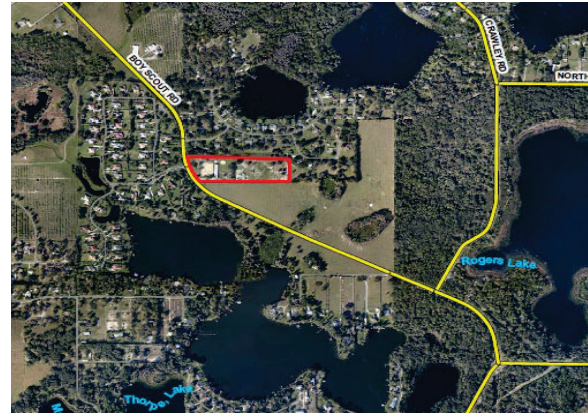


Rezoning Application: PD 21-1338
Zoning Hearing Master Date: June 13, 2022
BOCC Land Use Meeting Date: August 25, 2022

1.0 APPLICATION SUMMARY

Applicant: David Wright – TSP Companies, INC.
FLU Category: AE
Service Area: Rural
Site Acreage: 10
Community Plan Area: Keystone-Odessa
Overlay: None



Introduction Summary:

The applicant proposes to rezone the subject property from AR to PD to allow a 29-stall public horse stable (boarding, riding lessons and sales), a single-family home and an accessory dwelling.

Zoning:	Existing	Proposed
District(s)	AR	PD 21-1338
Typical General Use(s)	Single-Family Residential/Agricultural	29-stall public horse stable (boarding, riding lessons and sales), a single-family home and an accessory dwelling.
Acreage	10	10
Density/Intensity	1 unit per 5 acre	1 unit per 2.5 acre / .037 FAR
Mathematical Maximum*	2 units	4 units / 108,900sq. ft (.25 FAR)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 21-1335
Lot Size / Lot Width	1 acre / 150'	10 acres
Setbacks/Buffering and Screening	50' Front (lot) 50' Rear (lot) 25' Sides (lot) No buffering and screening required	50' from West boundary 25' from North boundary 50' from East boundary 22' from South boundary
Height	50'	35' / 1-story

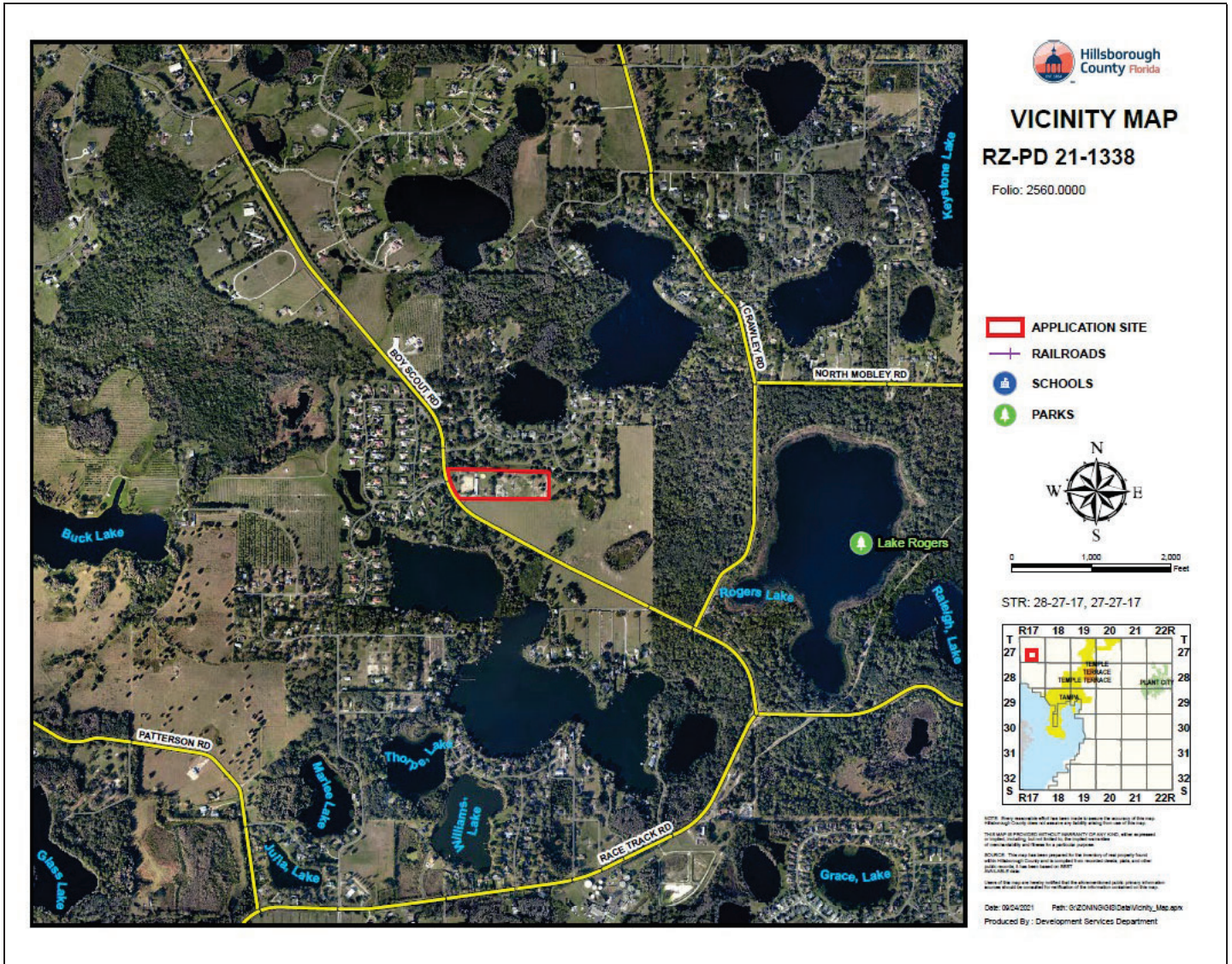
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Part 6.11.92.A Minimum Lot Area for Equine in Private Stable

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

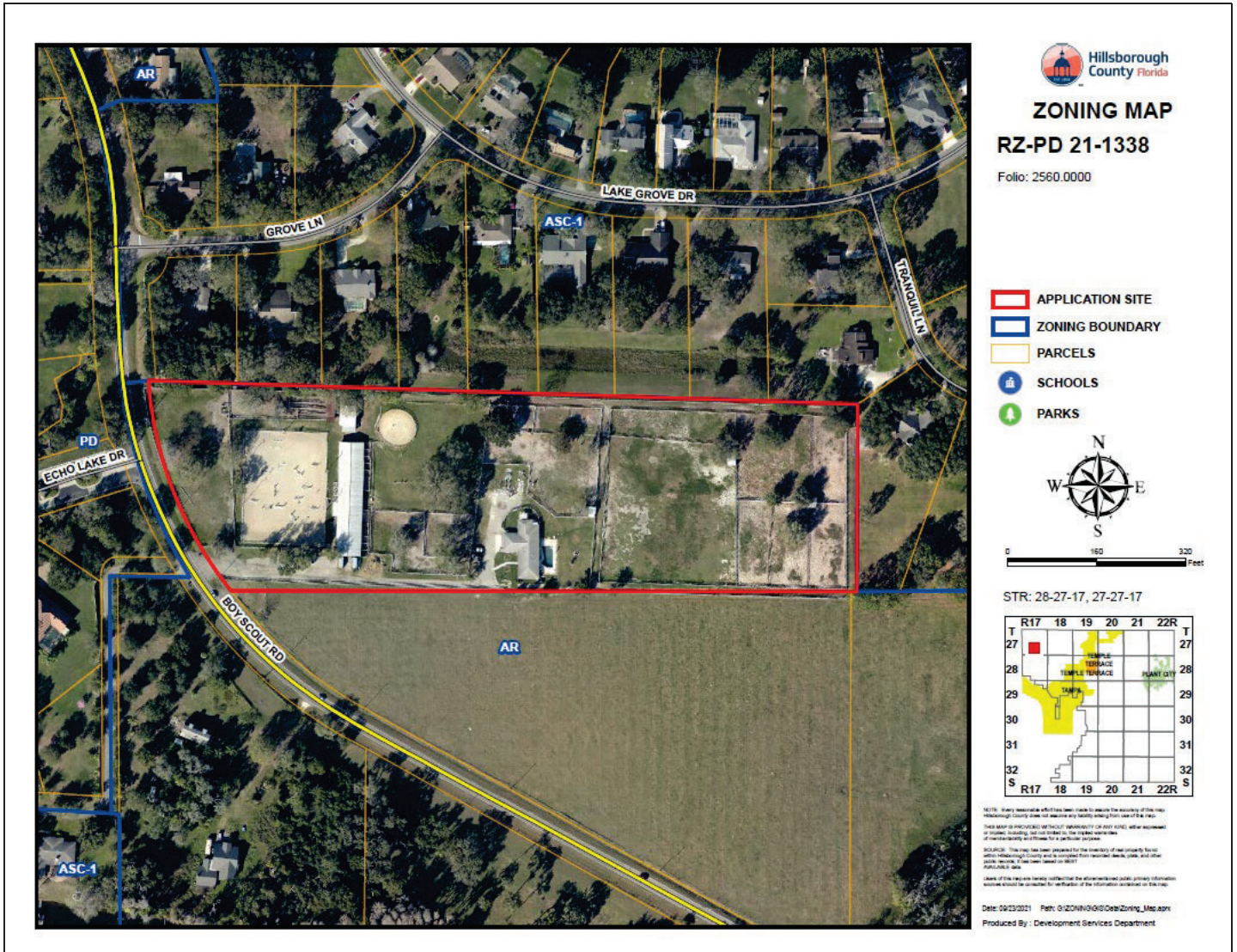


Context of Surrounding Area:

The site is located on the east side of Boy Scout Road, northwest of the intersection of Boy Scout Road and Race Track Road and is within the Keystone Odessa Community Plan. The area is comprised of low density residential and agricultural uses. The parcel has an Agricultural Estate-1/2.5 (AE-1/2.5) Future Land Use Classification, which also to the south and west of the parcel. The RES-1 classification is to the north and east. Both permit rural scale residential and agricultural uses. The overall area is also within the Rural Service Area with no publicly owned and operated wastewater facilities available.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 unit per acre/.25 FAR	Single-Family Residential / Agriculture	Residential
South	AR	1 units per 5 acres / .25 FAR	Single-Family Residential / Agriculture	Vacant
East	ASC-1	1 unit per acre / .25. FAR	Single-Family Residential / Agriculture	Residential
West	PD			Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

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
Boy Scout Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	17	1	2
Proposed	22	1	2
Difference (+/-)	+5	0	0

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands apparant
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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 checked="" 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No additional impacts. Existing Structures/uses on site				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 request is to rezone the 10 acres parcel from Agricultural Rural to the proposed Planned Development (PD) zoning district to allow a public stable and single-family home with an accessory dwelling. The site is located on the Boy Scout Road at the intersection of Echo Lake Drive. As shown in Part 2.3, the site is adjacent to properties zoned ASC-1 (to the north and east), PD (to the west) developed with residential and vacant AR to the south.

The site is located within the AE 1/2.5 and with the limits of the Keystone Odessa Community Plan area. Planning Commission staff finds the request to be consistent with the RES-2 FLU category, commercial locational criteria (supporting a waiver to commercial location criteria), Keystone Odessa Community Plan and neighborhood protection policies of the Comprehensive Plan for Unincorporated Hillsborough County.

The proposed uses of a public stable, single-family home and 700 square foot accessory dwelling are all presently permitted uses under the current AR zoning district. Public Stables in the AR zoning district are subject to compliance with LDC Section 6.11.92. The subject stable complies with the standards in LDC Section 6.11.93 with the exception of 6.11.92.A. which requires the minimum lot area two and ½ acres and the area to be increased by 40,000 square feet for each equine (horse) in addition to two. Therefore, the 10-acre parcel would be permitted a maximum of 10 stalls/horses. The applicant has requested a waiver/relief from the standard noting the facility has been in operation since the 1990's and is a combination of private and owner horses with grazing rotated throughout different areas on a rotated schedule. Staff confirmed from a review of the Property Appraiser records that the subject stable structure was constructed in 1990. At that time, the regulations governing public stables did not include the subject parcel size standard. The subject size standard appears to be general compatibility standard as standards in 6.11.93 also require the facility to comply with LDC Section 6.11.13 (and a related definition for Animal Unit) which regulates the maximum number of animals, including horses, permitted on a parcel. Pursuant to LDC Section 6.11.13, three Animal Units per acre of confined area are permitted. A 2 year or older adult horse is considered 1 Animal Unit and 2 horses less than 2 years old is considered an Animal Unit. Therefore, in general, a 10-acre parcel could, at a minimum, be permitted 30 horses over 2 years in age. Therefore, to address compatibility, a condition of zoning has been included regulating the number of horses permitted to be outside of the stall at the same time to a maximum 15 so as to have outdoor activities at a scale more similar to what could be expected under LDC Section 6.11.92.A.

5.2 Recommendation

Based on the above considerations, staff recommends approval, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

CHANGES TO CONDITIONS

Prior to Site Plan Certification the applicant shall make the following modifications to the PD site plan:

1. Add to the Land Use Table the density and FAR calculations

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2022.

1. Development of the project shall be limited to 29 stall public stable, a single-family home and 700 square foot accessory dwelling, plus related accessory structures. The location and size of structures shall be as shown on the site plan, unless otherwise specified herein.

- 1.1. A maximum 15 horses shall be permitted to be outside the stall area at a single time.

2. Unless otherwise specified herein, the project shall be subject to the AR zoning district development standards, LDC Section 6.11.92 Stables, Public, LDC Section 3.09.00 Keystone Odessa Rural Development Standards and LDC Section 6.11.02 Accessory Dwelling Standards. The project shall not be subject Section 6.11.92.A.

3. Buffering and screening shall be provided in accordance with the Land Development Code.

4. The driveway shall meet the minimum standard of 24 feet wide for nonresidential driveways from site access to the horse stables.

5. The developer shall construct a driveway from the project entrance to the accessory mobile home unit.

6. The developer shall construct a minimum 5-foot sidewalk along the project frontage on Boy Scout Road.

7. Notwithstanding anything shown on the general site plan, ADA/sidewalk connections shall be provided from site access to the horse stables.


8. Notwithstanding anything on the general site development plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

9. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C."

10. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



↓ Brian Grady
Mon Jun 6 2022 14:33:30

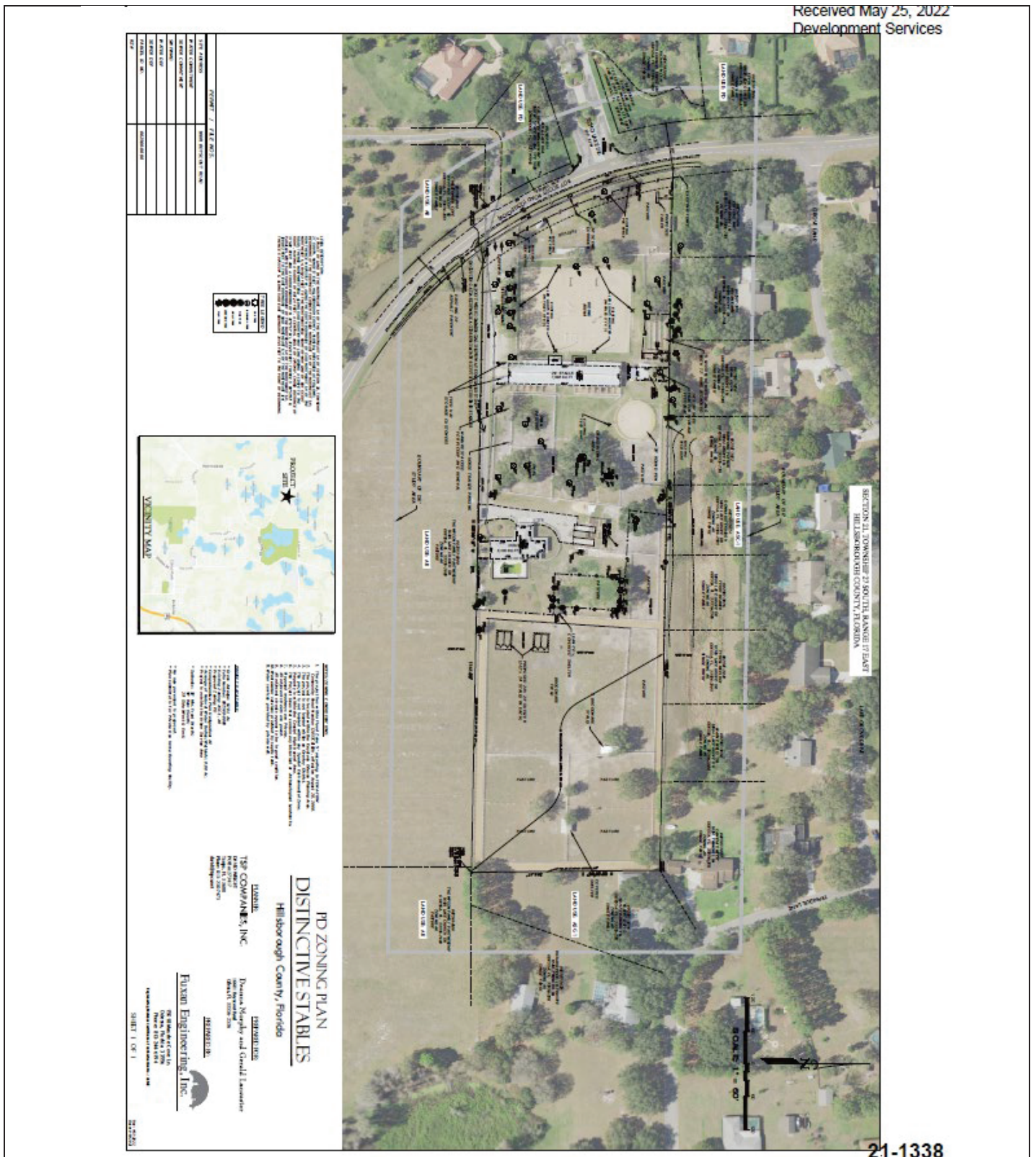
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

8.0 PROPOSED SITE PLAN (FULL)

Received May 25, 2022
 Development Services



21-1338

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: KO/Northwest

PETITION NO: PD 21-1338

- 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.

CONDITION OF APPROVAL

1. The driveway shall meet the minimum standard of 24 feet wide for nonresidential driveways from site access to the horse stables.
2. The developer shall construct a driveway from the project entrance to the mobile home unit.
3. The developer shall construct a minimum 5-foot sidewalk along the project frontage on Boy Scout Rd.
4. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from site access to the horse stables.

PROJECT OVERVIEW AND ANALYSIS

The approximately +/-10-acre subject site is located at 16601 Boy Scout Rd. The site is currently developed with a single-family home and a horse stable offering commercial boarding services, horse riding instruction and sales of horses. The applicant is requesting to rezone from Agricultural Rural (AR) to PD to formalize the non-conforming commercial equestrian uses not allowed in AR zoning and the addition of a mobile home unit. The site is located within the Rural Services Area in the Keystone Odessa Community Plan and is designated Agricultural Estate 1/2.5 (AE).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Uses:

Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 1 Single Family Detached Home (210)	9	1	1
AR: 10-Acre Park (411)	8	0	1
Total	17	1	2

Proposed Uses:

Land Use/Size (ITE LUC)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Detached Home (210)	9	1	1
PD: 1 Mobile Home (240)	5	0	0
PD: 10-Acre Park (411)	8	0	1
Total	22	1	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+5	0	0

The proposed rezoning is anticipated to have an increased maximum trip generation potential of 5 daily trips, 0 am and 0 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Boy Scout Rd. is a 2-lane, undivided, substandard rural collector roadway characterized by +/- 10-foot wide travel lanes within a +/- 62 feet of right of way. Sidewalks and bicycles facilities are not present in the vicinity of the project.

The rural collector roadway typical section (TS-7) calls for 12-foot travel lanes with 8-foot shoulders (at least 5 foot paved) and sidewalks on both sides.

While Boy Scout Rd. is a substandard roadway, it is not anticipated that the developer will be required to make any improvements to the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard road improvements provided the roadway meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area).

SITE ACCESS AND CONNECTIVITY

A single site access connection is located on Boy Scout Rd.

The access and the parking area for the commercial equestrian uses shall be required to be constructed to the nonresidential standards for driveways and park lots. Non-residential driveways must be a minimum of 24 feet and be a dustless, stabilized surface. Parking will be provided per LDC, Sec. 6.05.02 and shall include ADA parking.

The request includes a new mobile home unit. The proposed mobile home will be required to be served by a residential driveway.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site access connection on Boy Scout Rd. to the horse stables with Section 6.02.03. of the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
BOY SCOUT RD	RACE TRACK RD	TARPON SPRINGS RD	C	B

Source: Hillsborough County 2020 Level of Service Report.

**COUNTY OF HILLSBOROUGH
LAND USE HEARING OFFICER'S RECOMMENDATION**

Application number:	RZ-PD 21-1338
Hearing date:	June 13, 2022
Applicant:	David Wright, TSP Companies
Request:	Rezone to Planned Development
Location:	16601 Boy Scout Road, Odessa
Parcel size:	10 acres +/-
Existing zoning:	AR
Future land use designation:	AE – 1/2.5 (1 du/2.5 ga; 0.25 FAR)
Service area:	Rural
Community planning area:	Keystone-Odessa

A. APPLICATION REVIEW

**DEVELOPMENT SERVICES STAFF REPORT
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



Rezoning Application: PD 21-1338

Zoning Hearing Master Date: June 13, 2022

BOCC Land Use Meeting Date: August 25, 2022

1.0 APPLICATION SUMMARY

Applicant: David Wright – TSP Companies, INC.

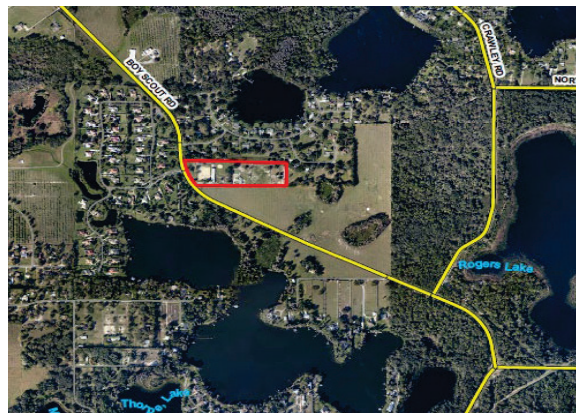
FLU Category: AE

Service Area: Rural

Site Acreage: 10

Community Plan Area: Keystone-Odessa

Overlay: None



Introduction Summary:

The applicant proposes to rezone the subject property from AR to PD to allow a 29-stall public horse stable (boarding, riding lessons and sales), a single-family home and an accessory dwelling.

Zoning:	Existing	Proposed
District(s)	AR	PD 21-1338
Typical General Use(s)	Single-Family Residential/Agricultural	29-stall public horse stable (boarding, riding lessons and sales), a single-family home and an accessory dwelling.
Acreage	10	10
Density/Intensity	1 unit per 5 acre	1 unit per 2.5 acre / .037 FAR
Mathematical Maximum*	2 units	4 units / 108,900sq. ft (.25 FAR)

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	PD 21-1335
Lot Size / Lot Width	1 acre / 150'	10 acres
Setbacks/Buffering and Screening	50' Front (lot) 50' Rear (lot) 25' Sides (lot) No buffering and screening required	50' from West boundary 25' from North boundary 50' from East boundary 22' from South boundary
Height	50'	35' / 1-story

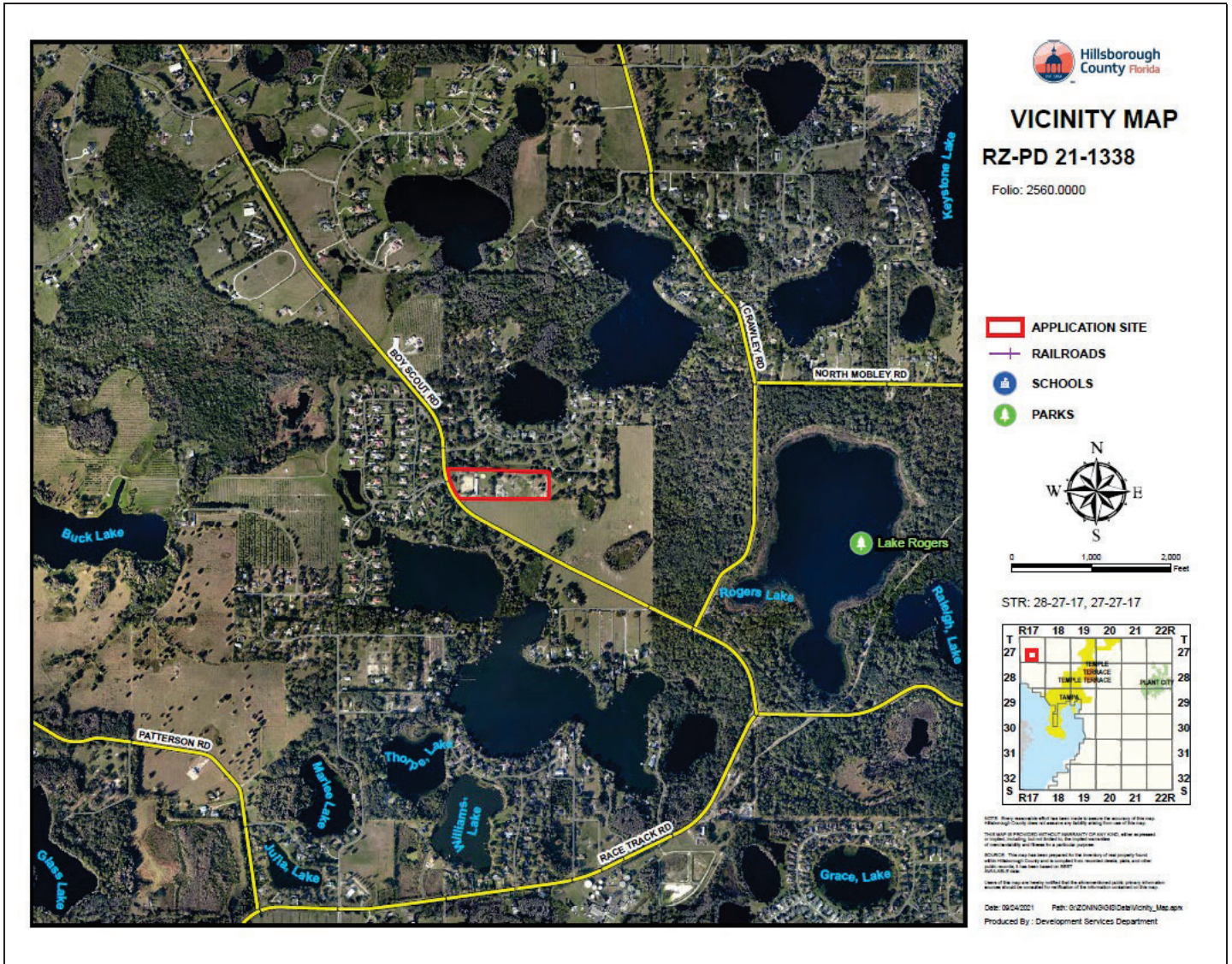
Additional Information:

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	LDC Part 6.11.92.A Minimum Lot Area for Equine in Private Stable

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

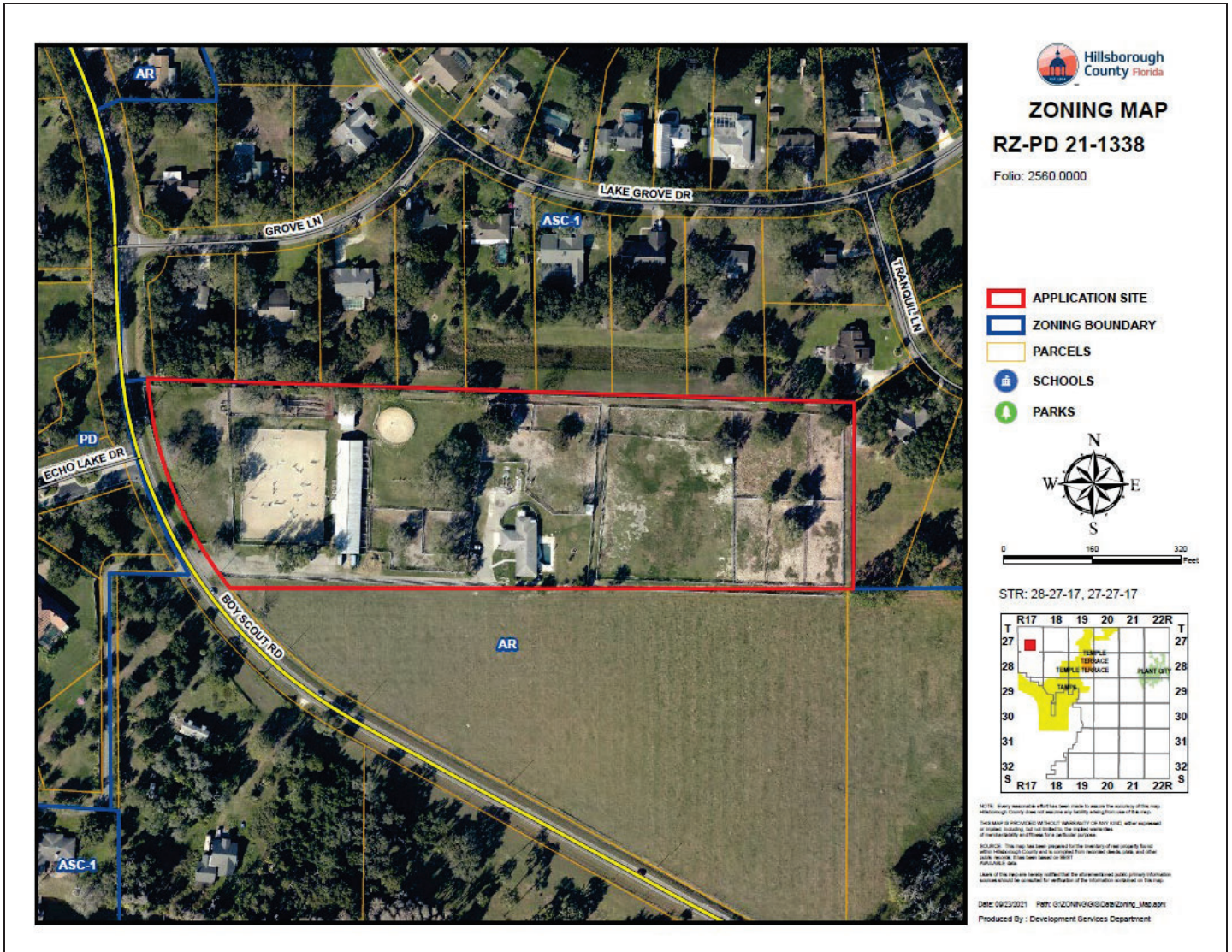


Context of Surrounding Area:

The site is located on the east side of Boy Scout Road, northwest of the intersection of Boy Scout Road and Race Track Road and is within the Keystone Odessa Community Plan. The area is comprised of low density residential and agricultural uses. The parcel has an Agricultural Estate-1/2.5 (AE-1/2.5) Future Land Use Classification, which also to the south and west of the parcel. The RES-1 classification is to the north and east. Both permit rural scale residential and agricultural uses. The overall area is also within the Rural Service Area with no publicly owned and operated wastewater facilities available.

2.0 LAND USE MAP SET AND SUMMARY DATA

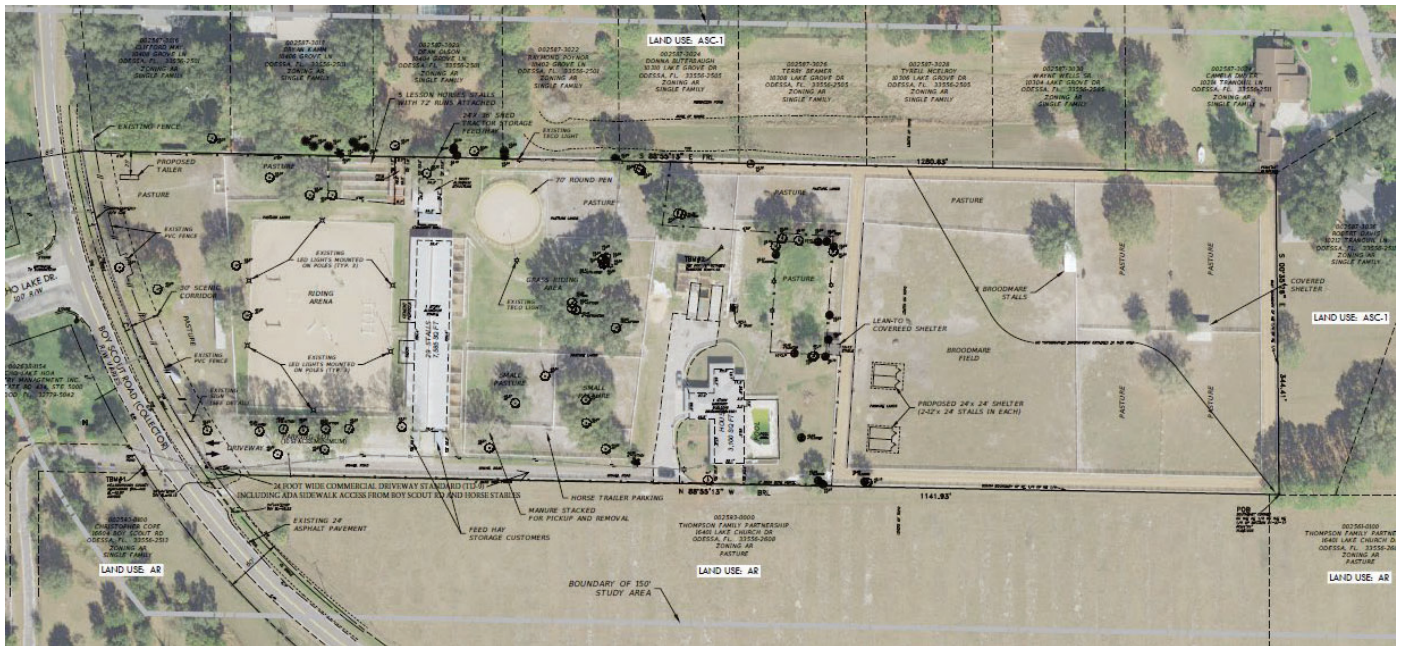
2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	ASC-1	1 unit per acre/.25 FAR	Single-Family Residential / Agriculture	Residential
South	AR	1 units per 5 acres / .25 FAR	Single-Family Residential / Agriculture	Vacant
East	ASC-1	1 unit per acre / .25. FAR	Single-Family Residential / Agriculture	Residential
West	PD			Residential

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



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
Boy Scout Rd.	County Collector - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	17	1	2
Proposed	22	1	2
Difference (+/-)	+5	0	0

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

Connectivity and Cross Access Not applicable for this request

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

Notes:

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No wetlands apparant
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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 checked="" 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Report
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Impact/Mobility Fees No additional impacts. Existing Structures/uses on site				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input 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 request is to rezone the 10 acres parcel from Agricultural Rural to the proposed Planned Development (PD) zoning district to allow a public stable and single-family home with an accessory dwelling. The site is located on the Boy Scout Road at the intersection of Echo Lake Drive. As shown in Part 2.3, the site is adjacent to properties zoned ASC-1 (to the north and east), PD (to the west) developed with residential and vacant AR to the south.

The site is located within the AE 1/2.5 and with the limits of the Keystone Odessa Community Plan area. Planning Commission staff finds the request to be consistent with the RES-2 FLU category, commercial locational criteria (supporting a waiver to commercial location criteria), Keystone Odessa Community Plan and neighborhood protection policies of the Comprehensive Plan for Unincorporated Hillsborough County.

The proposed uses of a public stable, single-family home and 700 square foot accessory dwelling are all presently permitted uses under the current AR zoning district. Public Stables in the AR zoning district are subject to compliance with LDC Section 6.11.92. The subject stable complies with the standards in LDC Section 6.11.93 with the exception of 6.11.92.A. which requires the minimum lot area two and ½ acres and the area to be increased by 40,000 square feet for each equine (horse) in addition to two. Therefore, the 10-acre parcel would be permitted a maximum of 10 stalls/horses. The applicant has requested a waiver/relief from the standard noting the facility has been in operation since the 1990's and is a combination of private and owner horses with grazing rotated throughout different areas on a rotated schedule. Staff confirmed from a review of the Property Appraiser records that the subject stable structure was constructed in 1990. At that time, the regulations governing public stables did not include the subject parcel size standard. The subject size standard appears to be general compatibility standard as standards in 6.11.93 also require the facility to comply with LDC Section 6.11.13 (and a related definition for Animal Unit) which regulates the maximum number of animals, including horses, permitted on a parcel. Pursuant to LDC Section 6.11.13, three Animal Units per acre of confined area are permitted. A 2 year or older adult horse is considered 1 Animal Unit and 2 horses less than 2 years old is considered an Animal Unit. Therefore, in general, a 10-acre parcel could, at a minimum, be permitted 30 horses over 2 years in age. Therefore, to address compatibility, a condition of zoning has been included regulating the number of horses permitted to be outside of the stall at the same time to a maximum 15 so as to have outdoor activities at a scale more similar to what could be expected under LDC Section 6.11.92.A.

5.2 Recommendation

Based on the above considerations, staff recommends approval, subject to proposed conditions of approval.

6.0 PROPOSED CONDITIONS

CHANGES TO CONDITIONS

Prior to Site Plan Certification the applicant shall make the following modifications to the PD site plan:

1. Add to the Land Use Table the density and FAR calculations

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted May 25, 2022.

1. Development of the project shall be limited to 29 stall public stable, a single-family home and 700 square foot accessory dwelling, plus related accessory structures. The location and size of structures shall be as shown on the site plan, unless otherwise specified herein.

1.1. A maximum 15 horses shall be permitted to be outside the stall area at a single time.

2. Unless otherwise specified herein, the project shall be subject to the AR zoning district development standards, LDC Section 6.11.92 Stables, Public, LDC Section 3.09.00 Keystone Odessa Rural Development Standards and LDC Section 6.11.02 Accessory Dwelling Standards. The project shall not be subject Section 6.11.92.A.

3. Buffering and screening shall be provided in accordance with the Land Development Code.

4. The driveway shall meet the minimum standard of 24 feet wide for nonresidential driveways from site access to the horse stables.

5. The developer shall construct a driveway from the project entrance to the accessory mobile home unit.

6. The developer shall construct a minimum 5-foot sidewalk along the project frontage on Boy Scout Road.

7. Notwithstanding anything shown on the general site plan, ADA/sidewalk connections shall be provided from site access to the horse stables.


8. Notwithstanding anything on the general site development plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

9. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C."

10. If the notes and/or graphics 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 regulations in effect at the time of preliminary plan/plat approval.

11. The Development of the project shall proceed in strict accordance with the terms and conditions contained in the Development Order, the General Site Development Plan, the land use conditions contained herein, and all applicable rules, regulations, and ordinances of Hillsborough County.

Zoning Administrator Sign Off:



↓ Brian Grady
Mon Jun 6 2022 14:33:30

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.

B. HEARING SUMMARY

This case was heard by the Hillsborough County Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Applicant

Mr. David Wright, TSP Companies, Inc., presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Development Services Department

Mr. Brian Grady, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

Planning Commission

Ms. Melissa Lienhard, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

Proponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in support of the application.

Ms. Janise Man-Son-Hing spoke in support of the rezoning and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

Opponents

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none.

Development Services Department

Mr. Grady provided clarification as to Condition 1 and stated he would provide an amendment to the condition.

Applicant Rebuttal

Mr. Wright stated he agreed with Mr. Grady and had nothing further.

The hearing officer closed the hearing RZ-PD 21-1338.

C. EVIDENCE SUBMITTED

No documentary evidence was submitted into the record at the hearing.

D. FINDINGS OF FACT

1. The Subject Property consists of approximately 10 acres at 16601 Boy Scout Road, Odessa.
2. The Subject Property is designated AE on the Future Land Use Map and is zoned AR.
3. The subject Property is located within the boundaries of the Keystone-Odessa Community Plan and is within the Rural Services Area.
4. The Subject Property is in an area comprised of low density residential and agricultural uses. Surrounding uses include residential properties zoned ASC-1 to the north and east; vacant properties zoned AR to the south; and a residential planned development to the west.
5. The Subject Property is developed with a single-family home and horse boarding and training facilities surrounded by open pasture areas. The public horse boarding and training facilities have been in operation since 1990. The Subject Property is subject to a code enforcement violation, CE19018524, requiring a site plan. The applicant is seeking to rezone the Subject Property to continue the existing uses and add an accessory dwelling.
6. The applicant is requesting to rezone the Subject Property from AR to PD to allow a public horse stable operation with boarding, riding lessons, and sales, a single-family home, and an accessory dwelling.
7. The applicant is requesting a waiver of LDC section 6.11.92.A, which requires a minimum lot area of two and one-half acres for public stables and requires the minimum lot area to be increased by 40,000 square feet for each equine in addition to two. To address compatibility, a PD zoning condition is included limiting to 15 the number of horses permitted to be outside of the stall at the same time.
8. The Subject Property is not within 660 feet of a qualifying intersection and does not meet Commercial-Locational criteria. The applicant is requesting a waiver of the Commercial-Locational criteria. The applicant states the proposed use has been in operation since 1990, and the Subject Property consists primarily of open pasture that, along with a stormwater pond, provides a buffer for adjacent single-family properties to the north. The applicant also states trip generation is minimal, the proposed use will be limited to daytime operations with minimum noise and light impacts, and the proposed parking area will be located away from existing single-family development.
9. Staff found the rezoning request approvable subject to approval conditions based on the applicant's general site plan submitted May 25, 2022.

- 10. Planning Commission staff found the proposed use will provide a complementary land use with rural character that meets the intent of the Keystone-Odessa Community Plan. Planning Commission staff found the proposed rezoning consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and compatible with the existing and planned development pattern in the surrounding area.
- 11. The Keystone Civic Association submitted a statement and testimony in support of the Planned Development rezoning to allow the existing use to continue.

**E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE
WITH COMPREHENSIVE PLAN**

The proposed Planned Development rezoning request is in compliance with, and does further the intent of the Goals, Objectives, and Policies of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

F. CONCLUSIONS OF LAW

A development order is consistent with the comprehensive plan if “the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.” § 163.3194(3)(a), Fla. Stat. (2020). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services Staff and Planning Commission staff, applicant’s testimony and evidence, there is substantial competent evidence demonstrating the requested Planned Development rezoning is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

G. SUMMARY

The applicant is requesting to rezone the Subject Property from AR to PD to allow a 29-stall public horse stable operation with boarding, riding lessons, and sales, a single-family home, and an accessory dwelling. The applicant is requesting a waiver of LDC section 6.11.92.A, which requires a minimum lot area of two and one-half acres for public stables and requires the minimum lot area to be increased by 40,000 square feet for each equine in addition to two. The Subject Property is not within 660 feet of a qualifying intersection and does not meet Commercial-Locational criteria. The applicant is requesting a waiver of the Commercial-Locational criteria.

H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the Planned Development rezoning request subject to conditions set forth in the Development Services staff report based on the applicant's general site plan submitted May 25, 2022.

Pamela Jo Hatley
Pamela Jo Hatley PhD, JD
Land Use Hearing Officer

July 6, 2022
Date:

Hearing Transcript

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER )
HEARINGS )
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.
Concluding at 11:56 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
June 13, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D3:
Application Number: RZ-PD 21-1338
Applicant: David Wright; TSP Companies,
Inc.
Location: 16601 Boy Scout Rd.
Folio Number: 002560.0000
Acreage: 10 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

1 MR. GRADY: I'll now go back to the next
2 item on the agenda. The next item then is agenda
3 item D-3. It's Rezoning-PD 21-1338. The
4 applicant's David Wright with TSP Companies,
5 Incorporated.

6 The request is to rezone from AR to Planned
7 Development. I will provide staff recommendation
8 after presentation by the applicant.

9 HEARING MASTER HATLEY: All right. Thank
10 you.

11 Applicant.

12 MR. WRIGHT: Good evening. My name is David
13 Wright, president of TSP Companies. Our address is
14 PO Box 273417, Tampa, Florida 33688, and I have
15 been sworn in.

16 Tonight, I'm presenting a request for
17 rezoning to a Planned Development for the property
18 located at 16601 Boy Scout Road in the Odessa
19 community of unincorporated Hillsborough County.

20 The request is to rezone the 10-acre subject
21 property from Agricultural Rural to Planned
22 Development to allow a public stable and
23 single-family home with an accessory dwelling unit.

24 The property is located on the east side of
25 Boy Scout Road of the intersection of Echo Lake

1 Drive and is within the Keystone Odessa Community
2 Plan. The Future Land Use designation is
3 Agricultural Estates, one unit per two and a half
4 acres, and the subject property is in the Rural
5 Area.

6 The proposed use of a public stable,
7 single-family home, and 700-square-foot accessory
8 dwelling unit are all existing uses on the property
9 and are permitted uses under the current AR zoning.

10 The current uses have existed on the
11 property since 1989. However, the PD zoning is
12 requested to correct a Code Enforcement violation
13 requiring a site plan for a public stable.

14 We noticed the surrounding property owners,
15 and I have received numerous calls from citizens
16 expressing concern that the property could be
17 developed by home builder.

18 This request actually seeks to preserve the
19 existing agricultural uses on the property and
20 prevent the property from being developed as
21 single-family subdivision unless a separate
22 rezoning application is filed at some time in the
23 future.

24 We presented the request to the Keystone
25 Odessa Association, and there are two letters of

1 support in the record, including one from
2 Mrs. Barbara Aderhold. This application has been
3 thoroughly reviewed by Planning Commission staff
4 and found to be consistent with the Comprehensive
5 Plan and by the Development Services staff with the
6 finding of approvable with conditions.

7 We are in agreement with the conditions, and
8 I respectfully request your recommendation and
9 approval, and I'm hear for any questions.

10 HEARING MASTER HATLEY: All right. Thank
11 you, Mr. Wright.

12 All right. Development Services.

13 MR. GRADY: Brian Grady, Hillsborough County
14 Development Services.

15 The request is to rezone the 10-acre parcel
16 from Agricultural Rural to the proposed Planned
17 Development zoning district to allow public stable,
18 a single-family accessory dwelling.

19 The site is located on Boy Scout Road at the
20 intersection of Echo Lake Drive and Boy Scout Road.
21 The site is adjacent to properties zoned ASC-1 to
22 the north and east. PD to the west of the
23 development residential and vacant AR to the south.

24 The site is located within the 81 dash two
25 and a half of Future Land Use Classification. It's

1 within the limits of the Keystone Odessa Community
2 Plan. It was found consistent by the Planning
3 Commission. I would note there's a typo in the
4 staff report where -- in the compatibility section
5 where we reference RES-2 FLU category. So we'll
6 correct that.

7 The proposed use of the public stable
8 single-family home and 700-square-foot accessory
9 dwelling are all presently permitted uses under the
10 current AR zoning district.

11 There are provisions in the Land Development
12 Code regarding development of a public stable under
13 the current AR zoning district, which -- which
14 limits -- which has a size limitation based on
15 acreage and requiring additional square footage of
16 40,000 square feet for each additional horse over
17 two.

18 Under that provision, under that provision
19 of the Code, the 10-acre parcel we permitted a
20 maximum of ten stalls horses. Therefore, the
21 applicant has requested a labor to this standard
22 knowing the facilities has been in operation since
23 the 1990s and as a combination of private and owner
24 horses with grazing rotated throughout different
25 areas on a rotated schedule.

1 Staff confirmed for review of the
2 properties, there's records that the subject stable
3 structure was constructed in 1990. At the time the
4 regulations governing proposed stables did not
5 include the subject parcel size standard.

6 The subject site standard appears to be a
7 general compatibility standard as there are --
8 there are additional standards within that section
9 of the Code that require the project to comply with
10 capacity requirements regarding a number of horses
11 permitted on the parcel.

12 Per those requirements, under that
13 requirement, the -- the size of the parcel could
14 accommodate up to 30 horses over two years in age.
15 Therefore, to address compatibility condition, the
16 zoning has been included regulating the number of
17 horses permitted to be outside of the stalls at the
18 same time to a maximum of 15 so as to -- so as to
19 have outdoor activities at a scale more similar to
20 what could be expected under the regulations in the
21 Land Development Code if this public stable were
22 developed under the current AR zoning.

23 Based on the above -- these considerations,
24 the staff finds the request approvable subject to
25 conditions. I'm available for any questions.

1 HEARING MASTER HATLEY: All right. Thank
2 you, Mr. Grady.

3 Planning Commission, please.

4 MS. LIENHARD: Yes. Thank you. Melissa
5 Lienhard, Planning Commission staff.

6 The subject property is located within the
7 Agricultural Estate 1 to 2 1/2 Future Land Use
8 Category. The site is in the Rural Area and also
9 located within the limits of the Keystone Odessa
10 Community Plan.

11 The subject site does not meet commercial
12 locational criteria. This criteria is based on the
13 Future Land Use Category of the property, and the
14 classification of the intersection of roadways as
15 shown on the 2040 Highway Cost Affordable Map.

16 Boy Scout Road and the Race Track Road south
17 of the subject site is a qualifying intersection,
18 but the proposed development site -- the proposed
19 development site is not within the required
20 distance from that qualifying intersection, which
21 is 660 feet.

22 The applicant has submitted a waiver request
23 to the commercial locational criteria. The waiver
24 states that the request is based on the capability
25 of the proposed commercial agricultural land use

1 with the surrounding area.

2 The site is on the east side of Boy Scout
3 Road classified as a collector roadway. The waiver
4 states the proposed development site plan is a
5 continuation of the existing use, which is operated
6 as a horse stable since 1990.

7 The waiver also states that the use is
8 primarily open pasture which will be located
9 adjacent to existing single-family residential and
10 agriculturally zoned development to the north,
11 east, west, and south.

12 The open pasture provides a physical
13 barrier. In addition, an existing stormwater pond
14 provides an additional buffer for the single-family
15 residential properties adjacent to the north of the
16 proposed development.

17 Single-family residential properties are
18 located to the north, east, and west of the site
19 and south of the site is agricultural land.

20 Further west and east are public
21 institutional lands. The proposed residential and
22 agricultural commercial use would allow for a
23 compatible transition of uses with the surrounding
24 single-family residential, agricultural, and public
25 land uses.

1 The proposed Planned Development would be
2 complementary to the surrounding area and provide a
3 compatible transition to the Agricultural Rural
4 zoning and Agricultural Single-Family Conventional
5 parcels that are located in the immediate
6 surrounding area.

7 The applicant has proposed several site
8 planning techniques to help mitigate for
9 surrounding land uses. As previously stated, the
10 24-foot-wide commercial driveway will be located on
11 the south side of the site abutting agricultural
12 land.

13 Open pasture land will be located as a
14 buffer to the immediate adjacent single-family
15 properties to the north of the site. In addition,
16 the applicant has proposed a 30-foot scenic
17 corridor on the western portion of the site
18 fronting Boy Scout Road.

19 The subject property will meet Land
20 Development Code standards for minimum buffering
21 and screening requirements. The proposal satisfies
22 the intent of Objective 16 of the Future Land Use
23 Element and its accompanying policies with regard
24 to neighborhood protection.

25 The proposed development will be designed in

1 a way that is compatible, excuse me, with the
2 established character of the surrounding
3 neighborhood.

4 The property is located within the limits of
5 the Keystone Odessa Community Plan. Commercial
6 development that is not located within the Gunn
7 Highway and North Mobley Road Rural Activity Center
8 are subject to the community's other commercial
9 standards.

10 The plan requires that the commercial
11 developments be small in scale geared toward
12 agricultural and equestrian interests, be designed
13 with a rural architectural style and maintain the
14 rural character of the community.

15 The proposed use is small in scale and will
16 serve the equestrian and agricultural interest of
17 the rural community. The open space and pasture
18 land are in line with the community plans intent to
19 encourage the preservation of open space and allow
20 for the creation of uses that complement the
21 equestrian character.

22 The applicant has also stated in the
23 narrative that the proposed development will meet
24 the Keystone Odessa's design standards for fences
25 and barriers. In addition, the narrative states

1 the proposed use will be limited to daytime
2 operations for minimum noise and light impacts.

3 Overall, the proposed site will provide a
4 complementary land use with a rural character that
5 meets the intent of the Keystone Odessa Community
6 Plan.

7 And based upon those considerations, the
8 Planning Commission staff finds the proposed
9 Planned Development consistent with the Future of
10 Hillsborough Comprehensive Plan for unincorporated
11 Hillsborough County subject to the conditions
12 proposed by Development Services. Thank you.

13 HEARING MASTER HATLEY: All right. Thank
14 you.

15 All right. Is there anyone here or online
16 who wishes to speak in support of this application?

17 MR. REGISTER: We have one online.

18 MS. MAN-SON-HING: Yes.

19 HEARING MASTER HATLEY: Okay. Go ahead.

20 MS. MAN-SON-HING: Yes. My name is Janise
21 Man-Son-Hing, and I'd like to say good evening to
22 the Honorable Zone Hearing Masters and staff.

23 I reside at 16740 Whirley Road, and I'm
24 speaking on behalf of the Keystone Civic
25 Association today in reference of Distinctive

1 Stables, 1660 Boy Scout Road, Odessa, Florida.

2 The Keystone Civic Association supports the
3 Distinctive Stables efforts to bring their property
4 into a PD to clearly define what are the existing
5 uses, a single-family home, 29 stall stable with
6 boarding, riding lessons, and the sale of horses.

7 The use has been in existence since 1989 and
8 should be allowed to continue. The Keystone Odessa
9 area is home to many equestrian-related activities
10 such as riding, showing, racing, boarding, breeding
11 in addition to feed and tack equipment.

12 And there are -- these are the part of the
13 fabric of our community. Riding through the area,
14 you'll see miniature horses, goats, sheep, donkeys,
15 alpacas, cattles, stables, hays, production, and
16 much beautiful green land and more stables.

17 So Distinctive Stables is Keystone. We ask
18 that you, please, approve this PD. This is
19 respectfully submitted by the Keystone Board of
20 Directors. Myself, Janise Man-Son-Hing, I am the
21 vice president. Thank you.

22 HEARING MASTER HATLEY: Thank you.

23 Is there anyone -- anyone else who wishes to
24 speak in support of this application? Okay. Is
25 there anyone here or online who wishes to speak in

1 opposition to this application? All right. I do
2 not see anyone.

3 Development Services, anything further?

4 MR. GRADY: Just one clarification, I
5 wouldn't think it's with respect to the conditions
6 because the applicant's requested clarify the type
7 of uses associated with the stable that was noted
8 in the -- actually the support from Keystone.

9 So I don't think it would be appropriate
10 within the Condition 1 for the public statement to
11 include those range of uses associated with the
12 public stable. That would be permitted. So
13 there's no question going in the future that they
14 can continue to do those stable-related uses
15 regarding riding lessons and sales of horses and
16 stuff, which, again, are generally allowed as
17 public stable.

18 But I think it'd be prudent just to spell
19 them out so there's no confusion. And so I'll make
20 an amendment in the condition to include those.
21 Thank you.

22 HEARING MASTER HATLEY: All right. Thank
23 you, Mr. Grady.

24 Applicant, anything further?

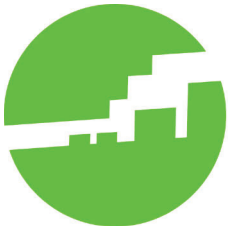
25 MR. REGISTER: Your mike's muted.

1 MR. WRIGHT: I agree do with Mr. Grady and I
2 have nothing further. Thank you.

3 HEARING MASTER HATLEY: All right. Thank
4 you.

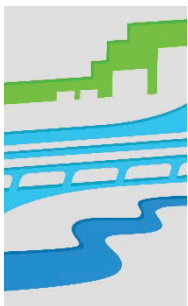
5 So this will close the hearing then on PD
6 21-1338.

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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: June 13, 2022 Report Prepared: June 1, 2022	Petition: MM 21-1338 16601 Boy Scout Road <i>East of Boy Scout Road and Echo Lake Drive intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Agricultural Estate-1/2.5 (1 du/2.5ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	Keystone Odessa
Modification Request:	Planned Development to allow one single family residential home, one accessory dwelling unit (mobile home), total of 11,470 sq. ft. of a horse stable and associated riding areas, pastures, and maintenance facilities.
Parcel Size (Approx.):	9.7+/- acres (422,532 square feet)
Street Functional Classification:	Boy Scout Road – Collector Race Track Road – Collector Echo Lake Drive – Local Roadway
Locational Criteria:	Does not meet Commercial Locational Criteria
Evacuation Area:	The subject property is not in an evacuation area.



Context

- The subject property is located on approximately 9.7 acres east of the Boy Scout Road and Echo Lake Drive intersection. The subject property is in the Rural Area. It is located within the limits of the Keystone Odessa Community Plan.
- The subject property is designated Agricultural Estate-1/2.5 (AE-1/2.5) on the Future Land Use Map. The AE-1/2.5 designation surrounds the subject property to the south and west. Typical uses in this category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial and multi-purpose uses shall meet locational criteria for specific land-use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.
- The AE-1/2.5 Future Land Use category surrounds the subject property to the south and west. The Residential-1 (RES-1) Future Land Use category surrounds the subject property to the north and east.
- The subject property is currently a single-family lot with Agricultural - Rural (AR) zoning. AR zoning is located to the south and southeast with agricultural and single-family residential properties. Single-family and vacant properties with Agricultural Single-Family Conventional (ASC-1) zoning are located to the north and east of the site. West of the site, across Boy Scout Road, is Planned Development (PD) zoning with single-family residential properties.
- The applicant requests a Planned Development to allow one single-family residential home, one accessory dwelling unit (mobile home), a total of 11,470 sq. ft. of a horse stable, and associated riding areas, pastures, and maintenance facilities.

Compliance with Comprehensive Plan:

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

Future Land Use Element

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. There will be no new extension of public water or sewer service into the Rural Area unless there is a public health concern identified or the development is classified as a planned village as described in this Plan. New development will utilize private potable water wells and septic systems. In some cases, existing water and/or sewer lines may already be in place either by development approvals granted prior to the adoption of these policies or due to public health/safety issues. Expansion of those systems should be prohibited and limited to cases where public health is at risk.

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement

of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

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: 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.

Relationship to the Future Land Use Map

Objective 7: The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

Policy 7.1: The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text. Relationship to Land Development Regulations.

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

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

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

Neighborhood/Community Development

Objective 16: Neighborhood Protection – The neighborhood is the 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 16.10: 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.

Commercial-Locational Criteria

Objective 22: To avoid strip commercial development, locational criteria for neighborhood serving commercial uses shall be implemented to scale new commercial development consistent with the character of the areas and to the availability of public facilities and the market.

Policy 22.1: The locational criteria for neighborhood serving non-residential uses in specified land uses categories will:

- provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;
- establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and
- establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.

Policy 22.2: The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range

Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.

In the review of development applications consideration shall also be given to the present and short-range configuration of the roadways involved. The five year transportation Capital Improvement Program, MPO Transportation Improvement Program or Long Range Transportation Needs Plan shall be used as a guide to phase the development to coincide with the ultimate roadway size as shown on the adopted Long Range Transportation Plan.

Policy 22.8: *The Board of County Commissioners may grant a waiver to the intersection criteria for the location of commercial uses outlined in Policy 22.2. The waiver would be based on the compatibility of the use with the surrounding area and would require a recommendation by the Planning Commission staff. Unique circumstances and specific findings should be identified by the staff or the Board of County Commissioners which would support granting a waiver to this section of the Plan. The Board of County Commissioners may reverse or affirm the Planning Commission staff's recommendation through their normal review of rezoning petitions. The waiver can only be related to the location of the neighborhood serving commercial or agriculturally oriented community serving commercial zoning or development. The square footage requirement of the plan cannot be waived.*

Community Design Component

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.*

Livable Communities Element: Keystone Odessa Community Plan

Vision

The Keystone-Odessa community will continue to be a rural community, embracing its agricultural past. Its continuing desire is to be an open area that: values nature above commercialism; dark, star-filled skies at night above the glare of urban lights; and, the sound of crickets and frogs above traffic noise.

Blessed with many lakes, wetlands and creeks; and dependent on water wells for survival, these will be supported to ensure their continued health. Protection of water resources will be paramount.

Rural roads that transect the Keystone-Odessa community will remain in their present form (two-lane local and collector roadway connections for movement without entering major arterial

highways), freely used by community residents. Urban design standards and/or traffic generated by surrounding high population centers are not to degrade the community's country roads.

Rural Residential Community Character

The Keystone-Odessa community desires to retain its rural residential character as an area of lakes, agricultural activities, and homes built on varied lot sizes and in a scattered development pattern. Rural is based on the County's Future Land Use Element, Urban Service Area boundary objectives and policies. Rural design guidelines were developed to implement the Keystone-Odessa Community Plan in order to retain the rural residential character of the Keystone-Odessa community planning area. These guidelines have been incorporated into the County's land development code. The adopted provisions do not apply to previously approved planned developments, previously approved subdivision, or any project with unexpired preliminary site development approval prior to the August 1, 2002 adoption date. The community recognizes the development pattern of those projects, but not to continue a similar development pattern other than the adopted Keystone-Odessa Rural Development Standards in the County's Land Development Codes which include standards that:

- achieve "compatibility" between new and existing uses;
- protect the area from suburban and urban sprawl;
- maintain ecological balance;
- improve design aesthetics to make the physical development of the community more attractive;
- protect natural resources through clustering development, when appropriate;
- define the area's unique architectural design;
- preserve natural areas in residential lot development;
- improve local vehicular circulation between uses;
- provide for ground level monument signage standards; • include screening and buffering requirements;
- provide for nighttime lighting standards (minimizing light pollution);
- provide for the development of paths and trails where appropriate to move people without cars; and,
- recognize that pre-existing urban scale subdivisions and commercial developments do not set a precedent for additional development of this density and design.

Agriculture

The Keystone-Odessa community desires to support the existing agricultural uses and ensure that development standards accommodate new agricultural uses. It seeks to do so through development regulations and mechanisms that support and expand existing and new agricultural uses including citrus, farming, ranching, and equestrian facilities. In order to achieve this outcome the following are recommended:

- regulations which permit individuals to build and maintain accessory structures for farm animals on agricultural-residential property to reflect the nature of the area as agricultural rather than suburban;
- the use of the greenbelt property tax exemption being monitored to ensure that it is appropriately used on bona fide agricultural properties;
- encourage preservation of open space as an asset to the community and provide tax relief to maintain open space to keep it that way;
- allow for the creation of uses which complement the community character such as riding stables, horse track support facilities, and equestrian facilities; and

- *allow private barns on small agricultural properties, and other regulations (such that solid waste requirements are flexible enough to accommodate small land holders).*

Other Commercial

The desired rural commercial character for the Keystone-Odessa community includes uses which:

- *are small in scale; (both in square footage for individual structures and in the FAR);*
- *are specifically geared to serve the agricultural and equestrian interests in the area;*
- *are designed using an architectural style which reflects a rural vernacular with metal or wood shake roofs; and,*
- *have exterior walls constructed of natural materials (vs. a “franchise architecture” appearance).*

General Development Criteria

Fences and Barriers

Minimal use of walls or opaque screening materials which act as fences or barriers will be used in the community. Commercial and residential property owners using screening materials other than vegetation are required to use rural fencing materials; e.g., split rail, 3 or 4-board, barbed wire, horse wire and hog wire. Opaque screening materials along public right-of-ways, other than vegetation will not be permitted.

Staff Analysis of Goals, Objectives, and Policies:

The subject property is located on approximately 9.7 acres east of the Boy Scout Road and Echo Lake Drive intersection. The subject property is in the Rural Area. It is located within the limits of the Keystone Odessa Community Plan. The applicant requests a Planned Development to allow one single-family residential home, one accessory dwelling unit (mobile home), a total of 11,470 sq. ft. of a horse stable, and associated riding areas, pastures, and maintenance facilities.

Per the Agricultural Estate-1/2.5 (AE-1/2.5) Future Land Use Category, a maximum intensity of 0.25 FAR or 20,000 sq. ft. is permitted on site. The applicant has provided a breakdown of the density and intensity based on acreage. Out of 9.7 acres, 2.5 acres are for one single-family residential unit and 7.2 acres will be for the 11,470 sq. ft. of a horse stable and associated riding areas, pastures, and maintenance facilities. With this information, Planning Commission staff are able to verify that the proposed square footage would meet the maximum intensity and density permitted on site for the AE-1/2.5 Future Land Use Category. The proposal is consistent with Objective 7 and Policy 7.1 because it does meet the maximum possible level of non-residential intensities based on the Future Land Use Map.

The subject site does not meet Commercial-Locational Criteria. The subject property is located immediately west of the Boy Scout Road and Echo Lake Drive intersection. Commercial-Locational Criteria is based on the future land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long-Range Transportation Plan. Roadways listed in the table as 2 or 4-lane roadways must be shown on the Highway Cost Affordable Long-Range Transportation Plan (Policy 22.2, FLUE). The Boy Scout Road and Echo Lake Drive intersection is not on the Highway Cost Affordable Long-Range Transportation Plan Map and is not a qualifying intersection. The Boy Scout Road and Race Track Road, which is

south of the site, is a qualifying intersection, but the proposed development site is approximately 4,800 feet from the qualifying intersection. Per Policy 22.2, the proposed development must be within 660 feet of a qualifying intersection.

The applicant has submitted a waiver request to Commercial-Locational Criteria. The waiver states the request is based on the compatibility of the proposed commercial agricultural land use with the surrounding area. The site is on the east side of Boy Scout Road, classified as a collector roadway. The waiver states the proposed PD site plan is a continuation of the existing use, which has operated as a horse stable since 1990. The waiver also states the use is primarily open pasture, which will be located adjacent to existing single-family residential and agriculturally zoned development to the north, east, west, and south. The open pasture provides a physical barrier. In addition, an existing stormwater pond provides an additional buffer for the single-family properties adjacent to the north of the proposed development. The applicant also states that the trip generation associated with the agricultural commercial use is minimal with 32 total projected daily trips and two peak hour trips per day. Lastly, the waiver request states the proposed use will be limited to daytime operations and will have minimum noise and light off-site impacts. The proposed parking area will be located on the south side away from existing single-family residential development. All traffic will enter and exit at the southwest corner, separate from any residential developments.

The subject property is designated Agricultural Estate-1/2.5 (AE-1/2.5) on the Future Land Use Map. The intent of this category is to designate areas that are best suited for agricultural development, usually defined as located on Short-Term Agricultural Lands, and for compatible rural residential uses. The site is within the Rural Area which is intended for low agricultural uses and large lot, low density rural residential uses, no higher than 1 du/5 ga, which can exist without the threat of urban or suburban encroachment. No more than 20% of all population growth within the County will occur in the Rural Area per Objective 4 and Policy 4.1 (FLUE).

The subject property is currently being utilized as a single-family lot. Single-family residential properties are to the north, east, and west of the site. South of the site is agricultural land. Further west and east are public institutional lands. The proposed residential and agricultural commercial uses would allow for a compatible transition of uses with the surrounding single-family residential, agricultural, and public institutional land uses. The proposed PD would be complementary to the surrounding area and provide a compatible transition to the Agricultural - Rural (AR) zoning and Agricultural Single-Family Conventional (ASC-1) parcels located in the immediate surrounding area.

The applicant has proposed several site planning techniques to help mitigate for surrounding land uses. As stated above, the 24-foot wide commercial driveway will be located on the south side of the site, abutting agricultural land. Open pasture land will be located as a buffer to the immediately adjacent single-family properties to the north of the site. In addition, the applicant has proposed a 30 ft. scenic corridor on the western portion of the site, fronting Boy Scout Road. The subject property will meet Land Development Code standards for the minimum buffering and screening requirements. The proposal satisfies the intent of Objective 16 and Policies 16.1, 16.2, 16.3, and 16.10 (FLUE). The proposed development will be designed in a way that is compatible (as defined in FLUE policy 1.4) with the established character of the surrounding neighborhood.

The property is located within the limits of the Keystone Odessa Community Plan. Commercial development that is not located within the Gunn Highway and North Mobley Road rural activity center are subject to the community's "Other Commercial" standards. The Plan requires that commercial development be small in scale, geared towards agricultural and equestrian interests, be designed with a rural architectural style, and maintain the rural character of the community. The proposed use is small in scale and will serve the equestrian and agricultural interests of the rural community. The open space and pasture land are in line with the Community Plan's intent to encourage the preservation of open space and allow for the creation of uses that complement the equestrian character. The applicant has also stated in the narrative, that the proposed development will meet the Keystone Odessa design standards for fences and barriers. In addition, the narrative states the proposed will be limited to daytime operations for minimum noise and light impacts. Overall, the proposed site will provide a complementary land use with a rural character that meets the intent of the Keystone-Odessa Community Plan.

The application will comply with all Keystone Rural Design Standards Overlay found in the Hillsborough County Land Development Code. The application is also consistent with Goal 12 and Objective 12-1 in the Community Design Component of the FLUE.

There are no wetlands present on the property. The Environmental Protection Commission (EPC) Wetlands Division has reviewed the request. The EPC has determined a resubmittal is not necessary for the site plan's current configuration. If the site plan changes, EPC staff will need to review the zoning again.

Overall, the proposed development would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The request is compatible with the existing low density and agricultural development pattern in the area.

Recommendation

Based upon the above considerations, the Planning Commission staff finds the proposed Major Modification **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, subject to conditions proposed by the Development Services Department.



**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough County Florida

DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Harry Cohen
Ken Hagan
Pat Kemp

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

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Distinctive Stables

Zoning File: RZ-PD (21-1338) Modification: None

Atlas Page: None Submitted: 08/02/22

To Planner for Review: 08/02/22 Date Due: ASAP

Contact Person: David Wright/ TPS Companies, Inc Phone: 813-230-7473/ david@tspco.net

Right-Of-Way or Land Required for Dedication: Yes No

The Development Services Department HAS NO OBJECTION to this General Site Plan.

The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: J. Brian Grady Date: 8/3/22

Date Agent/Owner notified of Disapproval: _____



SECTION 21, TOWNSHIP 27 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

**PD ZONING PLAN
DISTINCTIVE STABLES**
Hillsborough County, Florida

PLANNER:
TSP COMPANIES, INC.
15008 Marine Cove Ln.
Orlando, FL 32835
Phone: 813.244.6184
dave@tspco.net

PREPARED FOR:
Deanna Morphy and Gerald Lancaster
15008 Marine Cove Ln.
Orlando, FL 32835
Phone: 813.244.6184

PREPARED BY:
Fuxan Engineering, Inc.
15008 Marine Cove Ln.
Orlando, FL 32835
Phone: 813.244.6184
Engineering License Certificate of Authorization No. 129684

SHEET 1 OF 1

NOTES:

- The project lies within Flood Zone "X" according to FEMA FIRM.
- Community Panel Number: 10252-30306, effective August 29, 2008.
- The project is not located within an Overlay District, Special District, or Environmental Zoning.
- The project is not located within the Coastal High Hazard Area.
- Proposed structures are private.
- All adjacent streets appear to be in good condition.
- Minor services provided by private well.

PROJECT SITE

VICINITY MAP

STATE OF FLORIDA, IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

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THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TSP COMPANIES, INC.

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PERMIT / FILE NOS.
18660 BOY-SCOUT ROAD
WATER COMMITMENT
SEWER COMMITMENT
SEWARD
WATER DEP.
SEWER DEP.
PANEL ID NO.
092348-0000
RZ#



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Development Services Department

DATE: 5/31/2022

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: KO/Northwest

PETITION NO: PD 21-1338

- 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.

CONDITION OF APPROVAL

1. The driveway shall meet the minimum standard of 24 feet wide for nonresidential driveways from site access to the horse stables.
2. The developer shall construct a driveway from the project entrance to the mobile home unit.
3. The developer shall construct a minimum 5-foot sidewalk along the project frontage on Boy Scout Rd.
4. Notwithstanding anything shown on the site plan, ADA/sidewalk connections shall be provided from site access to the horse stables.

PROJECT OVERVIEW AND ANALYSIS

The approximately +/-10-acre subject site is located at 16601 Boy Scout Rd. The site is currently developed with a single-family home and a horse stable offering commercial boarding services, horse riding instruction and sales of horses. The applicant is requesting to rezone from Agricultural Rural (AR) to PD to formalize the non-conforming commercial equestrian uses not allowed in AR zoning and the addition of a mobile home unit. The site is located within the Rural Services Area in the Keystone Odessa Community Plan and is designated Agricultural Estate 1/2.5 (AE).

As required by the Development Review Procedures Manual (DRPM), the applicant submitted a letter indicating that the proposed development does not trigger the threshold whereby a transportation analysis is required to process this rezoning. Utilizing data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, staff has prepared a comparison of the trips generated by development under the existing approvals and proposed modifications, utilizing a generalized worst-case scenario.

Existing Uses:

Land Use/Size (<i>ITE LUC</i>)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR: 1 Single Family Detached Home (210)	9	1	1
AR: 10-Acre Park (411)	8	0	1
Total	17	1	2

Proposed Uses:

Land Use/Size (<i>ITE LUC</i>)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD: 1 Single Family Detached Home (<i>210</i>)	9	1	1
PD: 1 Mobile Home (<i>240</i>)	5	0	0
PD: 10-Acre Park (<i>411</i>)	8	0	1
Total	22	1	2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference (+/-)	+5	0	0

The proposed rezoning is anticipated to have an increased maximum trip generation potential of 5 daily trips, 0 am and 0 pm peak hours trips for the subject site.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Boy Scout Rd. is a 2-lane, undivided, substandard rural collector roadway characterized by +/- 10-foot wide travel lanes within a +/- 62 feet of right of way. Sidewalks and bicycles facilities are not present in the vicinity of the project.

The rural collector roadway typical section (TS-7) calls for 12-foot travel lanes with 8-foot shoulders (at least 5 foot paved) and sidewalks on both sides.

While Boy Scout Rd. is a substandard roadway, it is not anticipated that the developer will be required to make any improvements to the roadway. By policy of the County Engineer, projects generating 10 or fewer peak hour trips are generally not required to make substandard road improvements provided the roadway meets minimum life safety standards (i.e. 15 feet of pavement within a 20-foot-wide clear area).

SITE ACCESS AND CONNECTIVITY

A single site access connection is located on Boy Scout Rd.

The access and the parking area for the commercial equestrian uses shall be required to be constructed to the nonresidential standards for driveways and park lots. Non-residential driveways must be a minimum of 24 feet and be a dustless, stabilized surface. Parking will be provided per LDC, Sec. 6.05.02 and shall include ADA parking.

The request includes a new mobile home unit. The proposed mobile home will be required to be served by a residential driveway.

At the time of construction/site plan review, the applicant will be required to show ADA/sidewalk connections from the site access connection on Boy Scout Rd. to the horse stables with Section 6.02.03. of the LDC.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	To	LOS Standard	Peak Hour Directional LOS
BOY SCOUT RD	RACE TRACK RD	TARPON SPRINGS RD	C	B

Source: Hillsborough County 2020 Level of Service Report.

COMMISSION

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 Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 12/13/2021</p> <p>PETITION NO.: 21-1338</p> <p>EPC REVIEWER: Sarah Hartshorn</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1237</p> <p>EMAIL: hartshorns@epchc.org</p>	<p>COMMENT DATE: 10/6/2021</p> <p>PROPERTY ADDRESS: 16601 Boy Scout Rd, Odessa, FL 33556</p> <p>FOLIO #: 0025600000</p> <p>STR: 28-27S-17E</p>
<p>REQUESTED ZONING: AR to PD</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands apparent
<p>INFORMATIONAL COMMENTS:</p> <p>On October 6, 2021 The Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) 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.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

Sjh/mst



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 12/22/2021

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: David Wright - TSP Companies, Inc.

PETITION NO: 21-1338

LOCATION: 16601 Boy Scout Rd

FOLIO NO: 2560.0000

Estimated Fees:

No additional impacts. Existing structures/use on site.

Project Summary/Description:

Rural Mobility, Northwest Fire - rezoning to PD to avoid violations for existing structures and uses on site. No additional impacts.

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

PETITION NO.: PD21-1338 REVIEWED BY: Randy Rochelle DATE: 10/8/2021

FOLIO NO.: 2560.0000

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: 22 September 2021

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

APPLICANT: David Wright

PETITION NO: RZ-PD 21-1338

LOCATION: 16601 Boy Scout Rd., Odessa, FL 33556

FOLIO NO: 2560.0000

SEC: 28 TWN: 27 RNG: 17

- 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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS
June 13, 2022
ZONING HEARING MASTER: PAMELA JO HATLEY

D3:
Application Number: RZ-PD 21-1338
Applicant: David Wright; TSP Companies,
Inc.
Location: 16601 Boy Scout Rd.
Folio Number: 002560.0000
Acreage: 10 acres, more or less
Comprehensive Plan: AE
Service Area: Rural
Existing Zoning: AR
Request: Rezone to Planned Development

1 MR. GRADY: I'll now go back to the next
2 item on the agenda. The next item then is agenda
3 item D-3. It's Rezoning-PD 21-1338. The
4 applicant's David Wright with TSP Companies,
5 Incorporated.

6 The request is to rezone from AR to Planned
7 Development. I will provide staff recommendation
8 after presentation by the applicant.

9 HEARING MASTER HATLEY: All right. Thank
10 you.

11 Applicant.

12 MR. WRIGHT: Good evening. My name is David
13 Wright, president of TSP Companies. Our address is
14 PO Box 273417, Tampa, Florida 33688, and I have
15 been sworn in.

16 Tonight, I'm presenting a request for
17 rezoning to a Planned Development for the property
18 located at 16601 Boy Scout Road in the Odessa
19 community of unincorporated Hillsborough County.

20 The request is to rezone the 10-acre subject
21 property from Agricultural Rural to Planned
22 Development to allow a public stable and
23 single-family home with an accessory dwelling unit.

24 The property is located on the east side of
25 Boy Scout Road of the intersection of Echo Lake

1 Drive and is within the Keystone Odessa Community
2 Plan. The Future Land Use designation is
3 Agricultural Estates, one unit per two and a half
4 acres, and the subject property is in the Rural
5 Area.

6 The proposed use of a public stable,
7 single-family home, and 700-square-foot accessory
8 dwelling unit are all existing uses on the property
9 and are permitted uses under the current AR zoning.

10 The current uses have existed on the
11 property since 1989. However, the PD zoning is
12 requested to correct a Code Enforcement violation
13 requiring a site plan for a public stable.

14 We noticed the surrounding property owners,
15 and I have received numerous calls from citizens
16 expressing concern that the property could be
17 developed by home builder.

18 This request actually seeks to preserve the
19 existing agricultural uses on the property and
20 prevent the property from being developed as
21 single-family subdivision unless a separate
22 rezoning application is filed at some time in the
23 future.

24 We presented the request to the Keystone
25 Odessa Association, and there are two letters of

1 support in the record, including one from
2 Mrs. Barbara Aderhold. This application has been
3 thoroughly reviewed by Planning Commission staff
4 and found to be consistent with the Comprehensive
5 Plan and by the Development Services staff with the
6 finding of approvable with conditions.

7 We are in agreement with the conditions, and
8 I respectfully request your recommendation and
9 approval, and I'm hear for any questions.

10 HEARING MASTER HATLEY: All right. Thank
11 you, Mr. Wright.

12 All right. Development Services.

13 MR. GRADY: Brian Grady, Hillsborough County
14 Development Services.

15 The request is to rezone the 10-acre parcel
16 from Agricultural Rural to the proposed Planned
17 Development zoning district to allow public stable,
18 a single-family accessory dwelling.

19 The site is located on Boy Scout Road at the
20 intersection of Echo Lake Drive and Boy Scout Road.
21 The site is adjacent to properties zoned ASC-1 to
22 the north and east. PD to the west of the
23 development residential and vacant AR to the south.

24 The site is located within the 81 dash two
25 and a half of Future Land Use Classification. It's

1 within the limits of the Keystone Odessa Community
2 Plan. It was found consistent by the Planning
3 Commission. I would note there's a typo in the
4 staff report where -- in the compatibility section
5 where we reference RES-2 FLU category. So we'll
6 correct that.

7 The proposed use of the public stable
8 single-family home and 700-square-foot accessory
9 dwelling are all presently permitted uses under the
10 current AR zoning district.

11 There are provisions in the Land Development
12 Code regarding development of a public stable under
13 the current AR zoning district, which -- which
14 limits -- which has a size limitation based on
15 acreage and requiring additional square footage of
16 40,000 square feet for each additional horse over
17 two.

18 Under that provision, under that provision
19 of the Code, the 10-acre parcel we permitted a
20 maximum of ten stalls horses. Therefore, the
21 applicant has requested a labor to this standard
22 knowing the facilities has been in operation since
23 the 1990s and as a combination of private and owner
24 horses with grazing rotated throughout different
25 areas on a rotated schedule.

1 Staff confirmed for review of the
2 properties, there's records that the subject stable
3 structure was constructed in 1990. At the time the
4 regulations governing proposed stables did not
5 include the subject parcel size standard.

6 The subject site standard appears to be a
7 general compatibility standard as there are --
8 there are additional standards within that section
9 of the Code that require the project to comply with
10 capacity requirements regarding a number of horses
11 permitted on the parcel.

12 Per those requirements, under that
13 requirement, the -- the size of the parcel could
14 accommodate up to 30 horses over two years in age.
15 Therefore, to address compatibility condition, the
16 zoning has been included regulating the number of
17 horses permitted to be outside of the stalls at the
18 same time to a maximum of 15 so as to -- so as to
19 have outdoor activities at a scale more similar to
20 what could be expected under the regulations in the
21 Land Development Code if this public stable were
22 developed under the current AR zoning.

23 Based on the above -- these considerations,
24 the staff finds the request approvable subject to
25 conditions. I'm available for any questions.

1 HEARING MASTER HATLEY: All right. Thank
2 you, Mr. Grady.

3 Planning Commission, please.

4 MS. LIENHARD: Yes. Thank you. Melissa
5 Lienhard, Planning Commission staff.

6 The subject property is located within the
7 Agricultural Estate 1 to 2 1/2 Future Land Use
8 Category. The site is in the Rural Area and also
9 located within the limits of the Keystone Odessa
10 Community Plan.

11 The subject site does not meet commercial
12 locational criteria. This criteria is based on the
13 Future Land Use Category of the property, and the
14 classification of the intersection of roadways as
15 shown on the 2040 Highway Cost Affordable Map.

16 Boy Scout Road and the Race Track Road south
17 of the subject site is a qualifying intersection,
18 but the proposed development site -- the proposed
19 development site is not within the required
20 distance from that qualifying intersection, which
21 is 660 feet.

22 The applicant has submitted a waiver request
23 to the commercial locational criteria. The waiver
24 states that the request is based on the capability
25 of the proposed commercial agricultural land use

1 with the surrounding area.

2 The site is on the east side of Boy Scout
3 Road classified as a collector roadway. The waiver
4 states the proposed development site plan is a
5 continuation of the existing use, which is operated
6 as a horse stable since 1990.

7 The waiver also states that the use is
8 primarily open pasture which will be located
9 adjacent to existing single-family residential and
10 agriculturally zoned development to the north,
11 east, west, and south.

12 The open pasture provides a physical
13 barrier. In addition, an existing stormwater pond
14 provides an additional buffer for the single-family
15 residential properties adjacent to the north of the
16 proposed development.

17 Single-family residential properties are
18 located to the north, east, and west of the site
19 and south of the site is agricultural land.

20 Further west and east are public
21 institutional lands. The proposed residential and
22 agricultural commercial use would allow for a
23 compatible transition of uses with the surrounding
24 single-family residential, agricultural, and public
25 land uses.

1 The proposed Planned Development would be
2 complementary to the surrounding area and provide a
3 compatible transition to the Agricultural Rural
4 zoning and Agricultural Single-Family Conventional
5 parcels that are located in the immediate
6 surrounding area.

7 The applicant has proposed several site
8 planning techniques to help mitigate for
9 surrounding land uses. As previously stated, the
10 24-foot-wide commercial driveway will be located on
11 the south side of the site abutting agricultural
12 land.

13 Open pasture land will be located as a
14 buffer to the immediate adjacent single-family
15 properties to the north of the site. In addition,
16 the applicant has proposed a 30-foot scenic
17 corridor on the western portion of the site
18 fronting Boy Scout Road.

19 The subject property will meet Land
20 Development Code standards for minimum buffering
21 and screening requirements. The proposal satisfies
22 the intent of Objective 16 of the Future Land Use
23 Element and its accompanying policies with regard
24 to neighborhood protection.

25 The proposed development will be designed in

1 a way that is compatible, excuse me, with the
2 established character of the surrounding
3 neighborhood.

4 The property is located within the limits of
5 the Keystone Odessa Community Plan. Commercial
6 development that is not located within the Gunn
7 Highway and North Mobley Road Rural Activity Center
8 are subject to the community's other commercial
9 standards.

10 The plan requires that the commercial
11 developments be small in scale geared toward
12 agricultural and equestrian interests, be designed
13 with a rural architectural style and maintain the
14 rural character of the community.

15 The proposed use is small in scale and will
16 serve the equestrian and agricultural interest of
17 the rural community. The open space and pasture
18 land are in line with the community plans intent to
19 encourage the preservation of open space and allow
20 for the creation of uses that complement the
21 equestrian character.

22 The applicant has also stated in the
23 narrative that the proposed development will meet
24 the Keystone Odessa's design standards for fences
25 and barriers. In addition, the narrative states

1 the proposed use will be limited to daytime
2 operations for minimum noise and light impacts.

3 Overall, the proposed site will provide a
4 complementary land use with a rural character that
5 meets the intent of the Keystone Odessa Community
6 Plan.

7 And based upon those considerations, the
8 Planning Commission staff finds the proposed
9 Planned Development consistent with the Future of
10 Hillsborough Comprehensive Plan for unincorporated
11 Hillsborough County subject to the conditions
12 proposed by Development Services. Thank you.

13 HEARING MASTER HATLEY: All right. Thank
14 you.

15 All right. Is there anyone here or online
16 who wishes to speak in support of this application?

17 MR. REGISTER: We have one online.

18 MS. MAN-SON-HING: Yes.

19 HEARING MASTER HATLEY: Okay. Go ahead.

20 MS. MAN-SON-HING: Yes. My name is Janise
21 Man-Son-Hing, and I'd like to say good evening to
22 the Honorable Zone Hearing Masters and staff.

23 I reside at 16740 Whirley Road, and I'm
24 speaking on behalf of the Keystone Civic
25 Association today in reference of Distinctive

1 Stables, 1660 Boy Scout Road, Odessa, Florida.

2 The Keystone Civic Association supports the
3 Distinctive Stables efforts to bring their property
4 into a PD to clearly define what are the existing
5 uses, a single-family home, 29 stall stable with
6 boarding, riding lessons, and the sale of horses.

7 The use has been in existence since 1989 and
8 should be allowed to continue. The Keystone Odessa
9 area is home to many equestrian-related activities
10 such as riding, showing, racing, boarding, breeding
11 in addition to feed and tack equipment.

12 And there are -- these are the part of the
13 fabric of our community. Riding through the area,
14 you'll see miniature horses, goats, sheep, donkeys,
15 alpacas, cattles, stables, hays, production, and
16 much beautiful green land and more stables.

17 So Distinctive Stables is Keystone. We ask
18 that you, please, approve this PD. This is
19 respectfully submitted by the Keystone Board of
20 Directors. Myself, Janise Man-Son-Hing, I am the
21 vice president. Thank you.

22 HEARING MASTER HATLEY: Thank you.

23 Is there anyone -- anyone else who wishes to
24 speak in support of this application? Okay. Is
25 there anyone here or online who wishes to speak in

1 opposition to this application? All right. I do
2 not see anyone.

3 Development Services, anything further?

4 MR. GRADY: Just one clarification, I
5 wouldn't think it's with respect to the conditions
6 because the applicant's requested clarify the type
7 of uses associated with the stable that was noted
8 in the -- actually the support from Keystone.

9 So I don't think it would be appropriate
10 within the Condition 1 for the public statement to
11 include those range of uses associated with the
12 public stable. That would be permitted. So
13 there's no question going in the future that they
14 can continue to do those stable-related uses
15 regarding riding lessons and sales of horses and
16 stuff, which, again, are generally allowed as
17 public stable.

18 But I think it'd be prudent just to spell
19 them out so there's no confusion. And so I'll make
20 an amendment in the condition to include those.
21 Thank you.

22 HEARING MASTER HATLEY: All right. Thank
23 you, Mr. Grady.

24 Applicant, anything further?

25 MR. REGISTER: Your mike's muted.

1 MR. WRIGHT: I agree do with Mr. Grady and I
2 have nothing further. Thank you.

3 HEARING MASTER HATLEY: All right. Thank
4 you.

5 So this will close the hearing then on PD
6 21-1338.

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1 being continued to the June 13, 2022, Zoning
2 Hearing Master Hearing.

3 Item A-4, Major Mod Application 21-1334.
4 This application is being continued by the
5 applicant to the June 13, 2022, Zoning Hearing
6 Master Hearing.

7 Item A-5, we dealt with the changes. This
8 is a staff continuance to the June 13th, 2022,
9 Zoning Hearing Master Hearing.

10 Item A-6, Rezoning-PD 21-1338. This
11 application is being continued by the applicant to
12 the June 13, 2022, Zoning Hearing Master Hearing.

13 Item A-7, Rezoning-PD 22-0075. This
14 application is being continued by the applicant to
15 the June 13, 2022, Zoning Hearing Master Hearing.

16 Item A-8, Rezoning-PD 22-0083. This
17 application is out of order to be heard and is
18 being continued to the June 13, 2022, Zoning
19 Hearing Master Hearing.

20 Item A-9, Major Mod Application 22-0089.
21 This application is being continued by the
22 applicant to the July 25th, 2022, Zoning Hearing
23 Master Hearing.

24 Item A-10, Major Mod Application 22-0109.
25 This application is being continued by the

1 application is being continued by the applicant to
2 the June 13, 2022, Zoning Hearing Master Hearing.

3 Item A-7, Major Mod Application 21-1334.
4 This application is being continued by the
5 applicant to the May 16, 2022, Zoning Hearing
6 Master Hearing.

7 Item A-8, Rezoning-PD 21-1338. This
8 application is being continued by the applicant to
9 the May 16, 2022, Zoning Hearing Master Hearing.

10 Item A-9, Rezoning-PD 22-075 -- 0075. This
11 application is being continued by the applicant to
12 the May 16, 2022, Zoning Hearing Master Hearing.

13 Item A-10, Rezoning-PD 22-083 -- 0083. This
14 application is out of order to be heard and is
15 being continued to the May 16, 2022, Zoning Hearing
16 Master Hearing.

17 Item A-11, Major Mod Application 22-0089.
18 This application is being continued by the
19 applicant to the May 16, 2022, Zoning Hearing
20 Master Hearing.

21 Item A-12, Major Mod Application 22-0109.
22 This application is out of order to be heard and is
23 being continued to the May 16, 2022, Zoning Hearing
24 Master Hearing.

25 Item A-13, Rezoning-PD 22-0181. This

1 Item A-4, Major Mod Application 21-1270.
2 This application has been continued by the
3 applicant to the April 18, 2022, Zoning Hearing
4 Master Hearing.

5 Item A-5, Rezoning-PD 21-1321. This
6 application is being continued by staff to the
7 April 18, 2022, Zoning Hearing Master Hearing.

8 Item A-6, Rezoning-PD 21-1330. This
9 application is being withdrawn from the Zoning
10 Hearing Master process.

11 Item A-7, Major Mod Application 21-1334.
12 This application is being continued by the
13 applicant to the April 18, 2022, Zoning Hearing
14 Master Hearing.

15 Item A-8, Rezoning-PD 21-1338. This
16 application is being continued by the applicant to
17 the April 18, 2022, Zoning Hearing Master Hearing.

18 Item A-9, Rezoning-PD 22-0075. This
19 application is being continued by the applicant to
20 the April 18, 2022, Zoning Hearing Master Hearing.

21 Item A-10, Rezoning-PD 22-0083. This
22 application is out of order to be heard and is
23 being continued to the April 18, 2022, Zoning
24 Hearing Master Hearing.

25 Item A-11, Major Mod Application 22-0089.

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

1 requested a continuance to the February 14th, 2022,
2 Zoning Hearing Master Hearing.

3 Item A-18, Rezoning-PD 21-1338. This
4 application is out of order to be heard and is
5 being continued to the February 14th, 2022, Zoning
6 Hearing Master Hearing.

7 Item A-19, Major Mod Application 21-1339.
8 This application is being continued by the
9 applicant to the February 14th, 2022, Zoning
10 Hearing Master Hearing.

11 Item A-20, Rezoning-PD 21-1340. This
12 application is out of order to be heard and is
13 being continued to the February 14th, 2022, Zoning
14 Hearing Master Hearing.

15 Item A-21, Major Mod Application 21-1342.
16 This application is out of order to be heard and is
17 being continued to the February 14th, 2022, Zoning
18 Hearing Master Hearing.

19 Item A-22, Rezoning-PD 22-0075. This
20 application is being continued by the applicant to
21 the February 14th, 2022, Zoning Hearing Master
22 Hearing.

23 Item A-23, Rezoning-PD 22-083. This
24 application is out of order to be heard and is
25 being continued to the February 14th, 2022, Zoning

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, 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**

Rome, Ashley

From: Timoteo, Rosalina
Sent: Monday, June 6, 2022 3:39 PM
To: Rome, Ashley
Subject: FW: RZ-21-1338

Hi Ashley,

Can you please process this. See email below.

Thank you, Rosa

From: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Sent: Monday, June 6, 2022 3:35 PM
To: Timoteo, Rosalina <TimoteoR@HillsboroughCounty.ORG>
Subject: FW: RZ-21-1338

For the file.

J. Brian Grady

Director, Community Development Division
Development Services Department

P: (813) 276-8343

E: GradyB@HCFLGov.net

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

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

From: barbara tomaderhold.com <barbara@tomaderhold.com>
Sent: Monday, June 6, 2022 3:34 PM
To: Grady, Brian <GradyB@HillsboroughCounty.ORG>
Cc: David Wright <david@tspco.net>
Subject: RZ-21-1338

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

Mr Grady: I am fully in support of this PD to allow Distinctive Stables to continue operating withing the Keystone-Odesa area as an equestrian facility.

The Keystone-Odesa Community Plan (KOCP) supports the existing agricultural uses and new agricultural uses that include farming, ranching, **and equestrian facilities.**

Allowing this usage continues the vision of the KOCP.

Please add my name in support.

Barbara Aderhold
PO Box 272879
Tampa, FL 33688
813-962-4769

Rome, Ashley

From: Hearings
Sent: Monday, May 16, 2022 8:47 AM
To: Rome, Ashley; Timoteo, Rosalina
Cc: Grady, Brian
Subject: FW: Rezoning Application RZ-PD-21-1338

----- Original Email -----

From: Vicky Ricardo <vicky.loren.ricardo@gmail.com>
Sent: Saturday, May 14, 2022 9:17 AM
To: Hearings <Hearings@HillsboroughCounty.ORG>
Cc: Vicky Brescia <vicky_brescia@msn.com>; christopher.m.rivera619@gmail.com; david@tspco.net
Subject: Rezoning Application RZ-PD-21-1338

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

Sir/Madam,

I am in receipt of your rezoning application RZ-PD-21-1338 for the property located at 16601 Boy Scout Rd Odessa FL 33556. I reside almost immediately adjacent at 10407 Grove Ln. I have owned this home since 6/2004 and Distinctive Stables has always been a very good neighbor. Two of my children have even taken horseback riding lessons there therefore I 100% support Distinctive Stables being allowed to continue to operate as they always have. If you have any questions please do not hesitate to contact me via email phone or text at 305-409-9373.

Vicky Brescia
10407 Grove Ln
Odessa FL 33556