

Rezoning Application: RZ-STD 22-0076

Zoning Hearing Master Date: March 14, 2022

BOCC Land Use Meeting Date: May 10, 2022

1.0 APPLICATION SUMMARY

Applicant: The Parman Group LL / Jeff Sizemore

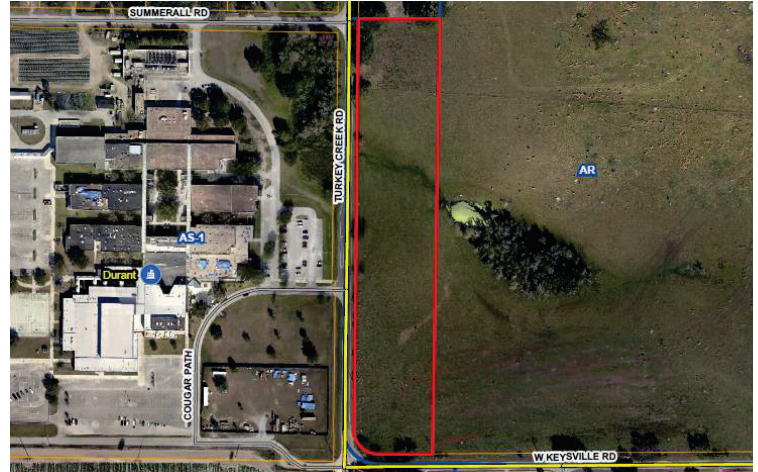
FLU Category: Residential-1 (R-1)

Service Area: Rural

Site Acreage: 7.25 MOL

**Community
Plan Area:** None

Overlay: None



Introduction Summary:

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural - Single-Family Conventional (ASC-1) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	ASC-1
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	7.25 MOL	7.25 MOL
Density/Intensity	1 du/ 5 gross acre	1 du/gross acre
Mathematical Maximum*	1 unit	7 units

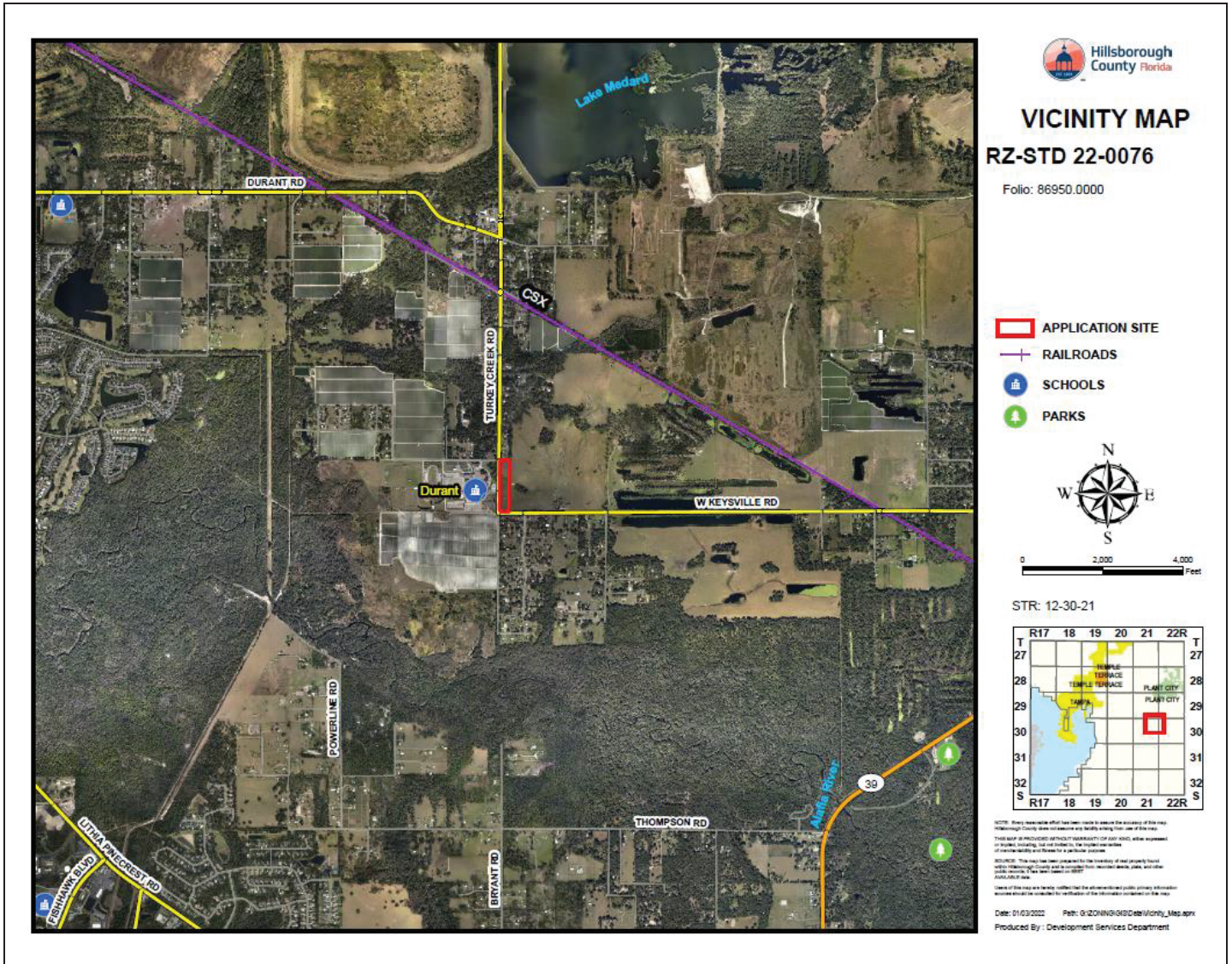
*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	ASC-1
Lot Size / Lot Width	43,560 sf / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

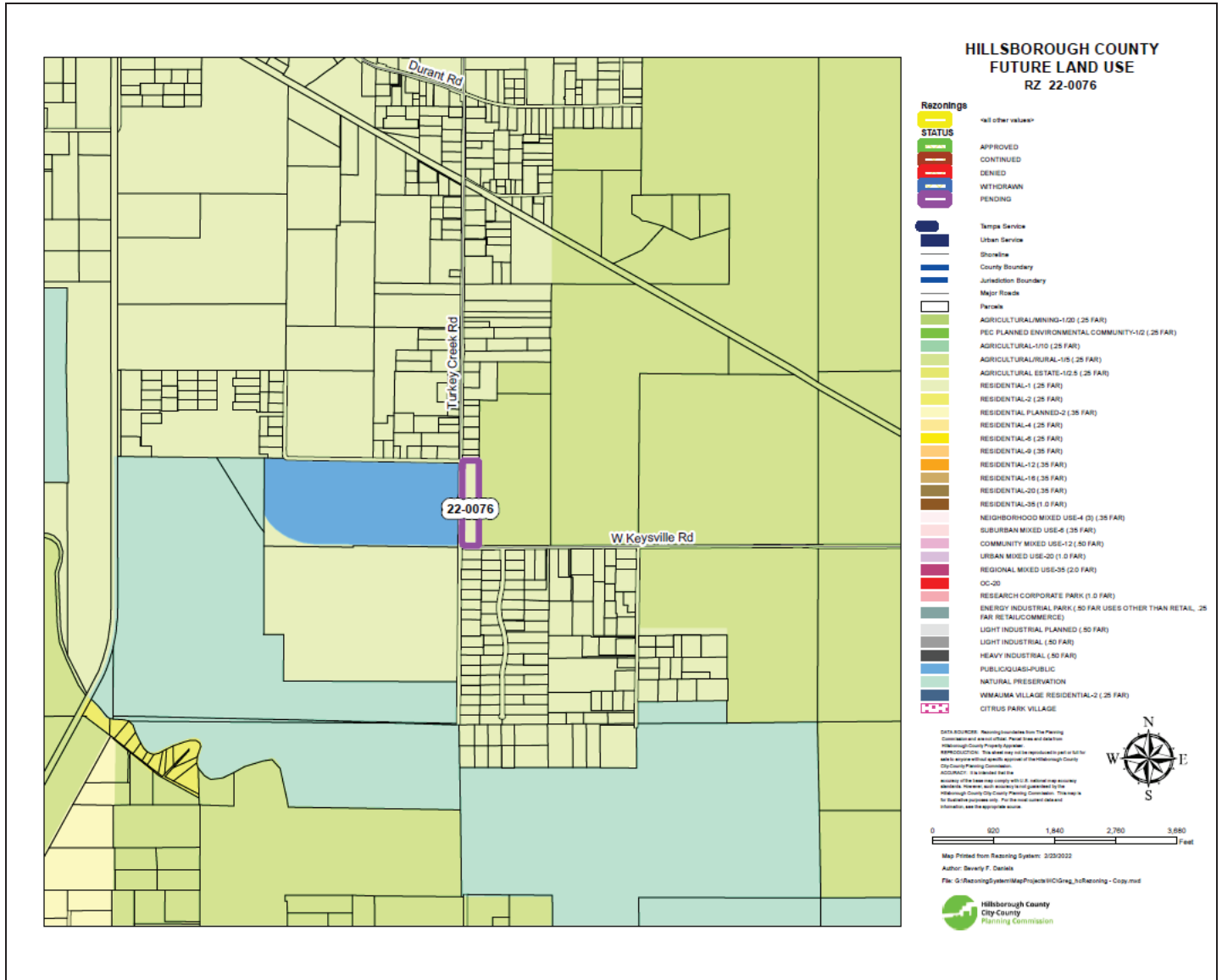


Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the north. Durant High School is to the west across Turkey Creek Road. Single-Family Residential is to the south across West Keysville Road.

2.0 LAND USE MAP SET AND SUMMARY DATA

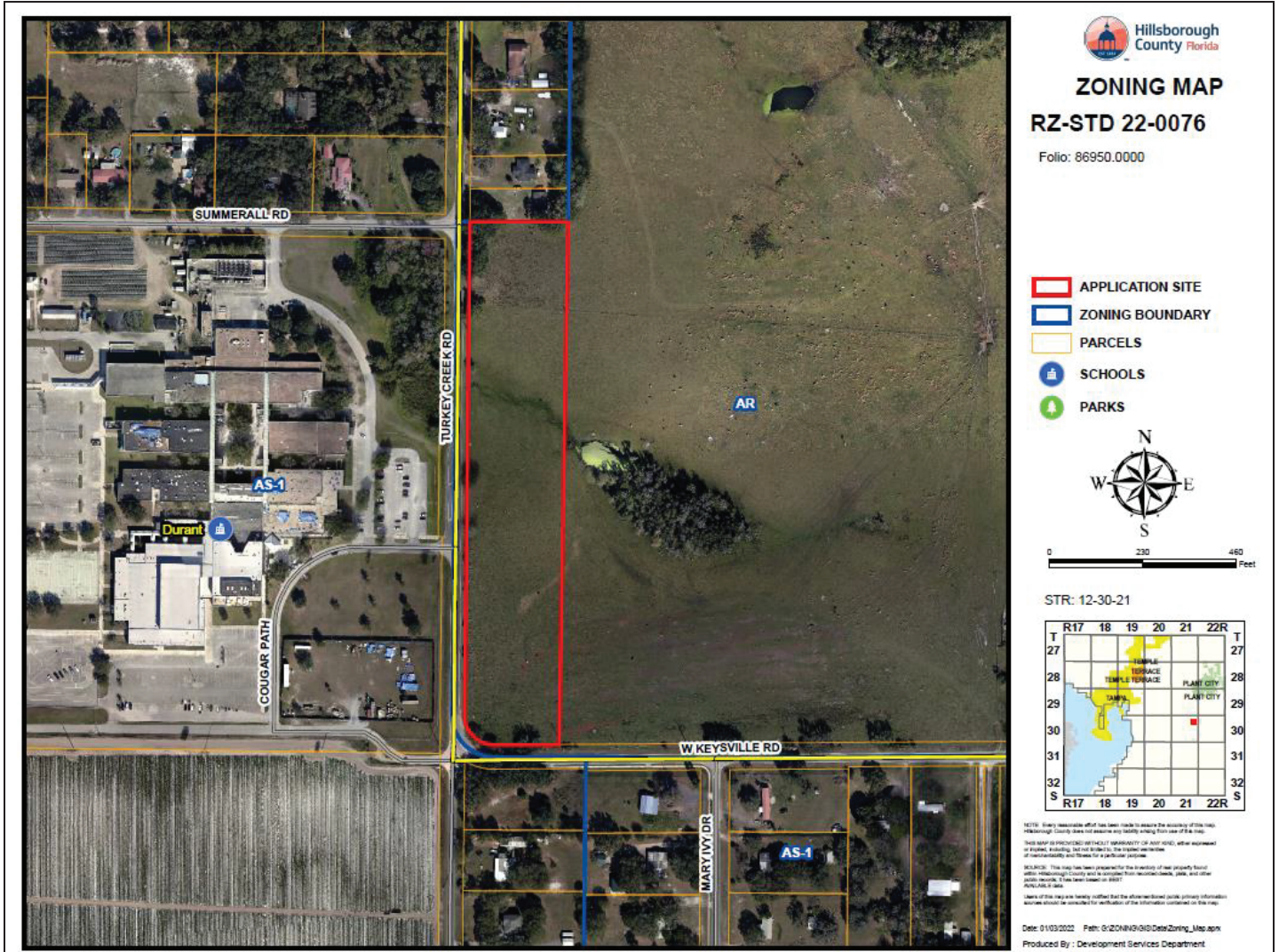
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-1 (RES-1)
Maximum Density:	1.0 dwelling unit per gross acre
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
South	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
East	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Single-Family Residential
West	AS-1	1 du per ga	Single-Family Residential/Agricultural	High School

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
Turkey Creek Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Keysville Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	66	5	7
Difference (+/-)	+57	+4	+6

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

Connectivity and Cross Access Not applicable for this request

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

Design Exception/Administrative Variance Not applicable for this request

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS


5.1 Compatibility

The approximate 7.25-acre lot is the RES-1 Future Land Use portion of the 63.5-acre parent tract that is located at the northeast corner of Turkey Creek Road and West Keysville Road. The parcel is in an area comprised of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the north zoned AS-1. Durant High School is to the west across Turkey Creek Road. Single-Family Residential zoned AS-1 is to the south across West Keysville Road. The subject property is designated Residential-1 (R-1) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family and agricultural lots; therefore, the rezoning of the subject parcel from AR to ASC-1 would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

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

<p>Zoning Administrator Sign Off:</p>	 <p>J. Brian Grady Wed Mar 22 2022 08:56:24</p>
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

6.0 FULL TRANSPORTATION REPORT (see following pages)**AGENCY REVIEW COMMENT SHEET**

TO: Zoning Technician, Development Services Department

REVIEWER: Alex Steady, Senior Planner

PLANNING AREA/SECTOR: East Rural/Central

DATE: 02/28/2022

AGENCY/DEPT: Transportation

PETITION NO.: STD 22-0076

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 4 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 7.25 acre portion of a +/- 63.5 acre parcel from Agricultural Rural (AR) to Agricultural Single-Family Conventional - 1 (ASC-1). The site is located on the north east corner of the intersection of Turkey Creek Road and W Keysville Road. The Future Land Use designation of the site is Residential - 1 (R-1).

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+57	+4	+6

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 4 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Turkey Creek Road and W Keysville Road. Turkey Creek Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Turkey Creek Road only has bike facilities along its eastern side and no pedestrian facilities or curb and gutter within the vicinity of the project. W Keysville Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. W Keysville Road has a sidewalk along the southern side and no bike facilities or curb and gutter on either side within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

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

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 22-0076
DATE OF HEARING:	March 14, 2022
APPLICANT:	The Parman Group LLC
PETITION REQUEST:	The request is to rezone a parcel of land from AR to ASC-1
LOCATION:	Northeast corner of Turkey Creek Rd. and W. Keysville Rd.
SIZE OF PROPERTY:	7.25 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-1
SERVICE AREA:	Rural

DEVELOPMENT REVIEW STAFF REPORT*

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

1.0 APPLICATION SUMMARY

Applicant: The Parman Group LL / Jeff Sizemore

FLU Category: Residential-1 (R-1)

Service Area: Rural

Site Acreage: 7.25 MOL

Community Plan Area: None

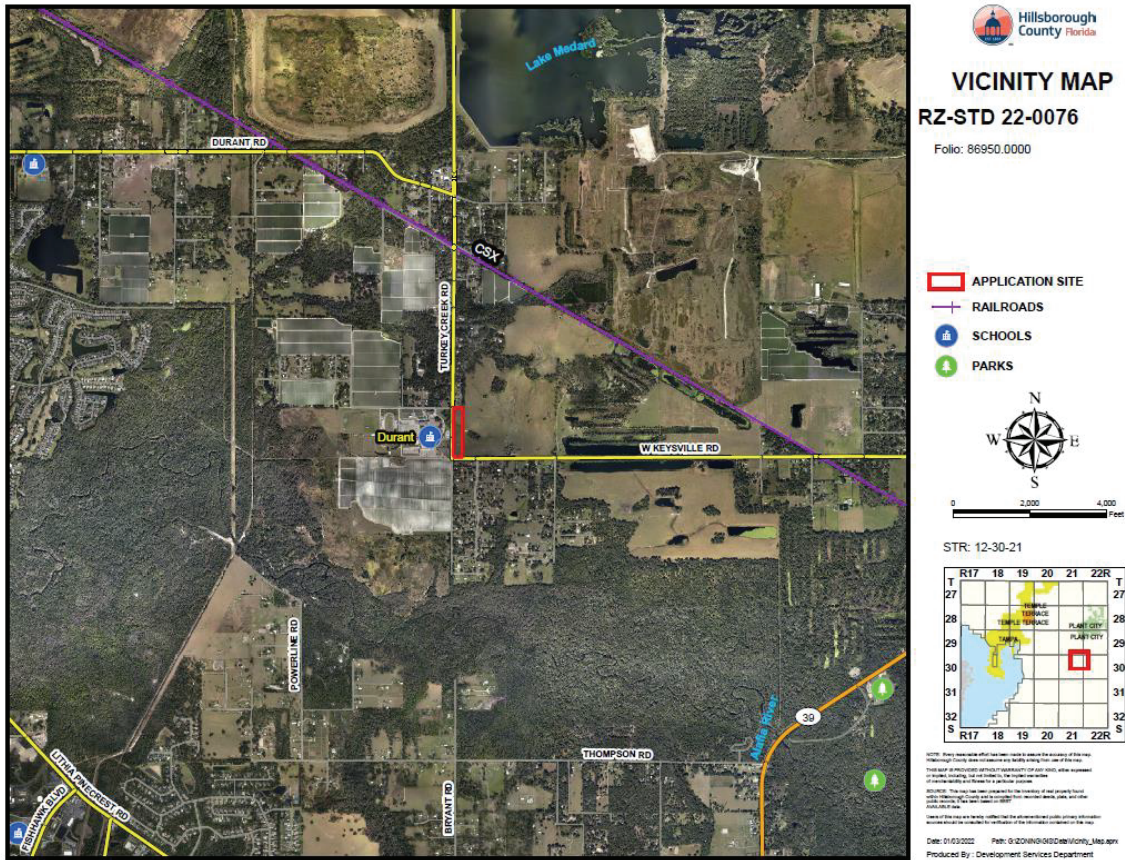
Overlay: None

Introduction Summary:		
The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural - Single-Family Conventional (ASC-1) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	AR	ASC-1
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	7.25 MOL	7.25 MOL
Density/Intensity	1 du/ 5 gross acre	1 du/gross acre
Mathematical Maximum*	1 unit	7 units

*number represents a pre-development approximation

Development Standards Existing Proposed		
District(s)	AR	ASC-1
Lot Size / Lot Width	43,560 sf / 150'	43,560 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'
Planning Commission Recommendation:		Development Services Recommendation:
Consistent		Approvable

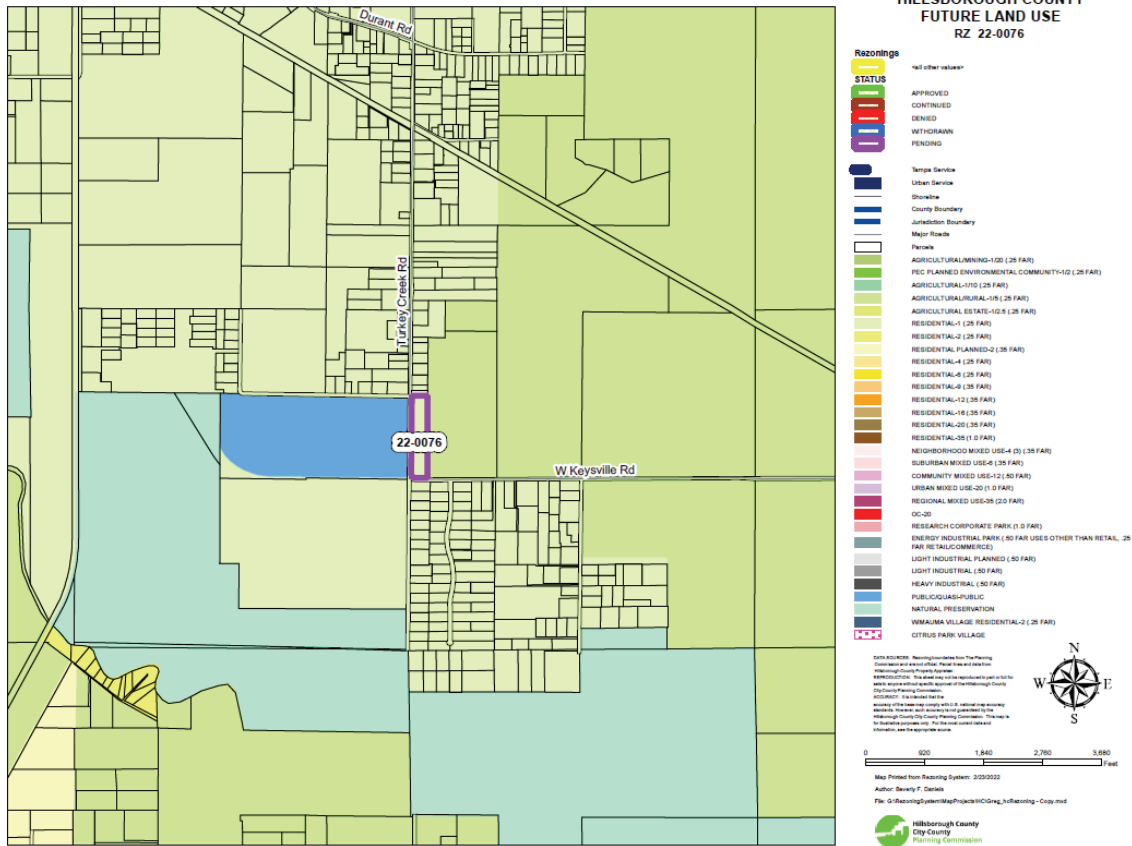
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

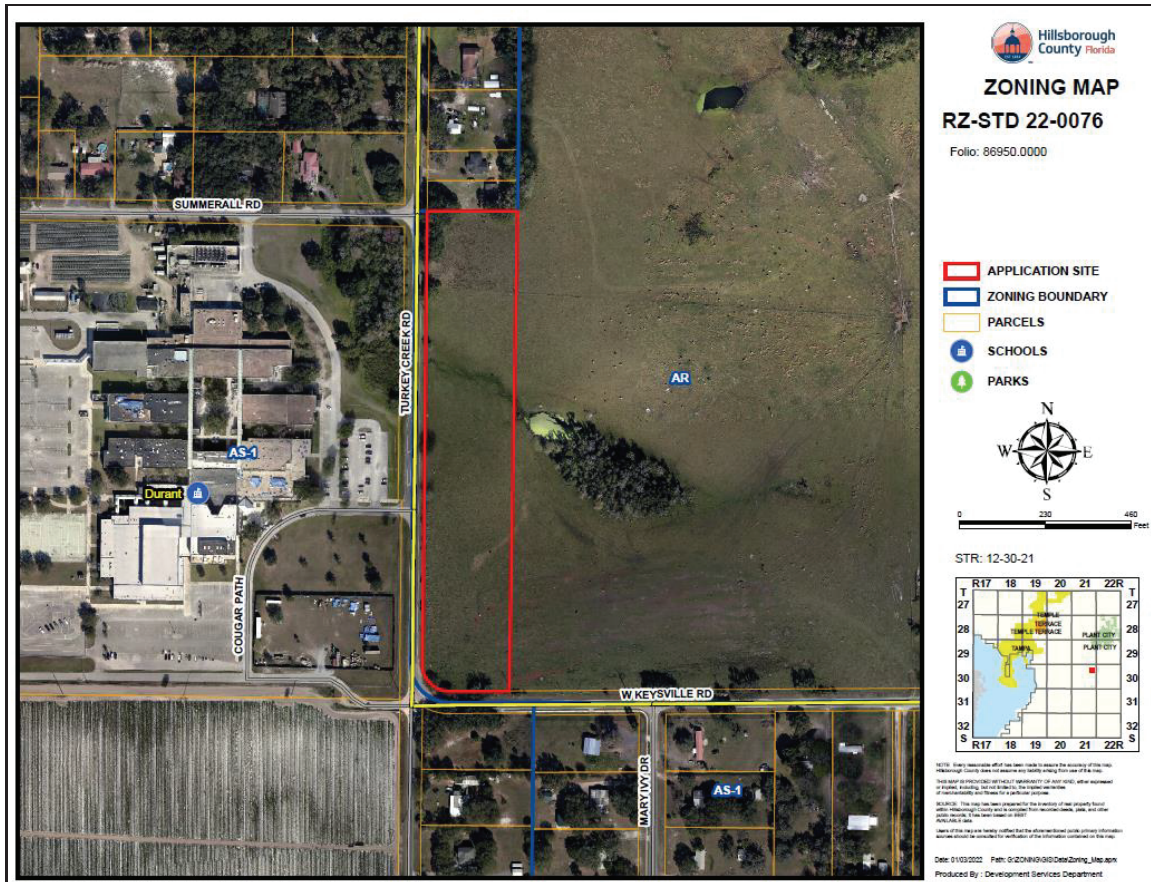
The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the north. Durant High School is to the west across Turkey Creek Road. Single-Family Residential is to the south across West Keyville Road.

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



Subject Site Future Land Use Category:	Residential-1 (RES-1)
Maximum Density:	1.0 dwelling unit per gross acre
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi- purpose uses shall meet locational criteria for specific land use projects.

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



Adjacent Zonings and Uses

Location	Zoning	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential
South	AS-1	1 du per ga	Single-Family Residential/Agricultural	Single-Family Residential, Vacant
East	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Single-Family Residential
West	AS-1	1 du per ga	Single-Family Residential/Agricultural	High School

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Turkey Creek Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Keysville Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	66	5	7
Difference (+/-)	+57	+4	+6

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

Design Exception/Administrative Variance Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands Present
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Density Bonus Requested Consistent Inconsistent

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The approximate 7.25-acre lot is the RES-1 Future Land Use portion of the 63.5-acre parent tract that is located at the northeast corner of Turkey Creek Road and West Keyville Road. The parcel is in an area comprised of single-family residential and agricultural. The subject parcel is directly adjacent to single-family residential to the north zoned AS-1. Durant High School is to the west across Turkey Creek Road. Single-Family Residential zoned AS-1 is to the south across West Keyville Road. The subject property is designated Residential-1 (R-1) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; single family and agricultural lots; therefore, the rezoning of the subject parcel from AR to ASC-1 would be consistent with the existing zoning pattern of the area.

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

5.2 Recommendation

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

SUMMARY OF HEARING

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

Mr. Michael Horner 14502 North Dale Mabry Highway testified on behalf of the Parman Group. Mr. Horner stated that the subject property is on the east side of Turkey Creek Road directly across from Durant High School. The rezoning was amended from the original request on 65 acres to 7.25 acre due to a graphical scrivener's error resulting in two Future Land Use categories. The RES-1 category only applies to the subject 7.25 acres. He described the surrounding zoning pattern and stated that the application has unanimous recommendations for approval.

Mr. Chris Grandlienard, Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from Agricultural Rural to Agricultural Single-Family Conventional-1. He described the surrounding zoning and stated that the request is consistent with the zoning pattern. Mr. Grandlienard testified that staff recommends approval.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. Ms. Massey testified that the request is consistent with Objective 16 regarding the protection of existing neighborhoods. She added that while the property is across from a public school the request will help keep traffic low and maintain pedestrian safety. She stated that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff did not have additional comments.

Mr. Horner testified during the rebuttal period that if the property were located in the Urban Service Area there would be an opportunity to flex up to 500 feet however, the subject site is located in the Rural Service Area therefore no flex is available.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 7.25 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Agricultural Single-Family Conventional-1 (ASC-1) zoning district. The ASC-1 zoning district permits single-family homes on a minimum one-acre lot.
3. The Planning Commission staff supports the request. The Planning Commission found that the request is consistent with Objective 16 regarding the protection of existing neighborhoods. The Planning Commission found the application consistent with the Comprehensive Plan.
4. The Development Services Department staff also supports the request as the property is bordered by parcels zoned AS-1 and AR.
5. The request for the ASC-1 zoning district on the subject property is compatible with the surrounding zoning districts and the RES-1 Future Land Use category.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

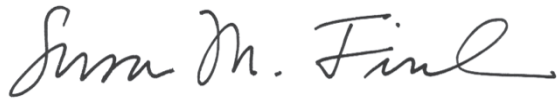
The applicant is requesting a rezoning to the ASC-1 zoning district. The property is 7.25 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area.

The Planning Commission found the request compatible with the surrounding area and supports the rezoning application.

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

RECOMMENDATION

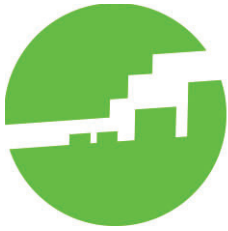
Based on the foregoing, this recommendation is for **APPROVAL** of the ASC-1 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



April 4, 2022

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 14, 2022 Report Prepared: March 2, 2022	RZ 22-0076 Folio: portion of 86950.0000 <i>East of Turkey Creek Road and north of West Keyville Road.</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ac ;0.25 FAR)
Service Area	Rural Service Area (RSA)
Community Plan:	Not within the limits of a community plan.
Requested Zoning:	Rezone the subject site from Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1).
Parcel Size (Approx.):	7.25 +/- acres (315,810 square feet)
Street Functional Classification:	Turkey Creek Road- County Collector West Keyville Road- County Collector
Locational Criteria	Not Applicable
Evacuation Zone	Not Applicable



Context

- The 7.25 acre subject site is located east of Turkey Creek Road and north of West Keysville Road.
- The subject site is located in the Rural Area and is not within the limits of a Community Plan.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1).
- The subject site is located within the Residential-1 (RES-1) Future Land Use Category.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Goal: *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

GROWTH MANAGEMENT STRATEGY

The Sustainable Growth Management Strategy serves as a vehicle to structure County spending and planning policies to optimize investment for services and infrastructure, protect the vulnerability of the natural environment, reduce the exposure and risk to natural hazards and provide a clear direction for achieving an efficient development pattern. This strategy is comprised of three primary components, an environmental overlay, an urban service area and a defined rural area.

The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some “rural communities” exist. These communities have historically served as a center of community activity within the rural environment. They include Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these communities will be reflected through the application of “community-based planning” techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.

This Plan also provides for the development of planned villages within rural areas. These villages are essentially self-supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks

and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

PURPOSE

Control Urban Sprawl.

Create a clear distinction between long range urban and rural community forms.

Define the future urban form through the placement of an urban service area that establishes a geographic limit of urban growth.

Define areas within the urban service area where growth can occur concurrent with infrastructure capacities and where public investment decisions can be made more rationally in a manner that does not perpetuate urban sprawl.

Identify a distinct rural area characterized by the retention of land intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle without the expectation of future urbanization.

Apply an overlay of ecosystems and greenways that preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.

Create compatible development patterns through the design and location of land uses.

FUTURE LAND USE ELEMENT

Rural Area

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

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

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

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

Objective 13: New development and redevelopment shall not adversely impact environmentally sensitive areas and other significant natural systems as described and required within the Conservation and Aquifer Recharge Element and the Coastal Management Element of the Comprehensive Plan.

Policy 13.3: Environmentally Sensitive Land Credit

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

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

Neighborhood/Community Development

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

Policy 16.1: Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as:

- a) locational criteria for the placement of non-residential uses as identified in this Plan,
- b) limiting commercial development in residential land use categories to neighborhood scale;
- c) requiring buffer areas and screening devices between unlike land uses;

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

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

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

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

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

Agriculture-General Considerations

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

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

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

Agriculture - Retention

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

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

4.0 COMMUNITY LEVEL DESIGN

4.1 RURAL RESIDENTIAL CHARACTER

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

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

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

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

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

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

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Agricultural Single-Family Conventional – 1 (ASC-1) to allow for single-family home on each an acre. Regarding the Rural Area, Objective 4 provides for the Rural Area long-term, agricultural uses and large lot, and low density rural residential uses. The established standard is that no more than 20% of all population growth within the County is to occur in the Rural Area. This is to prevent the encroachment of urban or suburban development. The proposed rezoning will not encourage higher densities or smaller lot sizes than what is already existing within the area.

Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (Future Land Use Element, or FLUE, Policies 16.1, 16.3). The proposed rezoning to ASC-1 complements the neighborhood since its proposing low density. While it is located in front of a public school, it still helps keep traffic low and maintains pedestrian safety versus if there was a neighborhood commercial use instead. As a result, this use is compatible with the surrounding area and meets the intent of FLUE Policies above.

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

Looking at the Community Design Component, this rezoning proposal is further supported with Objective 12-1, which recognizes an existing community and the need of compatibility of any new development. Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County, and is compatible with the existing development pattern found in the surrounding area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0076

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service

Urban Service

Shoreline

County Boundary

Jurisdiction Boundary

Major Roads

Parcels

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

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

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

Author: Beverly F. Daniels

File: G:\Rezonings\System\MapProjects\HC\Gis_H\Re zoning - Copy.mxd

Hillsborough County
City-County
Planning Commission

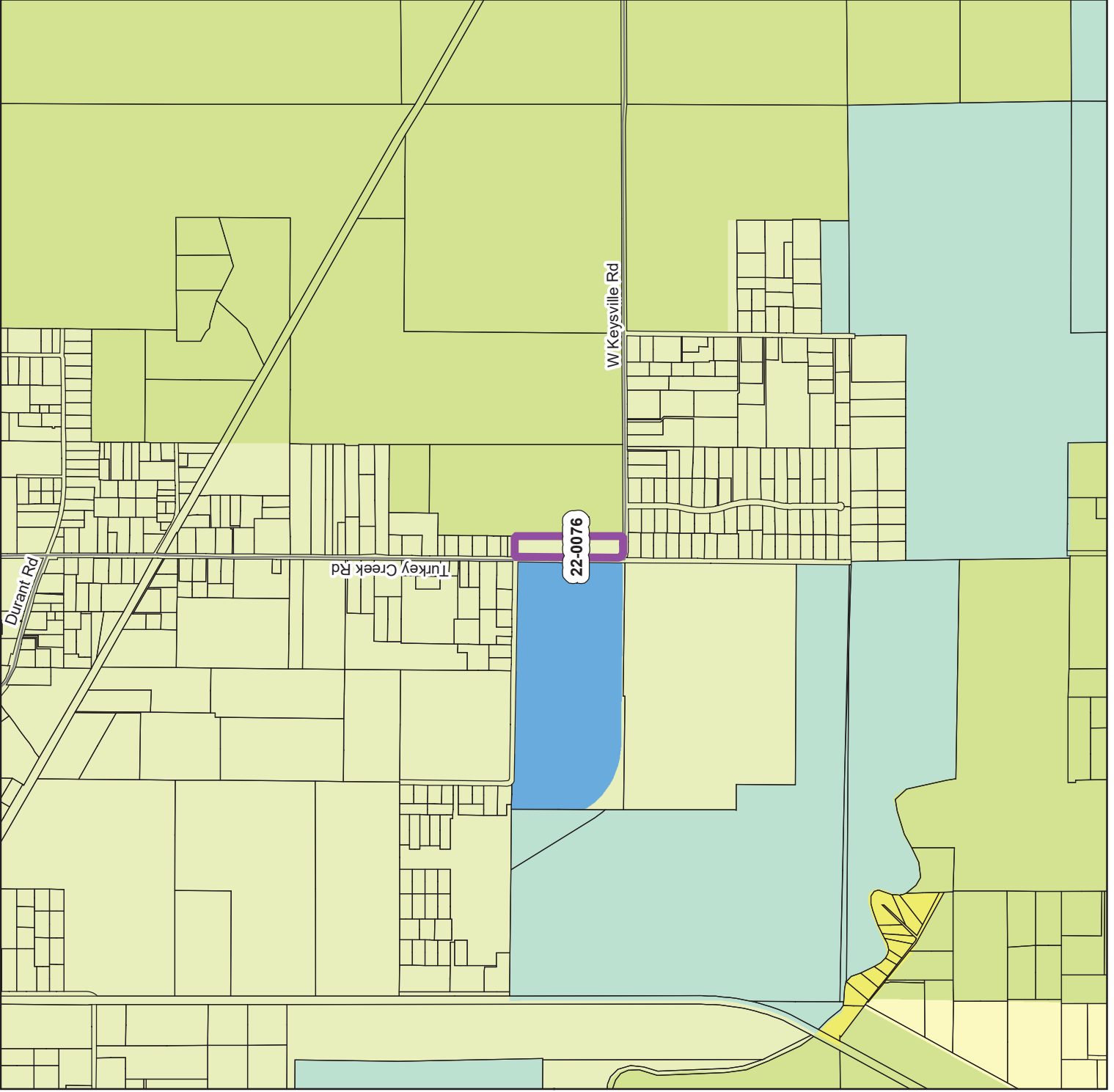
Map Printed from Re zoning System: 2/23/2022

Author: Beverly F. Daniels

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Hillsborough County
City-County
Planning Commission

0 920 1,840 2,760 3,680 Feet





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

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

DATE: 02/28/2022
AGENCY/DEPT: Transportation
PETITION NO.: STD 22-0076

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

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 4 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 7.25 acre portion of a +/- 63.5 acre parcel from Agricultural Rural (AR) to Agricultural Single-Family Conventional - 1 (ASC-1). The site is located on the north east corner of the intersection of Turkey Creek Road and W Keysville Road. The Future Land Use designation of the site is Residential - 1 (R-1).

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+57	+4	+6

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 57 average daily trips, 4 trips in the a.m. peak hour, and 6 trips in the p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Turkey Creek Road and W Keysville Road. Turkey Creek Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Turkey Creek Road only has bike facilities along its eastern side and no pedestrian facilities or curb and gutter within the vicinity of the project. W Keysville Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. W Keysville Road has a sidewalk along the southern side and no bike facilities or curb and gutter on either side within the vicinity of the project.

SITE ACCESS

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

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

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

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Turkey Creek Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Keysville Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	66	5	7
Difference (+/-)	+57	+4	+6

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

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

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

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION
 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/13/2021</p> <p>PETITION NO.: 22-0076</p> <p>EPC REVIEWER: Dessa Clock</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1158</p> <p>EMAIL: clockd@epchc.org</p>	<p>COMMENT DATE: 11/1/ 2021</p> <p>PROPERTY ADDRESS: Turkey Creek Rd and W Keysville Rd, Plant City</p> <p>FOLIO #: 086950-0000</p> <p>STR: 12-30S-21E</p>
<p>REQUESTED ZONING: From AR to ASC-1</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	12/3/2020
WETLAND LINE VALIDITY	No valid wetland line
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands located throughout property
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence, but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be 	

Environmental Excellence in a Changing World

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

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

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

INFORMATIONAL COMMENTS:

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

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

Dc/mst

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

PETITION NO.: PRS22-0076 REVIEWED BY: Randy Rochelle DATE: 1/3/2022

FOLIO NO.: 86950.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. if the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application fo service as additional anaysis will be required to make the final determination .

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 27 Oct 2021

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

APPLICANT: Michael Horner

PETITION NO: RZ-STD 22-0076

LOCATION: Plant City, FL 33567

FOLIO NO: 86950.0000

SEC: 12 TWN: 30 RNG: 21

- This agency has no comments.

- This agency has no objection.

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

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

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, March 14, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 10:07 p.m.

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

Reported via Cisco Webex Videoconference by:

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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
March 14, 2022
ZONING HEARING MASTER: SUSAN FINCH

C1:
Application Number: RZ-STD 22-0076
Applicant: The Parman Group LLC; Jeff Sizemore
Location: NE corner of Turkey Creek Rd. & W. Keyville Rd.
Folio Number: 086950.0000
Acreage: 63.5 acres, more or less
Comprehensive Plan: AR & R-1
Service Area: Rural
Existing Zoning: AR
Request: Rezone to ASC-1

1 MR. GRADY: The first item is agenda item
2 C-1, Rezoning-Standard 22-0076. The applicant is
3 The Parman Group, LL. The request is to rezone
4 from Agricultural Rural to Agricultural
5 Single-Family Conventional-1.

6 Chris Grandlienard will provide staff
7 recommendation after presentation by the applicant.

8 HEARING MASTER FINCH: All right. I
9 understand the applicant is virtual; is that
10 correct? Oh, good evening, Mr. Horner.

11 MR. HORNER: Good evening, Ms. Finch. Can
12 you hear me okay?

13 HEARING MASTER FINCH: I can.

14 MR. HORNER: Very good. I'm Michael Horner
15 for the record. 14502 North Dale Mabry Highway,
16 Tampa, 33618, representing The Parman Group in this
17 matter. I will be brief. I have been sworn.

18 We do not have a site plan associated with
19 this Euclidean district, Ms. Finch. So we're not
20 going to have a PowerPoint for you tonight. This
21 is a tract that is off Turkey Creek Road on the
22 east side. It's directly across Durant High
23 School.

24 This was amended from its original filing
25 some months ago at 65 acres. Unfortunately, we

1 discovered that we thought there might have been a
2 graphical scrivener error on the Comprehensive Plan
3 RES-1 mapping designation. That comes to find out
4 that they actually desire two splits.

5 The Comp Plan, this inner tract, Ms. Finch,
6 although it's under unified ownership, unified
7 zoning, and unified -- unified land use, it does
8 have two plan sector classifications.

9 It is AR, all around to the east; however,
10 we have RES-1 to the north. We have RES-1 to the
11 west. We have RES-1 to the south, and my clients
12 own property outside of the AR plan sector.

13 The folio number extends to the east. We
14 thought it would be a logical segue of that RES-1.
15 Unfortunately, my clients had to withdraw a portion
16 of that first filing for ASC-1 zoning because the
17 RES-1 only applies on the western 7.25 acres.

18 Therefore, the tract and the rezoning
19 request before you tonight is just for the western
20 portion of this parent tract. Our clients will
21 have to come in on a subsequent Comp Plan Amendment
22 in the future from AR to RES-1 to expand that
23 existing RES-1 further east.

24 For that reason, we are seeking that ASC-1
25 tonight only on the western 7.25 acres. We have

1 ASC-1 and AS-1 zoning throughout this area. We
2 have small lot pattern, four 1-acre lots that are
3 consistent with the RES-1. Obviously, Durant High
4 School is an intensive land use directly across
5 from this vacant agricultural zoned tract.

6 So we have unanimous recommendations for
7 approval. There are no conditions. We have no
8 variations. We do not have any objections, and we
9 would ask for you to find this consistent with Comp
10 Plan and approval for this requested ASC-1. Happy
11 to answer any questions.

12 HEARING MASTER FINCH: No questions at this
13 time, but thank you for your testimony.

14 Development Services, please. Good evening.

15 MR. GRANDLIENARD: Good evening. Chris
16 Grandlienard, Development Services.

17 Bring my presentation up. Okay. Presenting
18 application 22-0076, which is the rezoning from
19 Agricultural Rural to the proposed Agricultural
20 Single-Family Conventional.

21 The location is at the northeast of Turkey
22 Creek Road and West Keysville Road in Plant City.
23 The location is in the Rural Service Area, and it's
24 not located in a community plan area.

25 Future Land Use is RS-1, Residential-1.

1 RES-1 is to the north and south. Agricultural
2 Rural is to the east and Public/Quasi-Public is to
3 the west. And the maximum density is one dwelling
4 unit per gross acre for that zone -- for that
5 Future Land Use.

6 As Mr. Horner said, to the -- to the east is
7 the AR, Agricultural Rural, that had to split off
8 from the parcel for this zoning -- rezoning.
9 Current zoning for this application is AR zoning
10 district. Immediately to the north, south, and
11 west is AS-1 and immediately to the east is AR.

12 The approximate 7.2-acre lot is in the RES-1
13 Future Land Use portion of the 6 -- 63.5-acre
14 parent tract that is located at the northeast
15 corner of Turkey Creek Road and West Keysville
16 Road.

17 The parcel is in an area comprised of
18 Single-Family Residential and Agricultural. The
19 subject parcel is directly adjacent to
20 single-family residential to the north zoned AS-1.
21 Durant High School is to the west across Turkey
22 Creek Road. And Single-Family Residential zoned
23 AS-1 is to the south across West Keysville Road.

24 Now, the subject property is designated R-1
25 on the Future Land Use Map, and the Planning

1 Commission found the proposed use consistent with
2 the Comprehensive Plan.

3 The majority of the surrounding uses and
4 zoning districts are similar to the request,
5 Single-Family and Agricultural lots. And
6 therefore, the rezoning of the subject parcel from
7 AR to ASC-1 would be consistent with the existing
8 zoning pattern of the area.

9 Based on the Residential-1 Future Land Use
10 Classification, the surrounding zoning and
11 development pattern, and the proposed uses for the
12 ASC-1 zoning district, staff finds the request
13 approvable. Glad to answer any questions you may
14 have.

15 HEARING MASTER FINCH: No questions at this
16 time, but thank you.

17 Planning Commission, please.

18 MS. MASSEY: Hi. Good evening, Madam
19 Hearing Officer. My name is Jillian Massey with
20 the Planning Commission.

21 As mentioned previously, this site is
22 located in the Residential-1 Future Land Use
23 Category. It's located in the Rural Area and not
24 located within the limits of a community plan.

25 With regards to the Rural Area, Objective 4

1 of the Future Land Use Element provides for the
2 rural area long-term agricultural uses and large
3 lot and low density rural residential uses.

4 The established standard is no more than
5 20 percent of all population growth within the
6 county to occur in the rural area. This is to
7 prevent of the encroachment of urban or suburban
8 development.

9 The proposed rezoning will not encourage
10 higher density for smaller lot sizes than what is
11 already existing in the area.

12 Objective 16 of the Future Land Use Element
13 and its accompanying policies 16.1 and 16.3 require
14 the protection of the existing neighborhoods. The
15 proposed rezoning to ASC-1 complements the
16 neighborhood as proposing low density.

17 While it is located in front of a public
18 school, it still helps to keep traffic low and
19 maintains pedestrian safety. As a result, this use
20 is compatible with the surrounding area and meets
21 the intent of the future land development policies
22 previously described.

23 Based upon those considerations, Planning
24 Commission staff finds the proposed rezoning
25 consistent with the Future of Hillsborough

1 Comprehensive Plan for unincorporated Hillsborough
2 County. And I'm here for any questions.

3 HEARING MASTER FINCH: Thank you. I
4 appreciate your testimony.

5 All right. Is there anyone in the room or
6 online that would like to speak in support of this
7 application? Anyone at all?

8 Seeing no one, anyone in opposition to this
9 request? No one. Okay.

10 County Staff, anything else?

11 MR. GRADY: Nothing further.

12 HEARING MASTER FINCH: Mr. Horner, you have
13 the last word.

14 MR. HORNER: Thank you, Ms. Finch. Nothing
15 further. Just to note, that if this was is in the
16 Urban Service Area, it would be a plan flex up to
17 500 feet. It would avoid that conflict we have
18 tonight, but we are in the Rural Service Area.
19 That plan flex is not available.

20 So that being said, we can follow up with
21 Comp Plan amendment later and ask for your support
22 and approval of the 7-acre rezone. Thank you.

23 HEARING MASTER FINCH: All right. Thank you
24 for that. I appreciate it.

25 With that, we'll close Rezoning 22-0076 and

1 go to the next case.
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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
 Land Use Hearing Master

DATE: Monday, February 14, 2022

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

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

Reported via Cisco Webex Videoconference by:

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

1 Item A-15, Rezoning-PD 21-1338. This
2 application is out of order to be heard and is
3 being continued to the March 14, 2022, Zoning
4 Hearing Master Hearing.

5 Item A-16, Major Mod Application 21-1342.
6 This application is being continued by the
7 applicant to the March 14, 2022, Zoning Hearing
8 Master Hearing.

9 Item A-17, Rezoning-PD 22-0075. This
10 application is being continued by the applicant to
11 the March 14, 2022, Zoning Hearing Master Hearing.

12 Item A-18, Rezoning-Standard 22-0076. This
13 application is out of order to be heard and is
14 being continued to the March 14, 2022, Zoning
15 Hearing Master Hearing.

16 Item A-19, Rezoning-PD 22-0083. This
17 application is out of order to be heard and is
18 being continued to the March 14, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-20, Major Mod Application 22-0089.
21 This application is being continued by the
22 applicant to the March 14, 2022, Zoning Hearing
23 Master Hearing.

24 Item A-21, we dealt with the changes. That
25 is being withdrawn from the Zoning Hearing Master

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: SUSAN FINCH
Land Use Hearing Master

DATE: Monday, December 13, 2021

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

PLACE: Cisco Webex

Reported By:

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

1 Item A-27, Rezoning-PD 21-1337. This
2 application is out of order to be heard and is
3 being continued to the January 18, 2022, Zoning
4 Hearing Master Hearing.

5 Item A-28, Rezoning-PD 21-1338. This
6 application is out of order to be heard and is
7 being continued to the January 18, 2022, Zoning
8 Hearing Master Hearing.

9 Item A-29, Major Mod Application 21-1339.
10 This application is being continued by the
11 applicant to the January 18, 2022, Zoning Hearing
12 Master Hearing.

13 Item A-30, Rezoning-PD 21-1340 -- 1340.
14 This application is out of order to be heard and is
15 being continued to the January 18, 2022, Zoning
16 Hearing Master Hearing.

17 Item A-31, Major Mod Application 21-1342.
18 This application is out of order to be heard and is
19 being continued to the January 18, 2022, Zoning
20 Hearing Master Hearing.

21 And item A-32, Rezoning-Standard 22-0076.
22 This application is being continued by the
23 applicant to the February 14, 2022, Zoning Hearing
24 Master Hearing.

25 That concludes all withdrawals and



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE