 - DENIED
 - WITHDRAWN
 - PENDING
- Tampa Service
 - Urban Service
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 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
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 7/12/2021
 Author: Beverly F. Daniels
 File: G:\RezoningSystem\MapProjects\HIC\Greg_hrRezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 08/02/2021
AGENCY/DEPT: Transportation
PETITION NO: RZ-STD 21-0970

- | | |
|-------------------------------------|--|
| <input type="checkbox"/> | This agency has no comments. |
| <input checked="" type="checkbox"/> | This agency has no objection. |
| <input type="checkbox"/> | This agency objects for the reasons set forth below. |

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to this request.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 4.85 acres from Agricultural Rural -1/5 (AR-1/5) to Agricultural Single-Family Conventional (ASC-1). The site is located 0.26 miles east of the intersection of N Gallagher Rd and Lewis Gallagher Rd. The Future Land Use designation of the site is R-1.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR-1/5, 1 Single Family Detached Dwelling Unit (ITE code 210)	9	1	1

Proposed Zoning:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 4 Single Family Detached Dwelling Units (ITE code 210)	38	3	4

Trip Generation Difference:

Zoning, Lane Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+29	+2	+3

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lewis Gallagher Rd is a 2-lane, undivided, local, substandard, Hillsborough County maintained roadway with +/- 17-foot roadway width. Along the project frontage, the roadway lies within a +/- 50-foot wide right-of-way. There are no pedestrian or bicycle facilities on Lewis Gallagher Rd. in the vicinity of the proposed project.

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

SITE ACCESS

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

LEVEL OF SERVICE (LOS)

Lewis Gallagher Rd was not included in the most recent Level of Service 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
Lewis Gallagher Rd	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	38	3	4
Difference (+/-)	+29	+2	+3

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Choose an item.
South		None	None	Choose an item.
East		None	None	Choose an item.
West		None	None	Choose an item.
Notes:				

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

4.0 Additional Site Information & Agency Comments Summary <input type="checkbox"/> Not applicable for this request			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 8/16/2021</p> <p>PETITION NO.: 21-0970</p> <p>EPC REVIEWER: Melissa Yanez</p> <p>CONTACT INFORMATION: (813) 627-2600 X1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 7/27/2021</p> <p>PROPERTY ADDRESS: 13201 Lewis Gallagher Rd, Dover, FL 33527</p> <p>FOLIO #: 0827770000</p> <p>STR: 29-28S-21E</p>
<p>REQUESTED ZONING: From AR to ASC-1</p>	
FINDINGS	
<p>WETLANDS PRESENT</p> <p>SITE INSPECTION DATE</p> <p>WETLAND LINE VALIDITY</p> <p>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</p>	<p>NO</p> <p>N/A</p> <p>N/A</p> <p>N/A Aerial Historic Soil Survey and EPC File Review conducted. No wetlands apparent within parcel.</p>
<p>INFORMATIONAL COMMENTS:</p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.</p>	

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 18 July 2021

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

APPLICANT: Chase Clark

PETITION NO: RZ-STD 21-0970

LOCATION: 13201 Lewis Gallagher Rd, Dover, FL 33527

FOLIO NO: 82777.0000

SEC: 29 TWN: 28 RNG: 21

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: STD21-0970

REVIEWED BY: Randy Rochelle

DATE: 7/7/2021

FOLIO NO.: 82777.0000

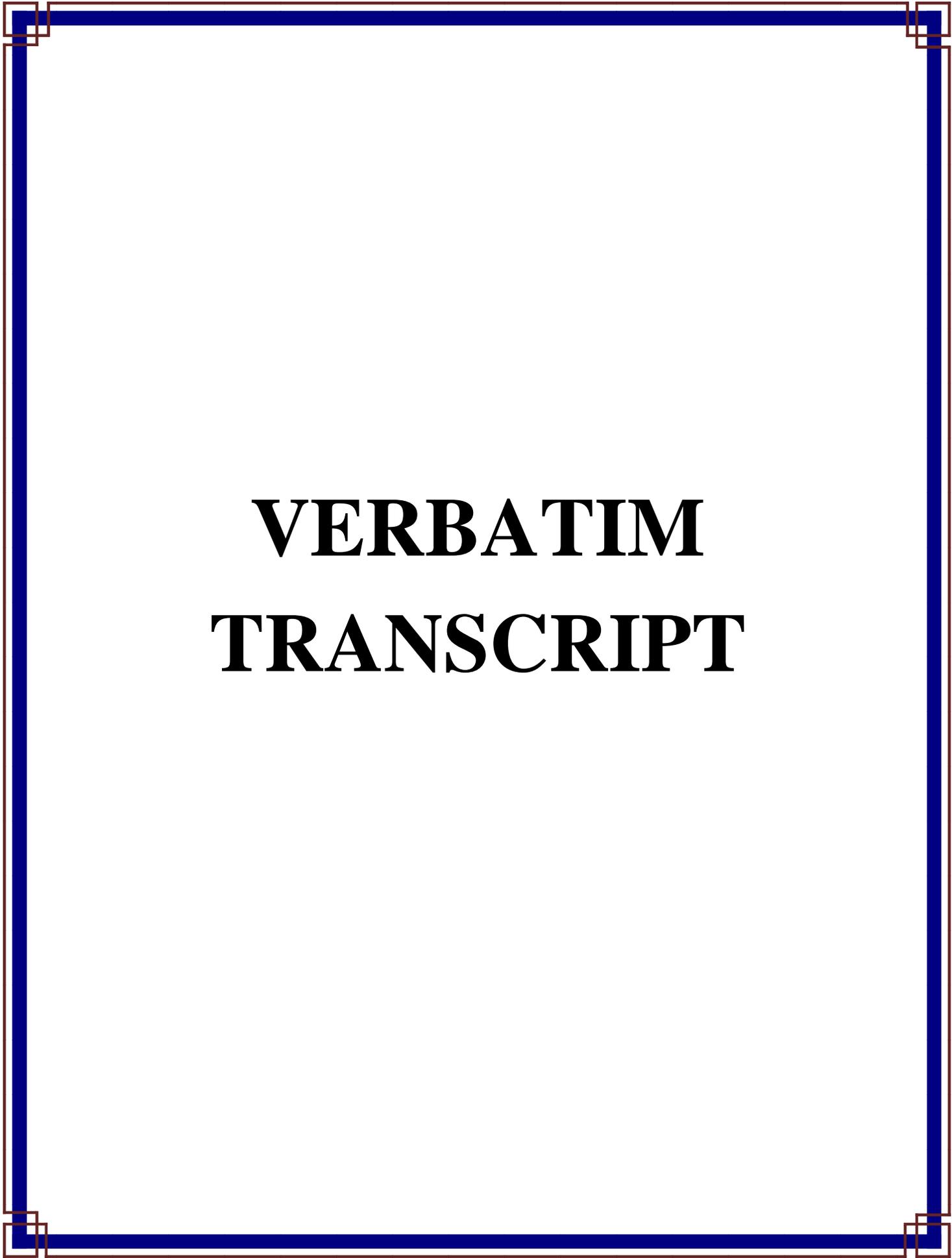
WATER

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

WASTEWATER

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

COMMENTS: This site is located within the City of Tampa Water and Wastewater Service Area. The applicant should contact the City of Tampa's Water and Wastewater Departments to determine the availability of Water and/or Wastewater Service and for their Comments.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Zoning Hearing Master

DATE: Monday, August 16, 2021

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

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

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARING

Monday, August 16, 2021

ZONING HEARING MASTER: SUSAN FINCH

C.2.

Application Number: RZ-STD 21-0970
Applicant: Chase Clark
Location: S side of Lewis Gallagher Rd
& 470' E of Ohara Pl
Folio Number: 082777.0000
Acreage (+/-): 4.85 acres, more or less
Comprehensive Plan: R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

1 MR. GRADY: The next item is agenda item C.2.,
2 rezoning standard 21-0970. The applicant is Chase
3 Clark. The request is to rezone from AR to ASC-1.
4 Chris Grandlienard will provide staff recommendation
5 after presentation by the applicant.

6 HEARING MASTER FINCH: All right. Is the
7 applicant here? Good evening.

8 MR. CLARK: My name is Chase Clark. I reside
9 at 2511 Pemberton Creek Drive in Seffner, Florida
10 33584. And I have a piece of property in Dover
11 that is approximately 4.88 acres currently zoned
12 AR. We're seeking to rezone to ASC-1 to create
13 four lots for residential development.

14 HEARING MASTER FINCH: All right. Does that
15 conclude your presentation?

16 MR. CLARK: Yes, ma'am.

17 HEARING MASTER FINCH: Perfect. All right.
18 If you could please sign in with the clerk's
19 office.

20 Development Services, please.

21 MR. GRANDLIENARD: Good evening. Just getting
22 my presentation up. Okay. Good evening. Chris
23 Grandlienard, Hillsborough County Development
24 Services.

25 The property associated with standard rezoning

1 21-0970 is a Future Land Use designation of
2 residential 1. The residential 1 Future Land Use
3 permits consideration of residential densities up
4 to a maximum density of 1 unit per acre and
5 nonresidential intensities up to a maximum FAR of
6 .25.

7 The subject rezoning parcel is located on the
8 south side of Lewis Gallagher Road and 470 feet
9 east of Ohara Place, with the address of 13201
10 Lewis Gallagher Road in Dover.

11 The surrounding zoning and development pattern
12 consists of single-family residential and
13 agricultural uses. The subject parcel is adjacent
14 to a single-family -- it's adjacent to
15 single-family homes on every side except for the
16 south where a farm operates. The applicant is
17 requesting to rezone from AR agricultural rural
18 with a maximum density of 1 dwelling unit per 5
19 gross acres to ASC-1 with a maximum density of 1
20 dwelling unit per acre.

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

1 That concludes my presentation. I'm available
2 for any questions you may have.

3 HEARING MASTER FINCH: No questions at this
4 time, but thank you.

5 Planning Commission.

6 MS. PAPANDREW: Andrea Papandrew, Planning
7 Commission staff.

8 The subject property is located in the
9 residential 1 Future Land Use category, it is in
10 the Rural Service Area, and it's not located
11 within the limits of a community plan.

12 According to Objective 4 of the Future Land
13 Use Element of the Comprehensive Plan, 20 percent
14 of the growth in the region will occur in the
15 Rural Service Area. The subject site is in the
16 Rural Service Area and the proposal therefore
17 meets the intent of Objective 4 and Policy 4.1 of
18 the Future Land Use Element by preserving the low
19 density rural residential pattern. The applicant
20 will be utilizing private wells and septic tanks
21 and meets the intent of Policy 4.4 which permits
22 their use in a Rural Service Area.

23 Objective 16 and its accompanying Policy 16.1,
24 16.2, and 16.3 seek to protect the existing
25 neighborhoods and development by ensuring

1 compatibility with the surrounding area through
2 various buffer requirements and mitigation
3 techniques. The creation of single-family
4 residential lots would be consistent with these
5 policies as the use is similar and complementary
6 to the surrounding residential and agricultural
7 uses.

8 Policy 16.8 specifically requires the density
9 and lot sizes of the surrounding area to be
10 compatible with new development. The existing
11 uses in the area are low density single-family
12 large lot residential dwellings and agricultural
13 uses.

14 Policy 16.10 states that any density increase
15 shall be compatible with existing, proposed, or
16 planned surrounding development. In this case the
17 surrounding area has existing ASC-1 zone districts
18 in the immediate vicinity and preserves the
19 existing rural residential character of the area.
20 The proposal is therefore compatible with the
21 surrounding area and meets the intent of Objective
22 16 and Policy 16.1, 16.2, 16.3, 16.8, and 16.10.

23 The agricultural objectives in the Future Land
24 Use Element provide policy direction that aims to
25 protect the economic viability of agricultural

1 activities by recognizing and providing for its
2 unique character in land use planning and land
3 development regulations.

4 It also recognizes agricultural activities and
5 how it is beneficial to develop in coordination
6 with appropriate entities economic incentives to
7 encourage and expand agricultural activities. In
8 addition, there's a policy direction that states
9 that agriculture and agricultural support uses are
10 the preferred uses in rural areas.

11 The proposed zoning of ASC-1 promotes both the
12 development of agricultural and residential uses.
13 Therefore, the request to develop four
14 single-family residential lots within the
15 residential 1 Future Land Use category would be
16 consistent with Objectives 29 and 30.

17 The Community Design Component of the Future
18 Land Use Element provides policy direction
19 regarding residential development in the rural
20 area. Goal 7, Objective 7-1 and its accompanying
21 policies seek to preserve rural residential areas
22 as a viable alternative to urban and suburban
23 areas. The proposed rezoning to ASC-1 meets the
24 intent of preserving rural residential lifestyles.

25 Goal 12 and Objective 12-1 of the Community

1 Design Component directs new development to relate
2 to the predominant character of its surroundings
3 and be designed to be compatible with the area.
4 As the surrounding land use pattern is primarily
5 agricultural and low density rural residential in
6 character, a rezoning request to allow ASC-1 would
7 be compatible with the surrounding area and the
8 existing development pattern.

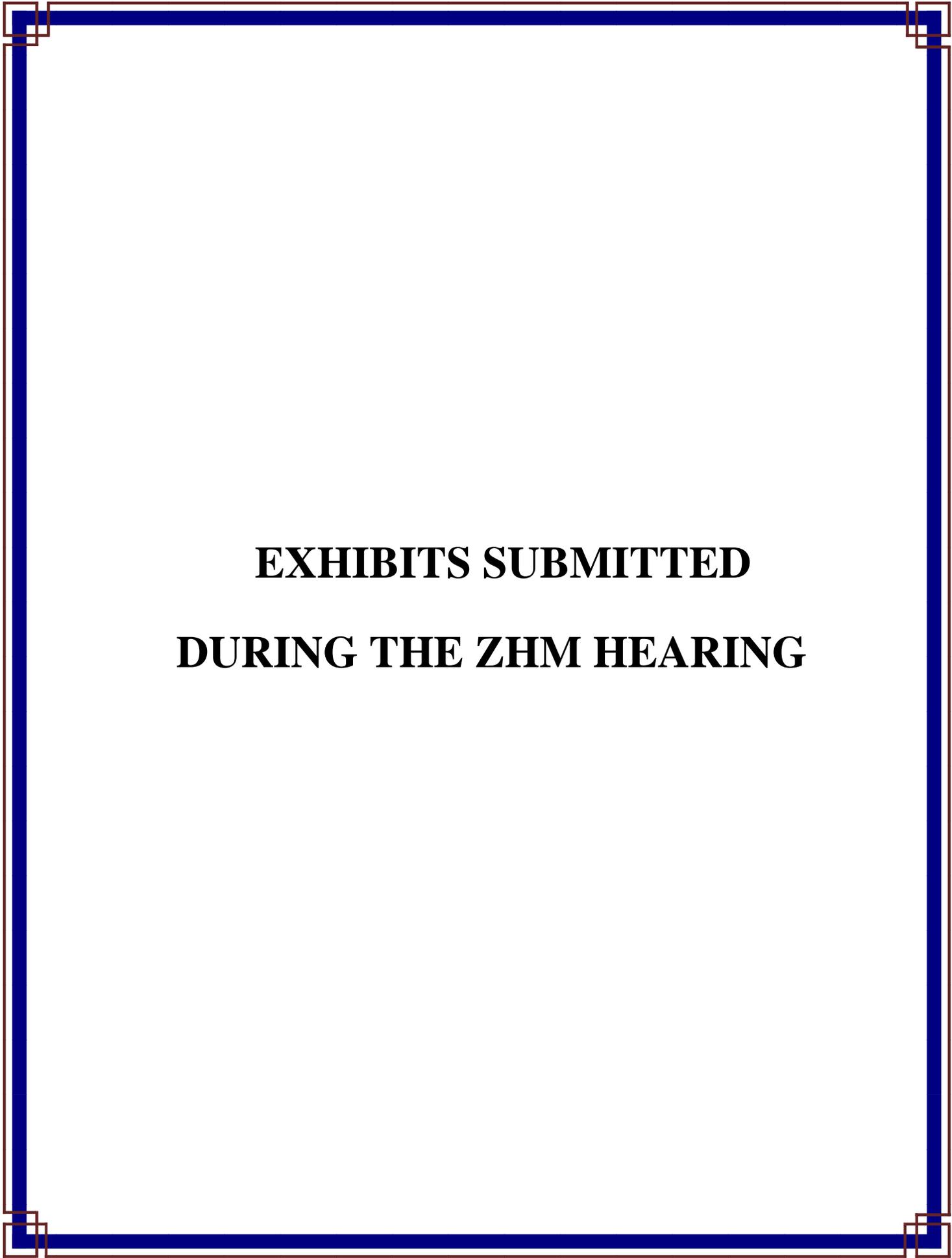
9 Based upon these considerations, Planning
10 Commission staff finds the proposed rezoning
11 consistent with the Future of Hillsborough
12 Comprehensive Plan for unincorporated Hillsborough
13 County. Thank you.

14 HEARING MASTER FINCH: Thank you so much. I
15 appreciate it.

16 All right. Anyone to speak in favor, anyone
17 in support of this application? No one in the
18 room, no one online. Anyone against the
19 application? Seeing no one. All right. County
20 staff, anything else?

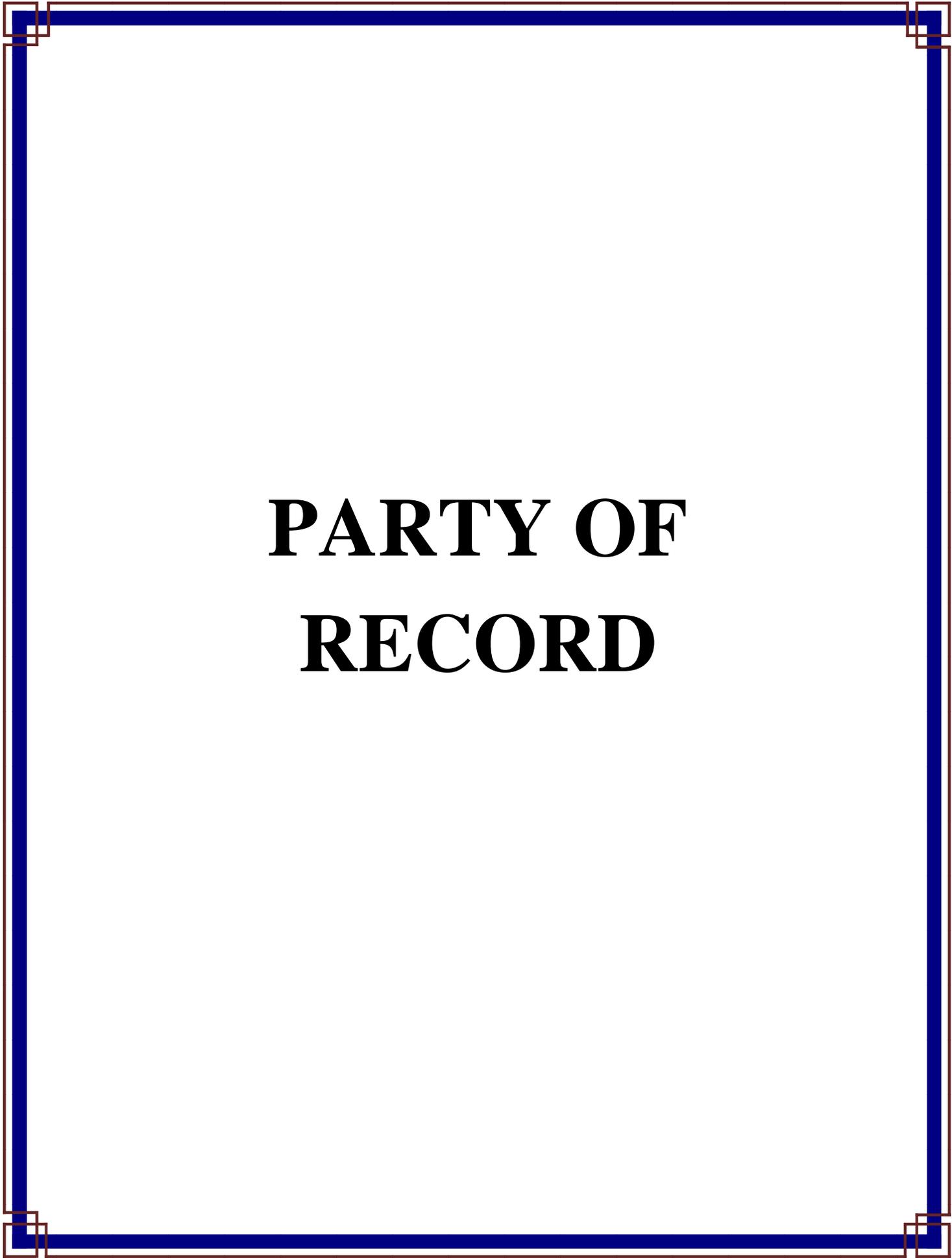
21 MR. GRANDLIENARD: Nothing further.

22 HEARING MASTER FINCH: Sir, anything else?
23 I've lost you behind the podium. There we go.
24 Okay. Then we'll close rezoning 21-0970 and go to
25 the next case.



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE