Rezoning Application: RZ STD 25-1000

Zoning Hearing Master Date: 08/18/2025 **BOCC Land Use Meeting Date:** 10/07/2025



Development Services Department

Applicant: Axxos Property Management, LLC

FLU Category: RES-4

Service Area: Urban

Site Acreage: 3.01 acres +/-

Community Plan Area: Lutz

Overlay: None

Request: Rezone from AR to RSC-6-R



Introduction Summary:

The applicant is requesting to rezone the subject property from AR (Agricultural, Rural) to RSC-6-R (Residential, Single-Family Conventional, 6 - Restricted). The applicant has agreed to a rezoning restriction limiting development to 4 dwelling units per acre, in order to align the zoning district with the density permitted by the R-4 Future Land Use category in the Comprehensive Plan.

Zoning:	Existing	Proposed	
District(s)	AR	RSC-6-R	
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)	
Acreage	3.01 +/-	3.01 +/-	
Density/Intensity	1 dwelling unit / 5 acres	4 dwelling units / acre	
Mathematical Maximum*	0 dwelling units	12 dwelling units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	RSC-6-R
Lot Size / Lot Width	5 acres / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 25' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'
Height	50′	35′

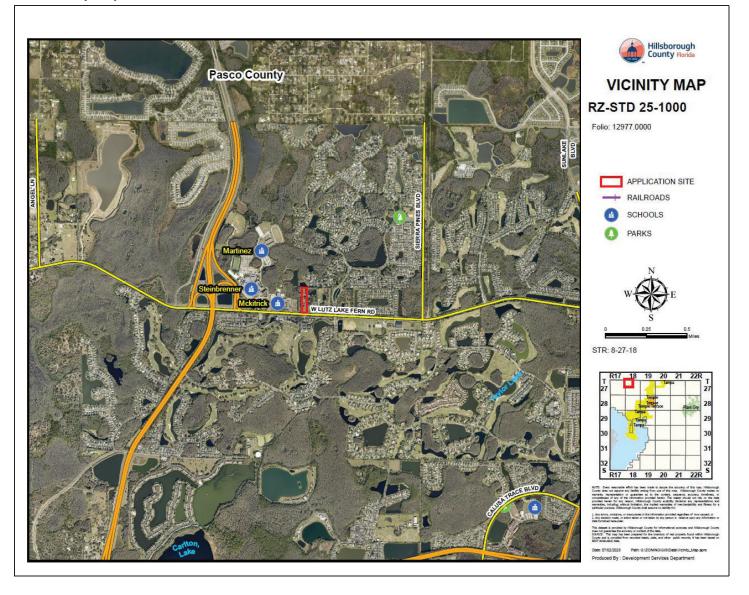
Additional Information:	
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



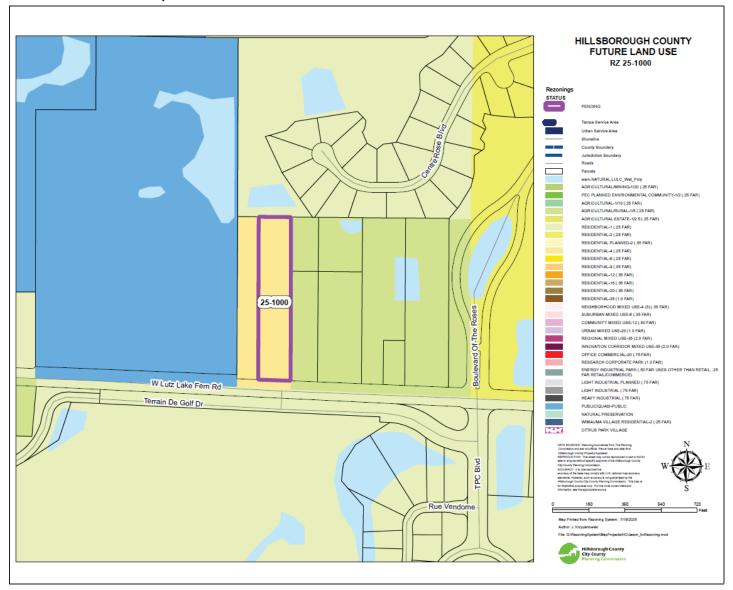
Context of Surrounding Area:

The property is located in the Lutz Community Plan Area just east of the Suncoast Parkway. The surrounding area largely consists of single-family residential development zoned within Planned Development districts. The property is accessed by W Lutz Lake Fern Road, which is occupied by several institutional uses, including Steinbrenner High School.

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

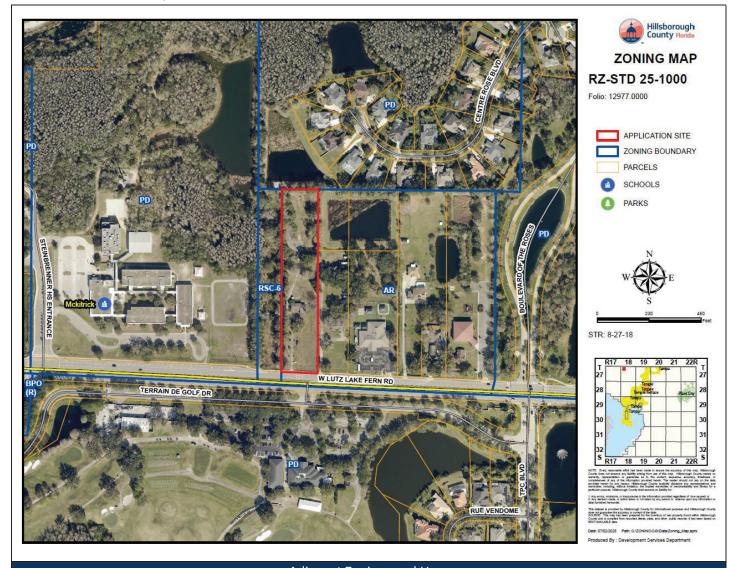


Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 86-0143 (PRS 15-0679)	1 DU / acre	Single-Family Residential	Retention, Wetlands
South	PD 90-0125 (PRS 98-0857)	1 DU / acre	Single-Family Residential, Semi-Private Golf Club	Semi-Private Golf Club
East	AR	1 DU / 5 acres	Agricultural	Single-Family Residential, County Owned Retention
West	RSC-6	6 DU / acre	Single-Family Residential	Vacant

APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan (partial provided below for	size and orientation purposes. See Section 8.0 for full site plan)
		N/A
		•

APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
			☐ Corridor Preservation Plan	
	County	4 Lanes	☐ Site Access Improvements	
W Lutz Lake Fern Rd	Arterial -	☐Substandard Road	☐ Substandard Roadway Not	
	Urban	☐Sufficient ROW Width	Applicable (Other Jurisdiction)	
			☐ Other	

Project Trip Generation ☐ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	15	1	1	
Proposed	143	11	14	
Difference (+/-)	+128	+10	+13	

^{*}Trips reported are based on gross 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	Meets LDC
South	Х	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

APPLICATION NUMBER: RZ-STD 25-1000
ZHM HEARING DATE: August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025 Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received	-	Requested	Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☒ No	
	⊠ Yes	☐ Yes	□ Yes	
Natural Resources	□ No	⊠ No	⊠ No	
_	⊠ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mgmt.	□No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	⊠ Urban/Su	burban/Rural Scer	nic Corridor	
⋈ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions	Additional Information/Comments
Transportation	Received		Requested	information/comments
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	□ Yes	See report.
☐ Off-site Improvements Provided	□No	⊠ No	⊠ No	эсстерога.
Service Area/ Water & Wastewater				Constant Const
⊠Urban □ City of Tampa	⊠ Yes	☐ Yes	□ Yes	Connection to County water and wastewater
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No	required.
, ,				
Hillsborough County School Board	⊠ Yes	☐ Yes	☐ Yes	
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	□ No	⊠ No	⊠ No	
Inadequate □ K-5 □6-8 □9-12 □N/A				
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				•
☐ Meets Locational Criteria ⊠ N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER: RZ-STD 25-1000

ZHM HEARING DATE: August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcel is located in the Lutz Community Plan Area and within the Urban Service Area. The property is currently occupied by a single-family residence.

The surrounding area is largely occupied by detached conventional residential units zoned within Planned Development districts, with a maximum density of 1 dwelling unit per acre. South of the rezoning site is property zoned PD 90-0125 which permits single-family units and the TPC Tampa Bay golf course and county club. In the vicinity along W Lutz Lake St. are several institutional uses, specifically three public schools, several day care centers, and a church, either zoned AR (Agricultural, Rural) or ASC-1 (Agricultural, Single-Family).

The abutting property to the west was approved to rezone from AR to RSC-6 in 2019. Therefore, the subject property rezoning to RSC-6 will be a continuation of the existing zoning pattern.

The applicant agreed to add a restriction reaffirming the density permitted by the property's RES-4 Future Land Use designation in the Comprehensive Plan. The proposed rezoning restriction will limit development to 4 dwelling units per acre, which aligns with the property's RES-4 Future Land Use designation.

Based on the above considerations, staff finds the rezoning to RSC-6-R to be compatible with the surrounding area.

5.2 Recommendation

Staff finds the rezoning request **approvable**, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

Zoning Administrator Sign Off:

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

J. Brian Grady

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

APPLICATION NUMBER:	RZ-STD 25-1000	
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BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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		oning Technician, Development Services Department	DATE: 08/11/2025
REVIEWER: Jessica Kowal, Principal Planner		EWER: Jessica Kowal, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: Lutz		NING AREA: Lutz	PETITION NO: RZ 25-1000
•			
	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 3.1 acres from Agricultural Rural (AR) to Residential, Single-Family Conventional (RSC-6). The site is located on the north side of W Lutz Lake Fern Road approximately 1,700 feet east of the on-ramps to Suncoast Parkway. Although the applicant is seeking to rezone to RSC-6, the Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which limit residential dwellings to 4 units per acre with a minimum lot size of 7,000 square feet, allowing for a maximum of 12 residential units on the site. The RES-4 FLU also permits agricultural, neighborhood commercial, and office uses barring the floor area ratio (FAR) for non-residential uses is 0.25 (maximum 32,670 square feet) or less.

Trip Generation Analysis

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

Approved Zoning:

24 Hour Two-	Total Hour	
way volume	AM	PM
15	1	1
	24 Hour Two- Way Volume	24 Hour Two- Way Volume Hour

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-6, Single-Family Detached/12 dwelling units (ITE Code 210)	143	11	14

Trip Generation Difference:

7 ' 1 111 /0'	24 Hour Two-	Total Peak
Zoning, Land Use/Size	Way Volume	Hour Trips

		AM	PM
Difference	+ 128	+ 10	+ 13

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Lutz Lake Fern Road, a 4-lane, divided, urban, arterial roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, +/- 5-foot bike lanes, +/- 6-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 100 feet of right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to Lutz Lake Fern Road.

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

There are several schools and day care facilities along this segment of W Lutz Lake Fern Road. Primrose School of Lutz (hours 6:30 AM–6:30 PM) is approximately 1,400 feet east and Discovery Point Lutz (hours 6:30 AM–6 PM) is approximately 400 feet east of the subject site. These uses provide early education and childcare. Approximately 1,060 feet west of the subject site, on the north side of W Lutz Lake Fern Road, is a shared public-school site with McKitrick Elementary, Martinez Middle, and Steinbrenner High schools, and across W Lutz Lake Fern Road (south) is the Lutz Montessori School.

From communications with Public Works, Transportation Staff learned of significant operational and delay issues on W Lutz Lake Fern Road at the entrance to the school site during morning drop-off and afternoon pick-up. During Drop-Off and Pick-Up (DO/PU) periods, westbound traffic backs up past the subject site to Fern Meadow Loop. Since vehicles accessing the school site queue past the westbound right turn lane and past the entire frontage of the subject site, vehicles attempting to access the site would be hindered by vehicles waiting to access the school site. Occasional openings in traffic introduce site visibility issues where a static queue is next to a free-flowing travel lane creating high potential for side-impact crashes when people pull forward into traffic without having a clear line of sight. In some cases, motorists are waved on by other drivers attempting to be "good Samaritans" but who didn't see the other traffic or were attempting to communicate only that it was clear from one of the possible directions of conflict.

The insufficient DO/PU traffic queue effects safe and efficient access for the subject site, and site access will need to be analyzed with consideration of these issues at time of site/construction plan review. During site/construction plan review the developer may be required to dedicate right of way to accommodate the extension of the westbound right turn lane into the school site

and/or provide improvements to the roadway to prevent traffic leaving the site and pulling directly into free flowing through lanes, thereby avoiding the potential for that type of "good Samaritan" side angle crash

Staff notes that, regardless of this review and in addition to the transportation analysis, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Lutz Lake Fern Road is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W Lutz Lake Fern Road	Suncoast Parkway	Sunlake Boulevard	D	С

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1000
DATE OF HEARING:	August 18, 2025
APPLICANT:	Axxos Property Management, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from AR to RSC-6-R
LOCATION:	5305 W. Lutz Lake Fern Rd.
SIZE OF PROPERTY:	3.01 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-4

Urban

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-1000

Zoning Hearing Master Date: 08/18/2025 **BOCC Land Use Meeting Date:** 10/07/2025



Development Services Department

Applicant: Axxos Property Management, LLC

FLU Category: RES-4
Service Area: Urban

Site Acreage: 3.01 acres +/-

Community Plan Area: Lutz

Overlay: None

Request: Rezone from AR to RSC-6-R



Introduction Summary:

The applicant is requesting to rezone the subject property from AR (Agricultural, Rural) to RSC-6-R (Residential, Single-Family Conventional, 6 - Restricted). The applicant has agreed to a rezoning restriction limiting development to 4 dwelling units per acre, in order to align the zoning district with the density permitted by the R-4 Future Land Use category in the Comprehensive Plan.

Zoning:	Existing	Proposed
District(s)	AR	RSC-6-R
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	3.01 +/-	3.01 +/-
Density/Intensity	1 dwelling unit / 5 acres	4 dwelling units / acre
Mathematical Maximum*	0 dwelling units	12 dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	RSC-6-R
Lot Size / Lot Width	5 acres / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sides: 25' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'
Height	50′	35′

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

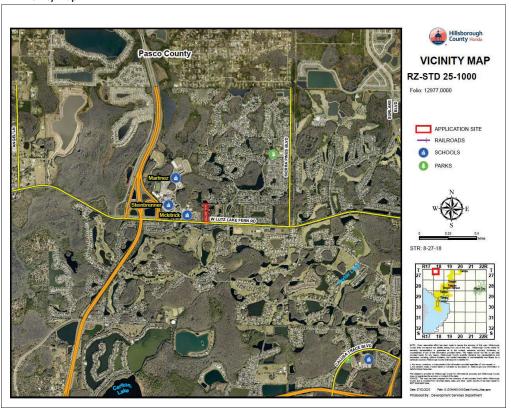
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Template created 8-17-21

APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

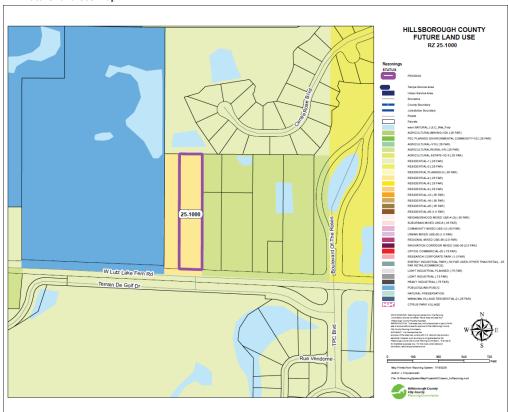
The property is located in the Lutz Community Plan Area just east of the Suncoast Parkway. The surrounding area largely consists of single-family residential development zoned within Planned Development districts. The property is accessed by W Lutz Lake Fern Road, which is occupied by several institutional uses, including Steinbrenner High School.

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APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

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APPLICATION NUMBER:	RZ-STD 25-1000	
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BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

West

RSC-6

6 DU / acre

Single-Family Residential



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Vacant

APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

2 O LAND LISE MAP SET AND SUMMARY DATA

2.0 LAND USE MAP SET AND SUMMARY DATA		
2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)		
N/A		

APPLICATION NUMBER:	RZ-STD 25-1000	
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
			☐ Corridor Preservation Plan
	County	4 Lanes	☐ Site Access Improvements
W Lutz Lake Fern Rd	Arterial -	☐ Substandard Road	☐ Substandard Roadway Not
	Urban	☐Sufficient ROW Width	Applicable (Other Jurisdiction)
			☐ Other

Project Trip Generation □ Not applicable for this request				
	Average Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips			
Existing	15	1	1	
Proposed	143	11	14	
Difference (+/-)	+128	+10	+13	

^{*}Trips reported are based on gross 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	Meets LDC
South	х	Pedestrian & Vehicular	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

Design Exception/Administrative Variance			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Notes:			

APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ☒ No	☐ Yes ☑ No	,
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☑ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area	□ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	See report.
Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	Connection to County water and wastewater required.
Hillsborough County Schoord Adequate	⊠ Yes □ No	☐ Yes ☒ No	☐ Yes ⊠ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☐ Consistent	□ Yes ⊠ No	

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APPLICATION NUMBER:	RZ-STD 25-1000	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcel is located in the Lutz Community Plan Area and within the Urban Service Area. The property is currently occupied by a single-family residence.

The surrounding area is largely occupied by detached conventional residential units zoned within Planned Development districts, with a maximum density of 1 dwelling unit per acre. South of the rezoning site is property zoned PD 90-0125 which permits single-family units and the TPC Tampa Bay golf course and county club. In the vicinity along W Lutz Lake St. are several institutional uses, specifically three public schools, several day care centers, and a church, either zoned AR (Agricultural, Rural) or ASC-1 (Agricultural, Single-Family).

The abutting property to the west was approved to rezone from AR to RSC-6 in 2019. Therefore, the subject property rezoning to RSC-6 will be a continuation of the existing zoning pattern.

The applicant agreed to add a restriction reaffirming the density permitted by the property's RES-4 Future Land Use designation in the Comprehensive Plan. The proposed rezoning restriction will limit development to 4 dwelling units per acre, which aligns with the property's RES-4 Future Land Use designation.

Based on the above considerations, staff finds the rezoning to RSC-6-R to be compatible with the surrounding area.

5.2 Recommendation

Staff finds the rezoning request approvable, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

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SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Isabelle Albert 1000 North Ashley Drive testified on behalf of the applicant. Ms. Albert stated that the request is to rezone to the RSC-6 zoning district with Restrictions which limit development to 4 dwelling units per acre. She described the location and stated that both planning staffs support the request and that there were no objections from reviewing agencies.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning from AR to RSC-6 with Restrictions that limit development to 4 dwelling units per acre. She described the location and stated that staff finds the request approvable. She added that a revised staff report was submitted to include comments from the School Board which has no objections.

Mr. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Resdential-4 Future Land Use Category, the Urban Service Area and the Lutz Community Planning Area. She cited objectives and policies that the request complies with and stated that the Restriction limits the maximum density to 4 dwelling units per acre. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with both the Lutz Community Plan and the Hillsborough County Comprehensive Plan.

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

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

Mr. Jonathan Edwards 19023 Fern Meadow Loop testified in opposition. Mr. Edwards stated that he appreciated the staff. He testified that there is no accountability and that the use is inappropriate.

County staff did not have additional comments.

Ms. Albert testified during the rebuttal period that the request is consistent with the Comprehensive Plan and the Land Development Code.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Montalbano submitted a revised staff report 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 3.01 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Urban Service Area and the Lutz Community Planning Area.
- 2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-6 with Restrictions (RSC-6-R) zoning district. The proposed Restriction limits the maximum density to 4 dwelling units per acre (maximum of 12 dwelling units).
- 3. No waivers are requested as a part of the rezoning application.
- 4. The Planning Commission staff supports the rezoning request. Staff cited numerous Objectives and Policies that the application meets and found the application to be consistent with both the Lutz Community Plan and the Comprehensive Plan.
- 5. The surrounding area is zoned PD to the north and south and developed with a golf club and retention/wetland area, AR to the east with County-owned retention and residential land uses and RSC-6 to the west.
- 6. One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns were expressed regarding a lack of accountability and inappropriateness of the request.
 - In response, the applicant's representative testified that county staff found the request compatible with the area and consistent with the Comprehensive Plan.
- 7. The proposed rezoning to RSC-6 with Restrictions that limit the maximum density to 4 dwelling units per acre is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the RSC-6 with Restrictions zoning district. The property is 3.01 acres in size and is currently zoned AR and designated RES-4 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Lutz Community Plan.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Lutz Community Plan and the Comprehensive Plan.

One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns expressed pertained to a lack of accountability and inappropriateness of the request.

The proposed rezoning to RSC-6 with Restrictions that limit the maximum density to 4 dwelling units per acre is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the RSC-6 with Restrictions rezoning district as drafted by the Development Services Department and indicated by the Findings of Fact and Conclusions of Law stated above.

September 9, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: August 18, 2025	Case Number: RZ 25-1000		
Report Prepared: August 7, 2025	Folio(s): 12977.0000		
	General Location : North of Lutz Lake Fern Road West, east of Suncoast Parkway, and west of Boulevard of the Roses		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential – 4 (4 du/ga; 0.25 FAR)		
Service Area	Urban		
Community Plan(s)	Lutz		
Rezoning Request	Rezone from Agricultural Rural (AR) to Residential Single Family Conventional-6 (RSC-6).		
Parcel Size	+/- 3.01		
Street Functional Classification	Lutz Lake Fern Road – County Arterial Suncoast Parkway – State Principal Arterial Boulevard of the Roses – County Collector		
Commercial Locational Criteria	Not applicable		
Evacuation Area	None		

	Table 1: COMPARISON OF SURROUNDING PROPERTIES							
Vicinity	Future Land Use Designation	Zoning	Existing Land Use					
Subject Property	Residential-4	AR	Single-family					
North	Residential-1	PD	Single-family + HOA/Common Property					
South	Residential-1	PD + AR	Single-family, Recreational/Open Space, +Public/Quasipublic/Instit utions					
East	Residential-2 + Agricultural/Rural-1/5	AR, PD, + ASC-1	Single-family, Light Commercial, Educational, + Public/Quasipublic/Instit utions					
West	Residential-1, Agricultural/Rural-1/5 + Public/Quasi-public	PD, RSC-6, BPO + AR	Vacant + Educational					

Staff Analysis of Goals, Objectives, and Policies:

The $3.01 \pm acre subject$ site is north of Lutz Lake Fern Road West, east of Suncoast Parkway, and west of Boulevard of the Roses. The site is in the Urban Service Area (USA) and is located within the limits of the Lutz Community Plan. The applicant is requesting to rezone the site from Agricultural Rural (AR) to Residential Single Family Conventional-6 (RSC-6).

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The proposed rezoning is compatible with the existing residential character of the surrounding area. Additionally, the proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use (FLU) category. The character of

each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-4 FLU category allows for the consideration of up to 4 dwelling units per gross acre. With 3.01 acres, the subject site can be considered for up to 12 dwelling units. Additionally, even with the zoning category of RSC-6, the applicant has included a restriction and note that the Future Land Use category limits the site to a maximum density of 4 dwelling units per gross acre even with a higher density zoning district. The proposal meets the requirements of Objective 2.1 and its accompanying policies and the RES-4 category.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Lutz Community Plan. The Vision statement of this plan states that the Lutz community has two distinct components. The majority of the community located east of Dale Mabry Highway, including the historic downtown, can be described as a semi-rural community. It is characterized by residential development on lots of ½ acre and larger scattered along curving narrow roadways woven around natural environmental features, which include many large and small lakes, and wetland systems. And the second component of the Lutz community is located west of Dale Mabry Highway, which can be described as suburban style, planned residential developments, including the communities of Calusa Trace, Cheval, Villa Rosa and Heritage Harbor. These planned communities are a part of the Lutz community, but have been generally planned, rezoned and are under construction or have been built. There is minimal opportunity for new developments of that type and scale in the western part of Lutz. The site is located to the west of Dale Mabry and is located within the Urban Service Area and Residential-4 Future Land Use category. Given the site location and existing designations, the site is in one of the areas where this zoning would be appropriate within the existing community and according to the Community Plan. It is, therefore, consistent and meets the intent of the vision and goals of the Lutz Community Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the vision of the Lutz Community Plan. The proposed rezoning to RSC-6 would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Standard Rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*, subject to the conditions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

Policy 2.2.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Community Context and Compatibility

Policy 3.1.3: 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.

Objective 3.2: Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.

Relationship to Land Development Regulations

Policy 3.2.4: The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals,

Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These communityspecific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element

Development

Objective 4.1: 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 4.1.1: 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 4.1.2: 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.

Policy 4.1.6: 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 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.

Neighborhood and Community Development

Objective 4.4: Neighborhood Protection – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall beintegrated with the adjacent land uses through:

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

LIVABLE COMMUNITIES ELEMENT: LUTZ

Vision: The Lutz community has two distinct components. The majority of the community located east of Dale Mabry Highway, including the historic downtown, can be described as a semi-rural community. It is characterized by residential development on lots of ½ acre and larger scattered along curving narrow

roadways woven around natural environmental features, which include many large and small lakes, and wetland systems.

The second component of the Lutz community is located west of Dale Mabry Highway, which can be described as suburban style, planned residential developments, including the communities of Calusa Trace, Cheval, Villa Rosa and Heritage Harbor. These planned communities are a part of the Lutz community, but have been generally planned, rezoned and are under construction or have been built. There is minimal opportunity for new developments of that type and scale in the western part of Lutz.

Rezonings STATUS TPC BIvd Boulevard Of The Roses Rue Vendome Centre Rose BIVO 25-1000 W.Lutz Lake Fern Rd Terrain De Golf Dr-

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 25-1000



PENDING

Tampa Service Area Urban Service Area County Boundary

Juris diction Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR)

wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

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

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

RESIDENTIAL-6 (.25 FAR)

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

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

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

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION CITRUS PARK VILLAGE



Map Printed from Rezoning System: 7/18/2025

540

360

180

Author: J. Krzyzanowski

File: G:\RezoningSystem\MapP



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		oning Technician, Development Services Department	DATE: 08/11/2025
REVIEWER: Jessica Kowal, Principal Planner		EWER: Jessica Kowal, Principal Planner	AGENCY/DEPT: Transportation
	PLAN	NING AREA: Lutz	PETITION NO: RZ 25-1000
•			
		This agency has no comments.	
-	X	This agency has no objection.	
		This agency has no objection, subject to the listed or attached co	nditions.
		This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 3.1 acres from Agricultural Rural (AR) to Residential, Single-Family Conventional (RSC-6). The site is located on the north side of W Lutz Lake Fern Road approximately 1,700 feet east of the on-ramps to Suncoast Parkway. Although the applicant is seeking to rezone to RSC-6, the Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which limit residential dwellings to 4 units per acre with a minimum lot size of 7,000 square feet, allowing for a maximum of 12 residential units on the site. The RES-4 FLU also permits agricultural, neighborhood commercial, and office uses barring the floor area ratio (FAR) for non-residential uses is 0.25 (maximum 32,670 square feet) or less.

Trip Generation Analysis

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

Approved Zoning:

24 Hour Two-	Total Peak Hour Trips	
way volume	AM	PM
15	1	1
	24 Hour Two- Way Volume	24 Hour Two- Way Volume Hour

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-6, Single-Family Detached/12 dwelling units (ITE Code 210)	143	11	14

Trip Generation Difference:

	1		1
Zoning, Land Use/Size	24 Hour Two-	Total Peak	
_	oning, Land Ose/Size	Way Volume	Hour Trips

		AM	PM
Difference	+ 128	+ 10	+ 13

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Lutz Lake Fern Road, a 4-lane, divided, urban, arterial roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, +/- 5-foot bike lanes, +/- 6-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 100 feet of right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to Lutz Lake Fern Road.

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

There are several schools and day care facilities along this segment of W Lutz Lake Fern Road. Primrose School of Lutz (hours 6:30 AM–6:30 PM) is approximately 1,400 feet east and Discovery Point Lutz (hours 6:30 AM–6 PM) is approximately 400 feet east of the subject site. These uses provide early education and childcare. Approximately 1,060 feet west of the subject site, on the north side of W Lutz Lake Fern Road, is a shared public-school site with McKitrick Elementary, Martinez Middle, and Steinbrenner High schools, and across W Lutz Lake Fern Road (south) is the Lutz Montessori School.

From communications with Public Works, Transportation Staff learned of significant operational and delay issues on W Lutz Lake Fern Road at the entrance to the school site during morning drop-off and afternoon pick-up. During Drop-Off and Pick-Up (DO/PU) periods, westbound traffic backs up past the subject site to Fern Meadow Loop. Since vehicles accessing the school site queue past the westbound right turn lane and past the entire frontage of the subject site, vehicles attempting to access the site would be hindered by vehicles waiting to access the school site. Occasional openings in traffic introduce site visibility issues where a static queue is next to a free-flowing travel lane creating high potential for side-impact crashes when people pull forward into traffic without having a clear line of sight. In some cases, motorists are waved on by other drivers attempting to be "good Samaritans" but who didn't see the other traffic or were attempting to communicate only that it was clear from one of the possible directions of conflict.

The insufficient DO/PU traffic queue effects safe and efficient access for the subject site, and site access will need to be analyzed with consideration of these issues at time of site/construction plan review. During site/construction plan review the developer may be required to dedicate right of way to accommodate the extension of the westbound right turn lane into the school site

and/or provide improvements to the roadway to prevent traffic leaving the site and pulling directly into free flowing through lanes, thereby avoiding the potential for that type of "good Samaritan" side angle crash

Staff notes that, regardless of this review and in addition to the transportation analysis, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Lutz Lake Fern Road is for information purposes only.

Generalized Level of Service					
Roadway From To LOS Standard Directional LOS					
W Lutz Lake Fern Road	Suncoast Parkway	Sunlake Boulevard	D	С	

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

COMMISSION

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



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Rick Muratti, Esq. LEGAL DEPT
Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: August 18, 2025	COMMENT DATE: July 28, 2025		
PETITION NO.: 25-1000	PROPERTY ADDRESS: 5305 W Lutz Lake Fern		
EPC REVIEWER: Justin Lessard	Rd., Lutz		
CONTACT INFORMATION: (813) 627-2600 x 1245	FOLIO #: 012977-0000		
EMAIL: lessardj@epchc.org	STR: 08-27S-18E		

REQUESTED ZONING: AR to RSC-6

FINDINGS			
WETLANDS PRESENT	NO		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	NA		
WETLANDS VERIFICATION (AERIAL PHOTO,	No apparent wetlands on site.		
SOILS SURVEY, EPC FILES)			

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

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

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-1000 July 28, 2025 Page **2** of **2**

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".

Once approved, the formal wetland delineation would be binding for five years.

jl/dc

ec: Isabelle Albert- <u>ialbert@halff.com</u>



Adequate Facilities Analysis: Rezoning

Date: August 13, 2025 **Acreage:** 3.01 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: RSC-6

Case Number: 25-1000 Future Land Use: RES-4

HCPS #: RZ-707

Maximum Residential Units: 10

Address: 5305 W Lutz Lake Fern Road

Residential Type: Single-Family Detached

Parcel Folio Number(s): 12977.0000

School Data	McKitrick Elementary	Martinez Middle	Steinbrenner High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	1027	1209	2420
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	916	1108	2398
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	89%	92%	99%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/13/2025	0	4	22
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	2	1	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	89%	92%	100%

Notes: At this time, adequate capacity exists at McKitrick Elementary and Martinez Middle for the residential impact of the proposed project. Although Steinbrenner High School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date**: 07/29/2025

Agency: Natural Resources **Petition #: 25-1000**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management DATE: <u>07-14-2025</u>				
REV	IEWER: Jan Kirwan, Conservation and Environn	nental Lan	ds Managei	<u>nent</u>
APPI	LICANT: Isabelle Albert	PETITIC	N NO: 25-	1000
LOC	ATION: 5305 W Lutz Lake Fern Rd, Lutz			
FOLI	IO NO: 12977.0000	SEC: <u>08</u>	TWN: <u>27</u>	RNG: <u>18</u>
	This agency has no comments.			
	This agency has no objection.			
Ш	This agency has no objection.			
	This agency has no objection, subject to listed o	r attached	conditions	
	This agency objects, based on the listed or attac	shed condi	tions	
	This agency objects, based on the listed of attac	nied Condi	uoris.	
COMMENTS:				

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 25-1000 REVIEWED BY: Clay Walker, E.I. DATE: 7/11/2025		
FOLIC	NO.: 12977.0000	
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	A $\underline{12}$ inch water main exists $\underline{}$ (approximately $\underline{}$ feet from the site), $\underline{}$ (adjacent to the site), $\underline{}$ and is located south of the subject property within the north Right-of-Way of West Lutz Lake Fern Road . 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 12 inch wastewater forcemain exists (approximately feet from the project site), (adjacent to the site) and is located south of the subject property within the north Right-of-Way of West Lutz Lake Fern Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area		
	and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Van Dyke Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate	
	reserve capacity to accept the flow from this project.	

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, August 18, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 11:54 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate)

Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida

1	Page 45 MS. HEINRICH: Our next item is Item C.3, Standard
2	Rezoning 25-1000. The applicant is requesting to rezone
3	property from AR to RSC-6-Restricted. Michelle Montalbano with
4	Development Services will provide staff findings after the
5	applicant's presentation.
6	HEARING MASTER: All right. Is the applicant here?
7	MS. ALBERT: Good evening. Isabelle Albert with
8	Halff, 1000 North Ashley Drive, representing the applicant.
9	Thank you very much. This is a simple request. This
10	is a approximately three-acre site, and it is located in the
11	Lutz Community Plan in the Urban Service Area. And it's going
12	out of control.
13	So basically, it has a Residential Future Land Use-4.
14	We are requesting for an RSC-6 with a restriction to four units
15	per acre. It's stuck. And staff reviewed the application.
16	They found it consistent with Comprehensive Plan and the Land
17	Development Code. And no objections from reviewing agencies.
18	And I'm here if you have any questions.
19	HEARING MASTER: No questions at this time.
20	MS. ALBERT: Thank you.
21	HEARING MASTER: Thank you. Don't forget to sign in.
22	MS. ALBERT: Okay.
23	HEARING MASTER: Development Services.
24	MS. MONTALBANO: Michelle Montalbano, Development
25	Services.

1	Page 46 The application is to rezone approximately three acres
2	of property from AR to RSC-6 with restrictions. The applicant
3	has agreed to rezoning restriction limiting development to four
4	dwelling units per acre in order to align the zoning district
5	with the density permitted by the Res-4 Future Land Use
6	Category.
7	The property is located in Lutz Community Area. The
8	surrounding area consists of agricultural, residential, or
9	institutional uses. The abutting vacant property to the west is
10	currently zoned RSC-6.
11	Therefore, staff finds the rezoning request approvable
12	as the proposed Land Use district is compatible with the
13	existing zoning and development pattern.
14	And also, staff submitted a revised staff report last
15	Friday which included newly received comments from school board,
16	which I have no objections.
17	I'm available if you have any questions.
18	HEARING MASTER: So that was the reason for the
19	revision?
20	MS. MONTALBANO: Yes.
21	HEARING MASTER: All right. Perfect. That's it.
22	MS. MONTALBANO: Thank you.
23	HEARING MASTER: Thank you so much.
24	Planning Commission.
25	MS. LINEHAN: Lilyann Linehan, Planning Commission

1	Page 47 Staff.
2	The subject property is located in Residential-4
3	Future Land Use Category. It is in the Urban Service Area and
4	the subject property is located within the limits of the Lutz
5	Community Plan.
6	To the north of the site is the Residential Future-1
7	Land Use Category [sic]. There is Residential-4 adjacent on the
8	west side, and further west there is Public/Quasi-Public and
9	Residential-1 Future Land Uses. And to the east is
10	Agricultural/Rural-1/5 and Residential-2. And to the south is
11	more Residential-1.
12	The subject site's in the Urban Service Area where,
13	according to Objective 1.1 of the Future Land Use Section, 80
14	percent of the county's growth is to be directed. Policy 3.1.3
15	requires all new developments to be compatible with the
16	surrounding area, noting that compatibility is not the same as.
17	Rather, it refers to the sensitivity of development proposals
18	and maintaining the character of existing development, and the
19	proposed rezoning is compatible with the existing residential
20	character of the surrounding area.
21	FLUS Goal 2 and Objective 2.1, in each of the
22	respective policies, established the Future Land Use Map, as
23	well as the allowable range of uses for each Future Land Use
24	Category. The Residential Future Land Use Category allows for
25	the consideration of up to four dwelling units per gross acre.

Page 48 With 3.01 acres, the subject site can be considered for up to 12 1 2 dwelling units. Even with the zoning category of RSC-6, the applicant has included a restriction and note that the Future 3 4 Land Use Category limits the site to a maximum density of four 5 dwelling units per acre, even with a higher density zoning 6 district. Therefore, the proposal meets the requirements objective -- of Objective 2.1 and its accompanying policies. 8 9 The subject site meets the vision Statement of the Lutz Community Plan, which states that the Lutz Community has two 10 11 distinct components. The majority of the community located to the east of 12 13 Dale Mabry Highway, including the historic downtown, can be 14 described as semi-rural community. The second component of the 15 Lutz Community is located west of Dale Mabry Highway, which can 16 be described as a suburban style, planned residential developments. 17 These planned communities are a part of the Lutz 18 Community, but have been generally planned, rezoned, and are 19 under construction, or have been built, and there is minimal 20 opportunity for new developments of that type and scale in the 21 western part of Lutz. The site is located to the west of Dale 22 23 Mabry, is located within the Urban Service Area and the 24 Residential-4 Future Land Use Category. 25 Given the site location to the west of Dale Mabry and

Page 49 the existing designations, the site is in one of the areas where 1 2 this zoning would be appropriate within the existing community and according to the Community Plan. 3 Based upon those considerations, Planning Commission 4 5 staff finds the proposed rezoning consistent with the 6 Unincorporated Hillsborough County Comprehensive Plan. HEARING MASTER: Thank you so much. Is there anyone in the room or online that would like 8 9 to speak in support? Seeing no one. Anyone in opposition? No one. 10 Ms. Heinrich. 11 HTV STAFF: Madam Officer, I'm sorry. I have one 12 13 person online. 14 HEARING MASTER: I apologize. All right. Oh, I see 15 that. 16 Mr. Edwards; is that right? 17 MR. EDWARDS: That's correct. HEARING MASTER: All right. If you could -- I 18 apologize for skipping over you. Give me your name and address, 19 20 please. 21 MR. EDWARDS: My name is Jonathan. Address at 19023 22 Fern Meadow Loop. 23 HEARING MASTER: And go ahead and tell us why you're 24 in opposition, please. 25 MR. EDWARDS: First, I just wanted to take an

Page 50 opportunity to thank you all for your time. I do understand 1 2 that, you know, you guys have a huge responsibility in what you Really, isn't this, kind of, like, my first time being on 3 4 one of these meetings and seeing just, kind of, what you all do 5 and how it plays out. 6 I won't go too much off on a tangent, but yeah, that 7 area is just not -- I saw the plans. I saw the post from the realtor company, whoever is handling that case. Just no 8 9 accountability whatsoever. Again, I appreciate what you all do. I appreciate 10 11 what everybody -- how -- the roll everybody has involved. But just highly inappropriate and just no accountability. That's 12 13 kind of it. I'd rather not go off on a tangent and go too deep 14 and speak on anything that I don't have knowledge of. But I 15 appreciate you all's time for this evening. And I'm going to go 16 ahead and yield. 17 HEARING MASTER: All right. Thank you for your comments, Mr. Edwards. I appreciate it. Before I move on --18 19 MR. EDWARDS: Yes, ma'am. 20 HEARING MASTER: -- is there anyone else that would like to speak in opposition? All right. Seeing no one. 21 Ms. Heinrich, anything further? 22 23 MS. HEINRICH: No, ma'am. 24 HEARING MASTER: Ms. Albert, have anything to say in 25 rebuttal?

1	Page 51 MS. ALBERT: For the record, Isabelle Albert with
2	Halff.
3	I'm not exactly sure which plan he's talking about,
4	because this is a PQ planning, so we don't really have a plan,
5	nor do we have a realtor. So I'm not sure. I can't really
6	respond to that. But we're, you know, waiting on policies and
7	everything with the Comprehensive Plan as well as the Code.
8	HEARING MASTER: All right. Thank you so much for
9	that. I appreciate it.
10	Then with that we will close Rezoning 25-1000, and go
11	to the next case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: August 18, 2025 HEARING MASTER: Susan Finch			
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APPLICATION #	NAME NASHAT SOCEFAN		
MM 24-1141	MAILING ADDRESS 15/18 Livingston AUE		
	CITY LY+2 STATE FC ZIP PHONE		
APPLICATION #	NAME Debbie HINES		
24-1141	MAILING ADDRESS 18123 N. 24th St		
' ''' \	CITY LY + 2 STATE ZIP 3354 PHONE		
APPLICATION #	PLEASE PRINT AND VESTALLY		
RZ 25-0931	MAILING ADDRESS DOS DEM TUES & CONTRACTOR OF THE STATE OF		
	CITY CONSTATE ZIP PHONE SCAP		
APPLICATION #	PLEASE PRINT WILLIAM SULLAN		
RZ 75-10000	MAILING ADDRESS 26336 STATE ROAD 19		
4 407	CITY Howle Notes House ZIP PHONE		

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DATE/TIME: August 18,2025/6pm HEARING MASTER: Susan Finch			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Rayhleen Reres		
RZ 25-602	MAILING ADDRESS 1511 N Westshor Blod Suite 1000		
	CITY Jumpy STATE F1 ZIP 3307 PHONE 813-957-6544		
APPLICATION #	PLEASE PRINT NAME		
25-1802	MAILING ADDRESS		
$\mathcal{A} \mathcal{I} \mathbf{V}^{s}$	CITY STATE ZIP PHONE		
APPLICATION #	PLEASE PRINT NAME SURCE Watts		
RZ	NAME Suzan Watts MAILING ADDRESS 3615 COLD Creek Drive		
25-080z	CITY Valara STATE TO ZIP PHONE 1231		
APPLICATION #	PLEASE PRINT AND VESYGAY		
RZ 25-6999			
	CITY A C STATE ZIP PHONE 399		
APPLICATION #	NAME Isabelle albert		
RZ 25-1000	MAILING ADDRESS 1000 N Oshley Dr # 800		
	CITY Tamper STATE ZIPS 22 PHONE 331 - 09 74		
APPLICATION #	NAME Jonathan Edwards		
RZ 15/1600	MAILING ADDRESS 19023 Fern Meadow Loop		
\sqrt{S}	CITY Lutz STATE FL ZIP 33558 PHONE		

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	PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION# RZ 24-059(NAME DAVID WEIGHT		
160 X 1 0211	MAILING ADDRESS 20085 SABAL PALM CT CITY LAND OLAKGSTATE FL ZIP34638 PHONE 813:230-7473		
APPLICATION #	NAME Kristine Schroeder		
RZ 24-0591	MAILING ADDRESS 44/1 RIVER CLOSE Blud CITY VOLVI (O STATE FL ZIP 3359 (PHONE 913:361-9376)		
APPLICATION #	PLEASE PRINT NAME Jouhule albut		
RZ 24 0924	MAILING ADDRESS 1000 b. askley Dr. #900 CITY bupe STATE R ZIP33602PHONE 331 0976		
APPLICATION #	PLEASE PRINT NAME DEL Senders		
RZ 24-0924	MAILING ADDRESS 1000 H, 95hky D. #900 CITY TOMOS STATE FL. ZIP3202 PHONE \$13.635.5038		
APPLICATION #	PLEASE PRINT NAME _ Ally Mosky		
RZ 24-0924	MAILING ADDRESS / 0603 DIXON Dr-		
	CITY <u>Piverview</u> STATE <u>F/</u> ZIP33579PHONE8/3-677-9291		
APPLICATION #	NAME John Wypolack		
RZ 24-0924	MAILING ADDRESS 10701 17140H DR. BIVOLURIU CITY ACRECIO STATE 1/2 ZIP 34510 PHONE 843 (71 214)		

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07 7U-Mari	MAILING ADDRESS 10609 DIXON DR. CITY THERVEW STATE 1-1 ZIP 335 TIPHONE 813 853-14467		
K	CITY RUERVEW STATE ZIP 335 PAPHONE 813 853-1467		
APPLICATION #	NAME CHAREES WELDOW		
R7 OU-MOU	MAILING ADDRESS 10707 DIXON DD.		
$X \cup X \cup X$	CITY RUERVIEW STATE FL ZIP 38 PHONE 737636-2132		
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES / PALM TRAFFIC		
D7 74 +3974	MAILING ADDRESS 4006 S. MACDIL AVE		
K	CITY TAMPA STATE FL ZIP33611 PHONE 813 2058057		
APPLICATION #	PLEASE PRINT NAME A GOEL		
R7 24-1677	MAILING ADDRESS 10329 CROSL CREEK BLVD #		
NZ ~ (6/2)	CITY TAMPA STATE L ZIP 324 PHONE 727-470-4786		
APPLICATION #	NAME Elizabeth Rodrigo		
R7 74-1677	MAILING ADDRESS 18156 Souder Vointe Dr.		
7 2 (01)	CITY TOURS STATEFL ZIP33647 PHONE 813.545,3316		
APPLICATION #	PLEASE PRINT NAME KRIEN LOW DOG-LON		
RZ 74-1675	MAILING ADDRESS 6322 PCOLM RIVER RO		
J (U)	CITY TOWNER STATE FLZIPSSICPHONE E13-44-339		

DATE/TIME: August 18,2025/6:03 HEARING MASTER: Susan Finch				
DATE/TIME: August 18,0005/6.02 HEARING MASTER:				
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME Kami Corbett			
RZ 24-1263	MAILING ADDRESS 101 & Kennedy Pohd, Sta 2700			
	CITY TAM 44 STATE FL ZIP 33 (SPHONE 813-227-842			
APPLICATION #	PLEASE PRINT Sabule albert			
RZ 24-1263	MAILING ADDRESS 600 D. Apply Dr \$ 900 CITY Lawren STATE & ZIP33602PHONE 331 3974			
APPLICATION #	PLEASE PRINT Brady (GPP)S			
RZ 24-1263	MAILING ADDRESS 2110 Hinson rd. CITY Down state FC ZIP 33527 PHONE			
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APPLICATION #	PLEASE PRINT Penny Martin			
RZ 24-1263	PLEASE PRINT NAME Penny Martin Mailing Address Dover CITY STATE PLZIP PHONE			
APPLICATION #	PLEASE PRINT HOLL, C			
RZ 24-1243	MAILING ADDRESS 2130 Mart, w Ad CITY OF CA STATE A ZIP 335 PHONE			
APPLICATION #	PLEASE PRINT NAME Vette Niemann			
RZ 24-1263	MAILING ADDRESS 4711 DOVE CLAFCT			
	CITY DOVM STATE & ZIP 27 PHONE			

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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME GEORGE NIEMBONN			
RZ 24-1263	MAILING ADDRESS 4711 DOVER CUFF COURT			
× 1 126	CITY DOJER STATE FL ZIP PHONE 662-7100			
APPLICATION #	NAME Jevery Conl			
RZ 74-1912	MAILING ADDRESS 17937 Huntingbow Cirl CITY Lutz STATE FL ZIP 33558 PHONE 813 9202005			
$\propto (/\chi v)$	CITY Lvt2 STATE FL ZIP 33558 PHONE 813 9202005			
APPLICATION #	PLEASE PRINT THE HONNY NAME			
P7 24 101	MAILING ADDRESS SOZ3 W. LAWEL ST CITY TPA STATE FL ZIP PHONE OCZG			
KC (- 1/2/3)	CITY PHONE OC39			
APPLICATION #	NAME LA FONIA BOYIGIAS			
RZ 25-N/10	MAILING ADDRESS 13444 Capoly Crook DK			
N - 000 0002	CITY Tampa STATE ST ZIP 33625 PHONE 8/3-4947/16			
APPLICATION #	PLEASE PRINT NAME OF MAGY			
RZ 75-860	MAILING ADDRESS ACT JUST AUG FELLY			
2>0002	CITY THE STATE ZIP PHONE			
APPLICATION #	NAME BANEET STEWART			
RZ 25-1/10	MAILING ADDRESS 13128 BROOKS DE MOSS DRIVE CITY RIVERVIOU STATE FL ZIP 3379HONE (904) 673-4314			
O/ U(02	CITY RIVERVION STATE FL ZIP 3357 PHONE (904) 673-4314			

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APPLICATION #	PLEASE PRINT NAME Strag		
	CITY Tampa STATE FL ZIP313 PHONE 94187569		
APPLICATION #	PLEASE PRINT ANGELEH JOHNSON		
RZ 25-0402	PLEASE PRINT Angelett Johnson MAILING ADDRESS 1001 SEA Spray Place CITY The STATE F ZIP 336 PHONE \$138576400		
APPLICATION #	PLEASE PRINT Michael Nalan		
RZ 25-6662	MAILING ADDRESS 2914 ~ bandy Blod #A CITY Tampor STATE & ZIP 33611 PHONE 813 2) 2791		
APPLICATION #	NAME BEVERLY Kieny FHNA President		
RZ 25-6662	MAILING ADDRESS 10902 N. Edison Aug CITY Ta mpa STATE FL ZIP 33612 PHONE 813-625-0420		
APPLICATION #	NAME CINA MARIE ISIN		
RZ 25-6602	MAILING ADDRESS 13 108 N. Ola AVE CITY TAMPA STATE FL ZIP 336 PHONE (813) 125-110 1		
APPLICATION #	NAME SUSAN DENNIS		
RZ 25-8402	MAILING ADDRESS 13109 N HAMNER CITY Tampa STATE FL ZIP33612 PHONE 813-373-4777		

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PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Jamie Fearnham			
RZ 05/1609	MAILING ADDRESS 513 W. 129th Ave. 812-301-4699			
N 25 0000	CITY Tampa STATE FL ZIP 33012 PHONE 813-391-4699			
APPLICATION #	NAME Alexandra Chall			
RZ 25-600	MAILING ADDRESS 400 AV. ASILEADY Swife 1/00			
1. 2. 0.000	MAILING ADDRESS 400 AN. Addley DV. Swife 1/00 CITY TOURS STATE TO ZIP 2002 PHONE 813-221-91000			
APPLICATION #	PLEASE PRINT NAME Kami Cor belf			
RZ 75 6000	MAILING ADDRESS 101 East Kenedy Ave St 3700			
L 27-0704	CITYTIAMPA STATET ZIP 33602 PHONE 813227-842			
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RZ 75-6704	MAILING ADDRESS 1000 10. Olyholey & #900			
r 25 0709	CITY Tampu STATE ZIP3360ZPHONE 331 0976			
APPLICATION #	PLEASE PRINT RAME ROBERT CAVERS S.			
RZ 25-6709	·			
VS	MAILING ADDRESS \$ 5019 Bonita Dr. CITY Wingung STATE FL ZIP PHONE PHONE			
APPLICATION #	PLEASE PRINT NAME Bill Baig Z			
PZ 25-0284	MAILING ADDRESS 5777 Lake Venice Drive			
	CITY W: May May STATE FL ZIP33598 PHONE 203-717-4840			

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2225-0764	MAILING ADDRESS 5073 W. (AVREL ST			
	CITY TPA STATE ZIP 3509 813789			
APPLICATION #	PLEASE PRINT NAME TU MAI			
RZ 25-081	MAILING ADDRESS 14031 N. Dale Maby Hwy			
V	CITY Talmen STATE PL ZIP 33218 PHONE (813) 962-623			
APPLICATION #	PLEASE PRINT NAME YHISMUL HEINAULE			
27 25-0801	MAILING ADDRESS 3265 Lotve Dale Dr			
CC X 0801	CITY AMPA STATE ZIP 3368 PHONE 8/3 335 985			
APPLICATION #	PLEASE PRINT NAME ONALD LACEY MAILING ADDRESS 1340 GULF BLUD #196 CITY CLEARWARD STATE FL ZIP 33767 PHONE 352 585 0493			
RZ 25-081	MAILING ADDRESS 1340 GULF 9LUD \$196			
MC 07 0001	CITY CHEGALIPARA STATE F. ZIP 33767 PHONE 0493			
APPLICATION #	PLEASE PRINT WOLLAN SILLOWN POTOMACLAN OCOMPA			
RZ 25-0802	MAILING ADDRESS 26326 State ROAD 19			
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APPLICATION #	PLEASE PRINT NAME CONCENTRATION OF THE PRINT NAME			
RZ 25-6862	MAILING ADDRESS 13825 Toof Blvd Se 605			
0.7 0.002	CITY STATE ZIP 33760 PHONE 524-1818			

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DATE/TIME: August 18,2	ZHM, PHM, LUHO PAGE OF 12 1025/6pm HEARING MASTER: Susan Finch ADI V. THE DECEMBER FOR MALL DIC		
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APPLICATION #	PLEASE PRINT TOM LEACH		
RZ 25-G802	MAILING ADDRESS 4530 RIVER CLOSE BLVD		
	CITY VALPACE STATE FL ZIP 3394 PHONE		
APPLICATION #	PLEASE PRINT NAME Christopher To Rock		
RZ 25-6862	MAILING ADDRESS 4341 Culbred Rd		
	CITY Valero STATE FL ZIP3359 PHONE 960-395-7723		
APPLICATION #	PLEASE PRINT NAME SASAN - MOTIO		
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APPLICATION #	NAME Kathleen Reves		
RZ 25-0802	MAILING ADDRESS # 1511 N Westshore Black Sufe 1000		
	CITY Tange STATE FL ZIP 3360 PHONE S13 957-0549		
APPLICATION #	PLEASE PRINT Jales Crever		
MM 25-0808	MAILING ADDRESS 2002 W. Cloudard St #203		
	CITY Tampa STATE EV ZIP 33606 PHONE 80000 913-419-3914		
APPLICATION #	NAME DEVIA M. SWITH		
11 15-500	MAHING ADDRESS 401 E Jack Son Street		

CITY 14mpa STATE F1 ZIP 33601 PHONE 813 222 5010

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DATE/TIME: August 18,2025/6pm HEARING MASTER: Susan Finch			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME David Moore		
nm 25-0808	MAILING ADDRESS 17310 Cerriage Way		
v	CITY Ocessa STATE FL ZIP 3555 HONE 813600 7565		
APPLICATION #	PLEASE PRINT NAME MICHIEL BEAM		
MM 25-0808	MAILING ADDRESS 6401 THOROVEN SLED LODE		
<i>T</i> • • • • • • • • • • • • • • • • • • •	CITY DEESSA STATE FL ZIP 33556 PHONE 727.452.5798		
APPLICATION #	PLEASE PRINT MULISGA Merdheck		
MM 25-0808	MAILING ADDRESS (9810 thauatha Re		
	CITY Odes State FL ZIP3755/ PHONE 813- SOF 93/		
APPLICATION #	PLEASE PRINT Roth White		
1000 25-0808	MAILING ADDRESS 17905 BUrrell Kd		
/ W. W.	CITY dessa STATE FL ZIP 335 PHONE 813/404-		
APPLICATION #	NAME D. Bain Santord		
MM 25 0808	MAILING ADDRESS 4413 THOROUGHBRED LA		
	CITY <u>OD ELSA</u> STATE <u>FL</u> ZIP 33 SUPHONE <u>813.29</u> 3.104		
APPLICATION #	PLEASE PRINT Eduqued Schun 12		
MM 75-0808	MAILING ADDRESS CHOZ TROBUS LOOP		
	CITE STATE ZIP 355 PHONE 813		

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DATE/TIME: August 18,	2025/6pm HEARING MASTER: Susan Finch		
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APPLICATION #	PLEASE PRINT, NAME LISA KUSSON		
m25-0808	MAILING ADDRESS 17005 Winners Circle		
V	CITY Odessa STATE FL ZIP 335 PRONE 813-505-066/		
APPLICATION #	PLEASE PRINT NAME LISA Dean		
nm 25-0808	MAILING ADDRESS 17042 Winners Circle		
<i>V</i> ~	CITY Odessa STATE F1 ZIP3355 PHONE 813-300-0365		
APPLICATION #	NAME DAWN BICKOFF		
MM 25-0808	MAILING ADDRESS 17106 Longard 5		
V	CITY Odlssa STATE FL ZIP33554PHONE 813-679-5042		
APPLICATION #	NAME Timothy Velden		
MM 25-0808	MAILING ADDRESS 5904-A Hart Oules Pkun		
V V	CITY Tage STATE FL ZIP 33610 PHONE 8/3-253-5311		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEPHONE		
APPLICATION #	PLEASE PRINT NAME		
	MAILING ADDRESS		
	CITYSTATEZIPPHONE		

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: August 18, 2025

HEARING MASTER: Susan Finch PAGE: 1 OF 2

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0931	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0999	Todd Pressman	Applicant Presentation Packet	No
RZ 25-1000	Michelle Montalbano	Revised Staff Report	No
RZ 24-0591	David Wright	Applicant Presentation Packet	No
RZ 24-0924	Isabelle Albert	Applicant Presentation Packet	No
RZ 24-0924	Brent R. Davis	Revised Staff Report	No
RZ 24-1263	Ashley Rome	Revised Staff Report	No
RZ 24-1263	Debbie Holliday	2. Opposition Presentation Packet	No
RZ 24-1263	Yvette Niemann	3. Opposition Presentation Packet	No
RZ 24-1263	George Niemann	4. Opposition Presentation Packet	No
RZ 25-0602	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0602	Baneet Stewart	2. Applicant Presentation Packet	No
RZ 25-0602	Latonia Boykins	3. Applicant Presentation Packet	No
RZ 25-0602	Beverly Kieny	4. Opposition Presentation Packet	No
RZ 25-0704	Ashley Rome	Revised Report	No
RZ 25-0801	Tu Mai	Applicant Presentation Packet	No
RZ 25-0802	Ashley Rome	Revised Staff Report	No
RZ 25-0802	William Sullivan	2. Applicant Presentation Packet	No
RZ 25-0802	Tom Leech	3. Opposition Presentation Packet	No
RZ 25-0802	Christopher Rate	4. Opposition Presentation Packet	No
RZ 25-0802	Jason Emory	5. Opposition Presentation Packet	No
RZ 25-0802	Kathleen Reres	6. Opposition Presentation Packet	No
MM 25-0808	Lily Linehan	Revised Staff Report	No
MM 25-0808	Sam Ball	2. Revised Staff Report	No
MM 25-0808	Jay Cremer	3. Applicant Presentation Packet	No

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: August 18, 2025

HEARING MASTER: Susan Finch PAGE: 2 OF 2

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 25-0808	Michael Beam	4. Opposition Presentation Packet	No
MM 25-0808	Beth White	5. Opposition Presentation Packet	No
MM 25-0808	Timothy Nelden	6. Applicant Presentation Packet	No

AUGUST 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

B. REMANDS:

B.1. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

Testimony provided.

Susan Finch, ZHM, closed MM 24-1141.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0931

Michelle Heinrich, DS, called RZ 25-0931.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0931.

C.2. RZ 25-0999

Michelle Heinrich, DS, called RZ 25-0999.

Testimony provided.

MONDAY, AUGUST 18, 2025

Susan Finch, ZHM, closed RZ 25-0999.

C.3. RZ 25-1000

- Michelle Heinrich, DS, called RZ 25-1000.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-1000.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 24-0591

- Michelle Heinrich, DS, called RZ 24-0591.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0591.

D.2. RZ 24-0924

- Michelle Heinrich, DS, called RZ 24-0924.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0924.

D.3. RZ 24-1075

- Michelle Heinrich, DS, called RZ 24-1075.
- Testimony presented.
- 🛂 Susan Finch, ZHM, closed RZ 24-1075.

D.4. RZ 24-1263

- Michelle Heinrich, DS, called RZ 24-1263.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-1263.

D.5. RZ 25-0602

- Michelle Heinrich, DS, called RZ 25-0602.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0602.

D.6. RZ 25-0700

- Michelle Heinrich, DS, called RZ 25-0700.
- Testimony presented.
- Susan Finch, ZHM, closed RZ 25-0700.

D.7. RZ 25-0704

- Michelle Heinrich, DS, called RZ 25-0704.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0704.

D.8. RZ 25-0801

- Michelle Heinrich, DS, called RZ 25-0801.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0801.

D.9. RZ 25-0802

- Michelle Heinrich, DS, called RZ 25-0802.
- Applicant requested a continuance.
- Susan Finch, ZHM, denied the continuance request.
- Michelle Heinrich, DS, called RZ 25-0802.
- Testimony presented.
- Susan Finch, ZHM, closed RZ 25-0802.

MONDAY, AUGUST 18, 2025

D.10. MM 25-0808

- Michelle Heinrich, DS, called MM 25-0808.
- Testimony presented.
- Susan Finch, ZHM, closed MM 25-0808.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 11:54 p.m.

Michelle M

Rezoning Application:

RZ STD 25-1000

Zoning Hearing Master Date:

08/18/2025

BOCC Land Use Meeting Date:

10/07/2025



Development Services Department

Applicant:

Axxos Property Management, LLC

FLU Category:

RES-4

Service Area:

Urban

Site Acreage:

3.01 acres +/-

Community Plan Area:

Lutz

Overlay:

None

Request:

Rezone from AR to RSC-6-R



Introduction Summary:

The applicant is requesting to rezone the subject property from AR (Agricultural, Rural) to RSC-6-R (Residential, Single-Family Conventional, 6 - Restricted). The applicant has agreed to a rezoning restriction limiting development to 4 dwelling units per acre, in order to align the zoning district with the density permitted by the R-4 Future Land Use category in the Comprehensive Plan.

Zoning:	Existing Proposed		
District(s)	AR	RSC-6-R	
Typical General Use(s)	Single-Family Residential/Agricultural Single-Family Residential (Conventional On		
Acreage	3.01 +/-	3.01 +/-	
Density/Intensity	1 dwelling unit / 5 acres	4 dwelling units / acre	
Mathematical Maximum*	0 dwelling units	0 dwelling units 12 dwelling units	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	RSC-6-R
Lot Size / Lot Width	5 acres / 150'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 50' Sìdes: 25' Rear: 50'	Front: 25' Side: 7.5' Rear: 25'
Height	50′	35′

Additional Information:	进行数据证据证据证据 化二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十二十
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

RZ 25-1000 Michelle Montalbano ZHM **APPLICATION NUMBER:** RZ-STD 25-1000

ZHM HEARING DATE:

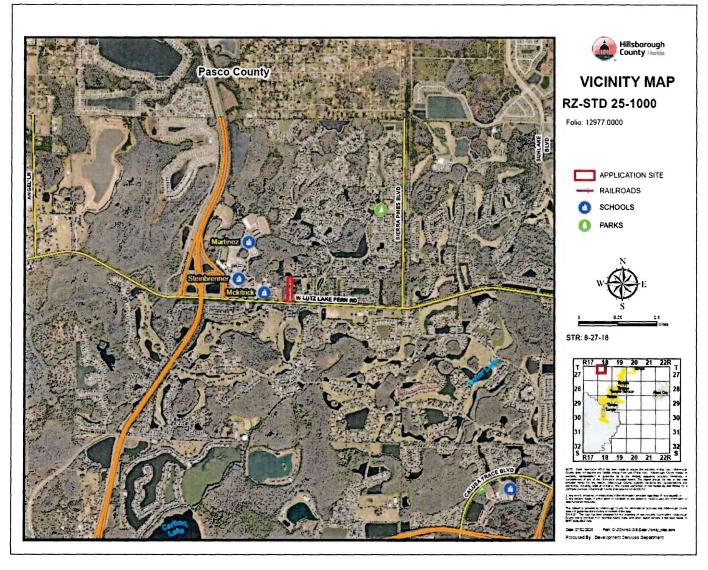
August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property is located in the Lutz Community Plan Area just east of the Suncoast Parkway. The surrounding area largely consists of single-family residential development zoned within Planned Development districts. The property is accessed by W Lutz Lake Fern Road, which is occupied by several institutional uses, including Steinbrenner High School.

APPLICATION NUMBER: RZ-STD 25-1000

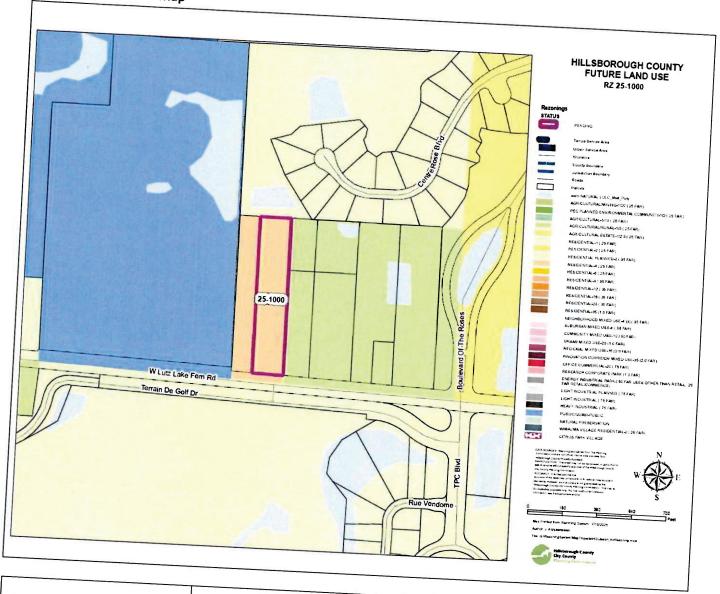
ZHM HEARING DATE: August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



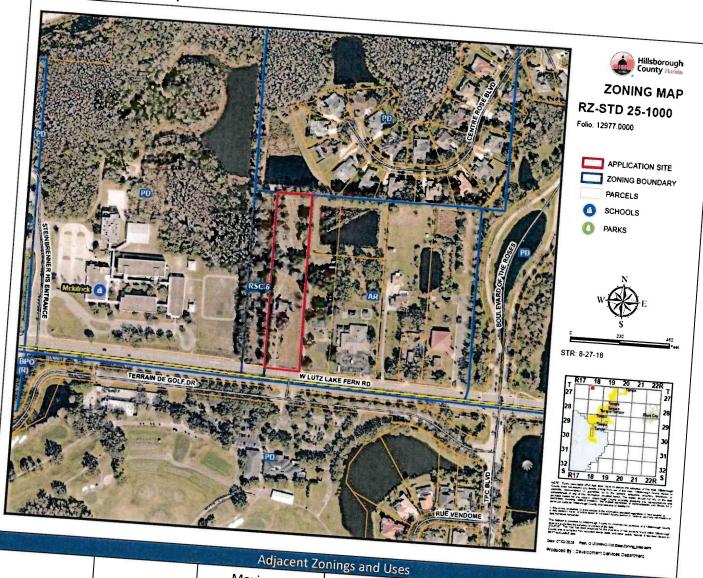
Future Land Use Category:	RES-4 (Residential-4)
Maximum Density/F.A.R.:	4 DU / GA; Neighborhood commercial, office or multi-purpose projects up to 175,000 sq ft or 0.25 FAR, whichever is less intense.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses and multi-purpose projects.

August 18, 2025 BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



		Adjacent	Zonings and Uses	Day original Pain discretions designed, New Produced By : Development Cervices Department
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 86-0143 (PRS 15-0679)	1 DU / acre	Single-Family Residential	
South	PD 90-0125 (PRS 98-0857)	1 DU / acre	Single-Family Residential,	Retention, Wetlands
East	AR		Semi-Private Golf Club	Semi-Private Golf Club
West		1 DU / 5 acres	Agricultural	Single-Family Residential,
.,,	RSC-6	6 DU / acre	Single-Family Residential	County Owned Retention
		- 50 / acre	Single-Family Residential	Vacant

PPLICATION NUMBER:	RZ-STD 25-1000	PARTY SHEKARANIN SALESAN AND AND AND AND AND AND AND AND AND A
IM HEARING DATE: DCC LUM MEETING DATE:	August 18, 2025	
DECEMBRING DATE:	October 7, 2025	Case Reviewer: Michelle Montalbano
O LAND USE MAP SET	AND SUMMARY DATA	and the interior
4 Proposed Site Plan (partial provided below for size and	orientation purposes. See Section 8.0 for full site plan)
		men ete ter tuli site pian)
	N	/A
		,

APPLICATION NUMBER: RZ-STD 25-1000

ZHM HEARING DATE:

August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025 Case Reviewer: Michelle Montalbano

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

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
	0		☐ Corridor Preservation Plan		
	County	4 Lanes	☐ Site Access Improvements		
W Lutz Lake Fern Rd	Arterial -	☐Substandard Road	☐ Substandard Roadway Not		
	Urban	☐Sufficient ROW Width	Applicable (Other Jurisdiction)		
			☐ Other		

Project Trip Generation Not applicable for this request					
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	15	1	1		
Proposed	143	11	14		
Difference (+/-)	+128	+10	+13		

^{*}Trips reported are based on gross 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	Meets LDC	
South	х	Pedestrian & Vehicular	None	Meets LDC	
East		None	None	Meets LDC	
West		None	None	Meets LDC	
Notes:					

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

APPLICATION NUMBER:

RZ-STD 25-1000

ZHM HEARING DATE:

August 18, 2025

BOCC LUM MEETING DATE:

October 7, 2025

Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

APPLICATION NUMBER: RZ-STD 25-1000 ZHM HEARING DATE: August 18, 2025 BOCC LUM MEETING DATE: October 7, 2025 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcel is located in the Lutz Community Plan Area and within the Urban Service Area. The property is currently occupied by a single-family residence.

The surrounding area is largely occupied by detached conventional residential units zoned within Planned Development districts, with a maximum density of 1 dwelling unit per acre. South of the rezoning site is property zoned PD 90-0125 which permits single-family units and the TPC Tampa Bay golf course and county club. In the vicinity along W Lutz Lake St. are several institutional uses, specifically three public schools, several day care centers, and a church, either zoned AR (Agricultural, Rural) or ASC-1 (Agricultural, Single-Family).

The abutting property to the west was approved to rezone from AR to RSC-6 in 2019. Therefore, the subject property rezoning to RSC-6 will be a continuation of the existing zoning pattern.

The applicant agreed to add a restriction reaffirming the density permitted by the property's RES-4 Future Land Use designation in the Comprehensive Plan. The proposed rezoning restriction will limit development to 4 dwelling units per acre, which aligns with the property's RES-4 Future Land Use designation.

Based on the above considerations, staff finds the rezoning to RSC-6-R to be compatible with the surrounding area. 5.2 Recommendation

Staff finds the rezoning request approvable, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

Zoning Administrator Sign Off:

J. Brian Grady

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

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

APPLICATION NUMBER: RZ-STD 25-1000

ZHM HEARING DATE:

August 18, 2025

BOCC LUM MEETING DATE: October 7, 2025

Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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

REVIEWER: Jessica Kowal, Principal Planner

PLANNING AREA: Lutz

PETITION NO: RZ 25-1000

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 3.1 acres from Agricultural Rural (AR) to Residential, Single-Family Conventional (RSC-6). The site is located on the north side of W Lutz Lake Fern Road approximately 1,700 feet east of the on-ramps to Suncoast Parkway. Although the applicant is seeking to rezone to RSC-6, the Future Land Use (FLU) designation of the site is Residential – 4 (RES-4) which limit residential dwellings to 4 units per acre with a minimum lot size of 7,000 square feet, allowing for a maximum of 12 residential units on the site. The RES-4 FLU also permits agricultural, neighborhood commercial, and office uses barring the floor area ratio (FAR) for non-residential uses is 0.25 (maximum 32,670 square feet) or less.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AR, Single-Family Detached/1 dwelling unit (ITE Code 210)	15	1	1

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
RSC-6, Single-Family Detached/12 dwelling units (ITE Code 210)	143	11	14

Trip Generation Difference:

Zaning Land Has/Sina	24 Hour Two-	Total Peak
Zoning, Land Use/Size	Way Volume	Hour Trips

		AM	PM
Difference	+ 128	+ 10	+ 13

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Lutz Lake Fern Road, a 4-lane, divided, urban, arterial roadway. The roadway is characterized by +/- 11-foot travel lanes in good condition, +/- 5-foot bike lanes, +/-6-foot sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 100 feet of right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to Lutz Lake Fern Road.

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

There are several schools and day care facilities along this segment of W Lutz Lake Fern Road. Primrose School of Lutz (hours 6:30 AM-6:30 PM) is approximately 1,400 feet east and Discovery Point Lutz (hours 6:30 AM-6 PM) is approximately 400 feet east of the subject site. These uses provide early education and childcare. Approximately 1,060 feet west of the subject site, on the north side of W Lutz Lake Fern Road, is a shared public-school site with McKitrick Elementary, Martinez Middle, and Steinbrenner High schools, and across W Lutz Lake Fern Road (south) is the Lutz Montessori School.

From communications with Public Works, Transportation Staff learned of significant operational and delay issues on W Lutz Lake Fern Road at the entrance to the school site during morning drop-off and afternoon pick-up. During Drop-Off and Pick-Up (DO/PU) periods, westbound traffic backs up past the subject site to Fern Meadow Loop. Since vehicles accessing the school site queue past the westbound right turn lane and past the entire frontage of the subject site, vehicles attempting to access the site would be hindered by vehicles waiting to access the school site. Occasional openings in traffic introduce site visibility issues where a static queue is next to a free-flowing travel lane creating high potential for side-impact crashes when people pull forward into traffic without having a clear line of sight. In some cases, motorists are waved on by other drivers attempting to be "good Samaritans" but who didn't see the other traffic or were attempting to communicate only that it was clear from one of the possible directions of conflict.

The insufficient DO/PU traffic queue effects safe and efficient access for the subject site, and site access will need to be analyzed with consideration of these issues at time of site/construction plan review. During site/construction plan review the developer may be required to dedicate right of way to accommodate the extension of the westbound right turn lane into the school site

and/or provide improvements to the roadway to prevent traffic leaving the site and pulling directly into free flowing through lanes, thereby avoiding the potential for that type of "good Samaritan" side angle crash

Staff notes that, regardless of this review and in addition to the transportation analysis, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Lutz Lake Fern Road is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W Lutz Lake Fern Road	Suncoast Parkway	Sunlake Boulevard	D	С

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

PARTY OF RECORD

Rome, Ashley

From: Boccrec <boccrec@hillsclerk.com>
Sent: Friday, July 18, 2025 9:20 AM

To: Jonathan Edwards

Cc: Boccrec; Heinrich, Michelle; Rome, Ashley; Mason, Carmen

Subject: RE: [EXTERNAL] Rezoning standard

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

I have sent your email regarding the Zoning item to Development Services for further processing.

----Original Message----

From: Jonathan Edwards < jj.edwards85@gmail.com>

Sent: Thursday, July 17, 2025 3:58 PM To: Boccrec <boccrec@hillsclerk.com> Subject: [EXTERNAL] Rezoning standard

CAUTION: This email is from an external source. Do you know them and are you expecting this? Look again! Phishing is our #1 threat. You are our best defense!!!

To whom it may concern,

I am emailing in regard to the App. No.: RZ-STD 25-1000. If you haven't heard by now this proposal is bogus and rezoning application is frivolous. The sign for this meeting is tucked behind a fence and unable to be seen for anyone to know what's going on here. I would expect higher standards from some of you. Stop selling out the land.

P.S. The current owner is unfit for the property. That area is worthy of a single family home to maintain the quiet low-key nature of the area.

Sincerely, Nature's Miracle