

**Rezoning Application:** RZ-STD 22-1105  
**Zoning Hearing Master Date:** September 19, 2022  
**BOCC Land Use Meeting Date:** November 3, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** John A. DiMaria  
**FLU Category:** Agricultural Estate-1/2.5 (AE-1/2.5)  
**Service Area:** Rural  
**Site Acreage:** 4.8 MOL  
**Community Plan Area:** Keystone-Odesa  
**Overlay:** None



**Introduction Summary:**

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural Single-Family Estate-0.4 (AS-0.4) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	AS-0.4
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	4.8 MOL	4.8 MOL
Density/Intensity	1 du/5 gross acres	1 du/2.5 gross acre
Mathematical Maximum*	1 unit	1 unit

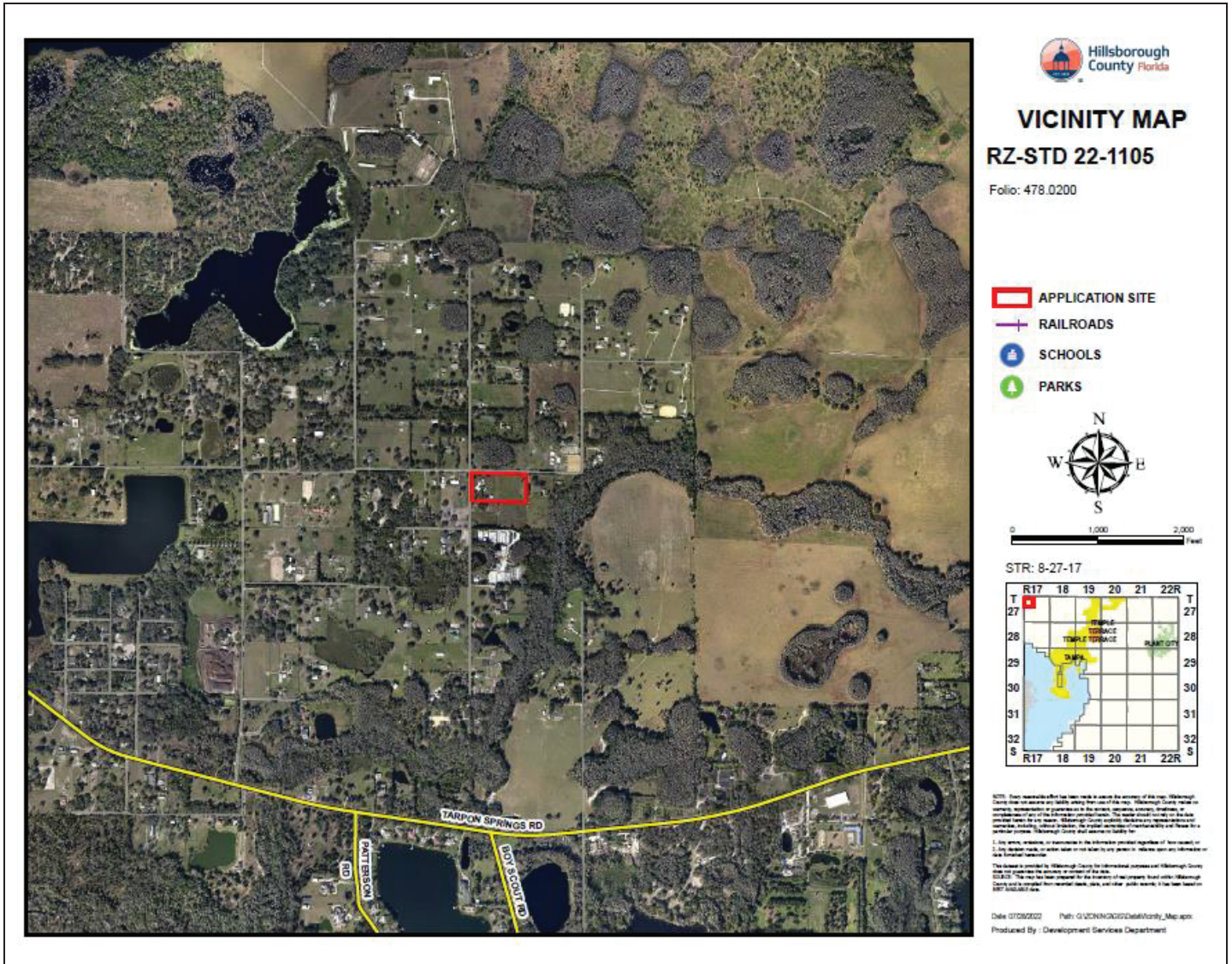
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	AS-0.4
Lot Size / Lot Width	217,800 sf / 150'	108,900 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 25' Sides
Height	50'	50'

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

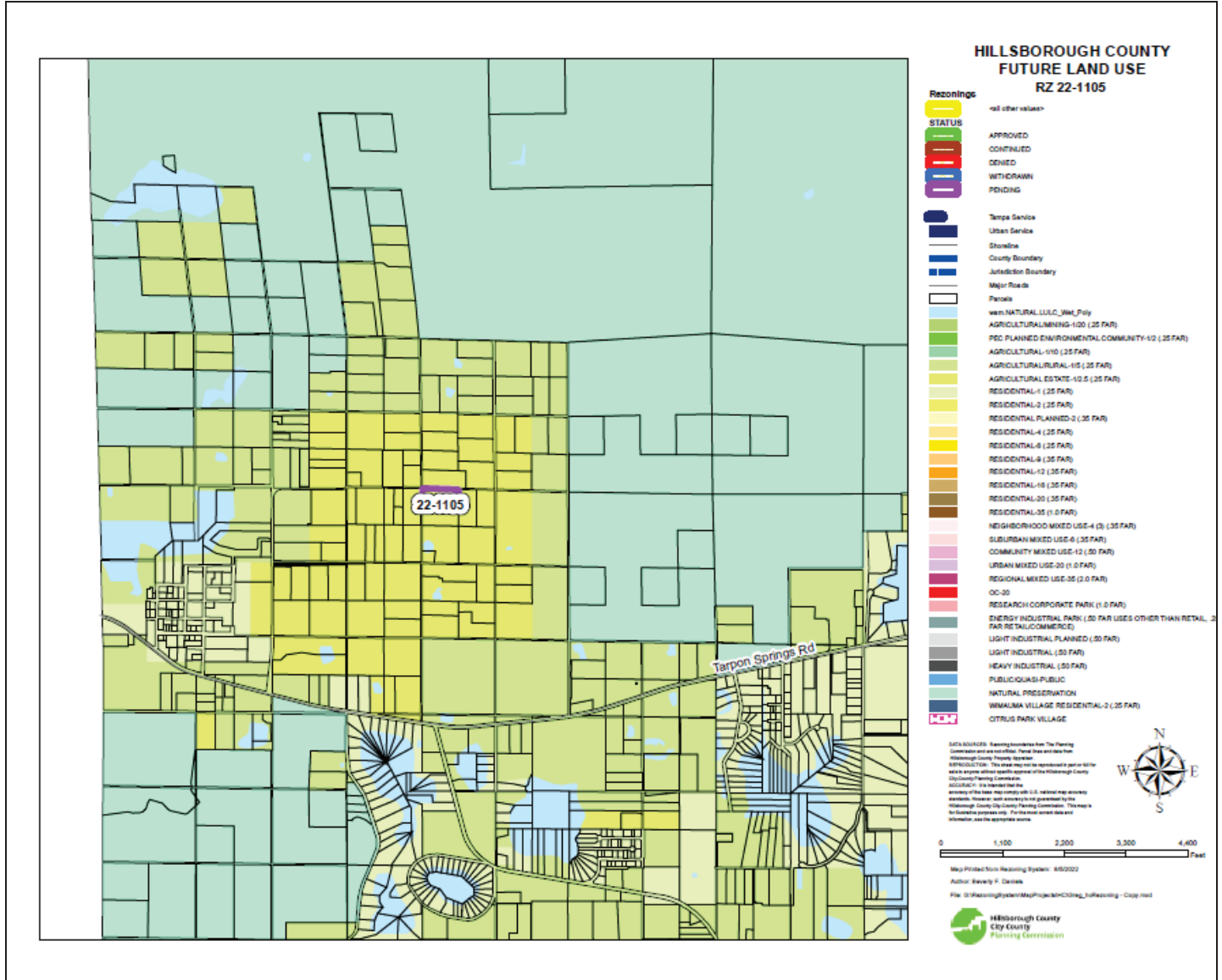


#### Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to residential to the east zoned AS-0.4 and AR and a nonprofit wildlife sanctuary to the south zoned AR. To the west across Rustic Woods Trail is a horse farm zoned AR. To the north across Tyler Run Avenue is vacant pasture zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural Estate-1/2.5 (AE-1/2.5)
Maximum Density:	1.0 dwelling units per 2.5 gross acre / 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Vacant
South	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Nonprofit Animal Sanctuary
East	AR, AS-0.4	1 du/5 gross acres 1 du/2.5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
West	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Horse Farm

**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
Tyler Run Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Rustic Woods Trail	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

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

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

Notes:

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

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**


**5.1 Compatibility**

The approximate 4.8-acre property is zoned AR (Agricultural – Rural). The parcel has a single-family residence on the lot. The subject parcel is located at 18737 Rustic Woods Trail. The minimum lot size of the AR zoning district is 5 acres; the subject parcel has 4.8-acres, which makes it a nonconforming lot. The applicant’s intent is to create a lot that meets minimum area, height, bulk, and placement regulations. The requested AS-0.4 zoning district minimum lot size is 2.5 acres, which would make it a conforming lot. The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to residential to the east zoned AS-0.4 and AR and a nonprofit wildlife sanctuary to the south zoned AR. To the west across Rustic Woods Trail is a horse farm zoned AR. To the north across Tyler Run Avenue is vacant pasture zoned AR. The subject property is designated Agricultural Estate-1/2.5 (AE-1/2.5) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential and agricultural, also the rezoning would make the parcel a conforming lot; therefore, the rezoning of the subject parcel from AR to AS-0.4 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested AS-0.4 zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

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

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Sep 9 2022 10:22:38</p>
--	---

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

**6.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Keystone Odessa/Northwest

**DATE:** 09/08/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-1105

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would not result in any change of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 4.7 acres from Agricultural Rural (AR) to Agricultural Single Family Estate (AS-0.4). The site is located on the southeast corner of the intersection of Tyler Run Avenue and Rustic Woods Trail. The Future Land Use designation of the site is Agricultural Estate 1/2.5 (AE-1/2.5).

*Trip Generation Analysis*

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

**Approved Zoning:**

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

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-0.4, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1



**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+0</b>	<b>+0</b>	<b>+0</b>

The proposed rezoning would not result in any change of trips potentially generated by development of the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Tyler Run Avenue and Rustic Woods Trail. Tyler Run Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 17-foot-wide pavement. Tyler Run Ave lies within a +/- 30 feet of Right of Way in the vicinity of the project. Tyler Run Ave does not have sidewalk, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. Rustic Woods Trail is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot-wide pavement. Rustic Woods Trail lies within a +/- 30 feet of Right of Way in the vicinity of the project. Rustic Woods Trail does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

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

**ROADWAY LEVEL OF SERVICE**

Tyler Run Avenue and Rustic Woods Trail are not regulated roads and were not included in the Level of Service Report.

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

<b>Application number:</b>	RZ-STD 22-1105
<b>Hearing date:</b>	September 19, 2022
<b>Applicant:</b>	John A. DiMaria
<b>Request:</b>	Rezone to AS-0.4
<b>Location:</b>	18737 Rustic Woods Trail, Odessa
<b>Parcel size:</b>	4.8 acres +/-
<b>Existing zoning:</b>	AR
<b>Future land use designation:</b>	AE – 1 / 2.5
<b>Service area:</b>	Rural Services Area
<b>Community planning area:</b>	Keystone-Odessa Community Plan

**A. APPLICATION REVIEW**

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

**Rezoning Application:** RZ-STD 22-1105  
**Zoning Hearing Master Date:** September 19, 2022  
**BOCC Land Use Meeting Date:** November 3, 2022

**1.0 APPLICATION SUMMARY**

**Applicant:** John A. DiMaria  
**FLU Category:** Agricultural Estate-1/2.5 (AE-1/2.5)  
**Service Area:** Rural  
**Site Acreage:** 4.8 MOL  
**Community Plan Area:** Keystone-Odesa  
**Overlay:** None



**Introduction Summary:**

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Agricultural Single-Family Estate-0.4 (AS-0.4) which allows Single-Family Residential/Agricultural uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	AS-0.4
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential/Agricultural
Acreage	4.8 MOL	4.8 MOL
Density/Intensity	1 du/5 gross acres	1 du/2.5 gross acre
Mathematical Maximum*	1 unit	1 unit

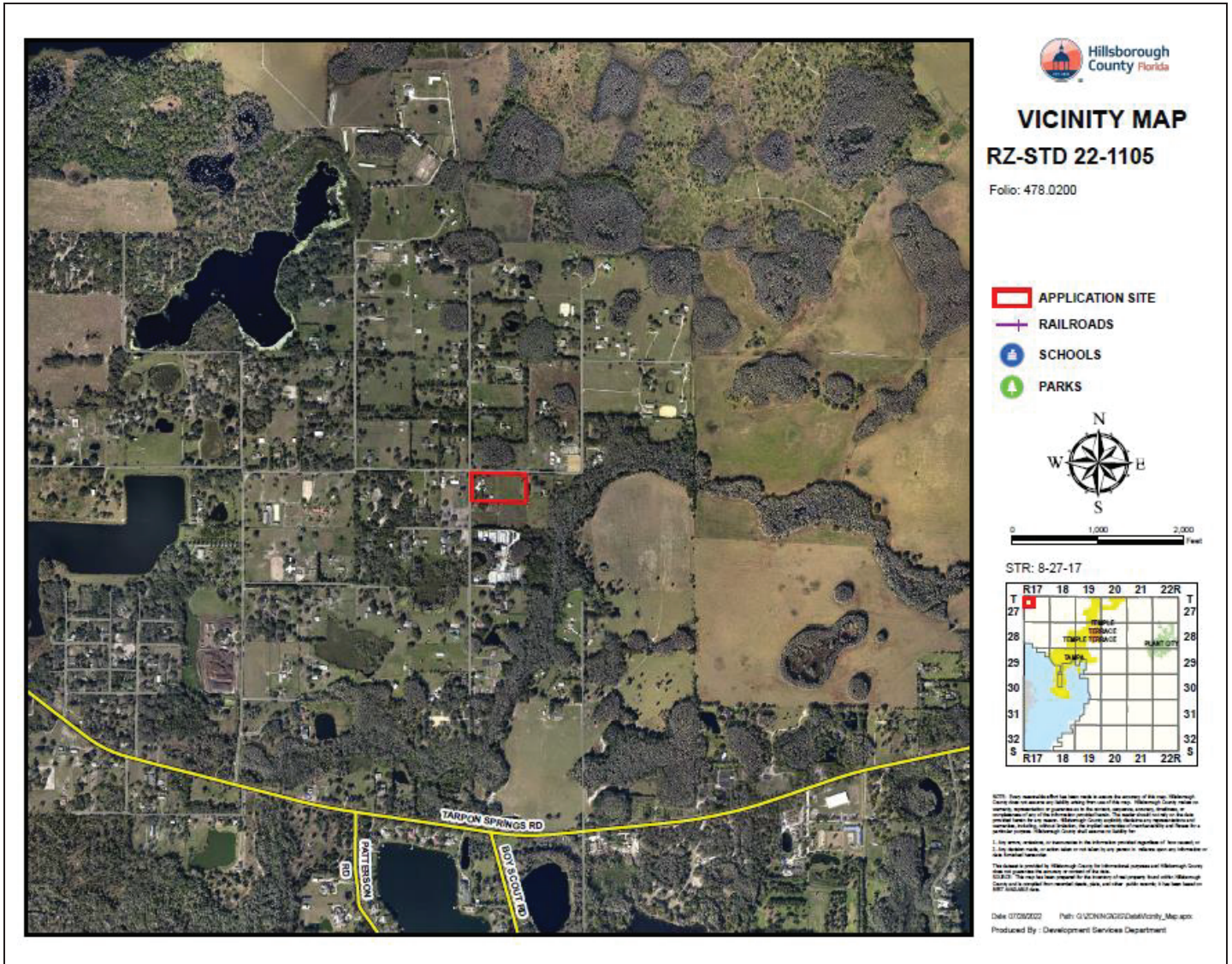
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	AS-0.4
Lot Size / Lot Width	217,800 sf / 150'	108,900 sf / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 25' Sides
Height	50'	50'

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

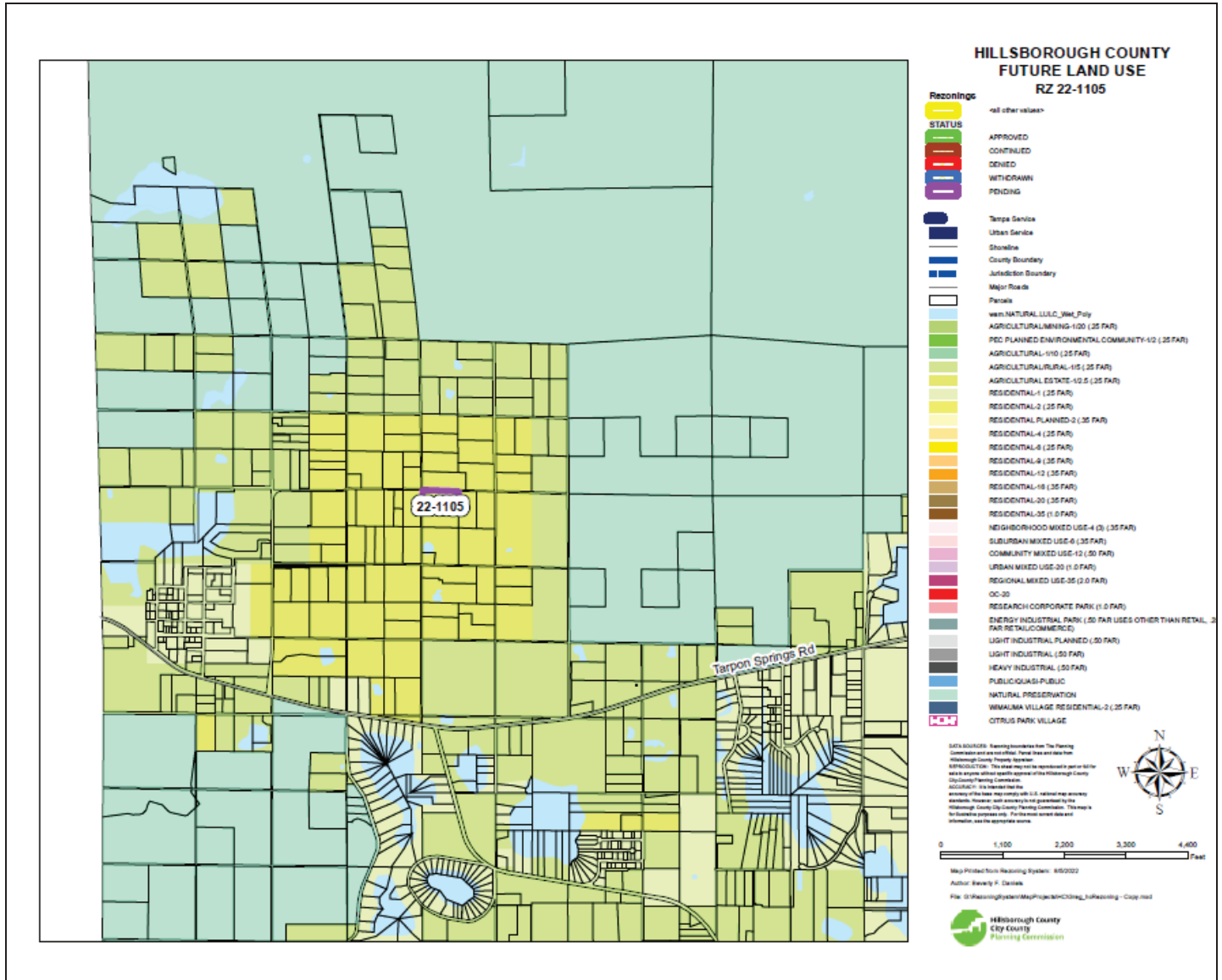


#### Context of Surrounding Area:

The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to residential to the east zoned AS-0.4 and AR and a nonprofit wildlife sanctuary to the south zoned AR. To the west across Rustic Woods Trail is a horse farm zoned AR. To the north across Tyler Run Avenue is vacant pasture zoned AR.

2.0 LAND USE MAP SET AND SUMMARY DATA

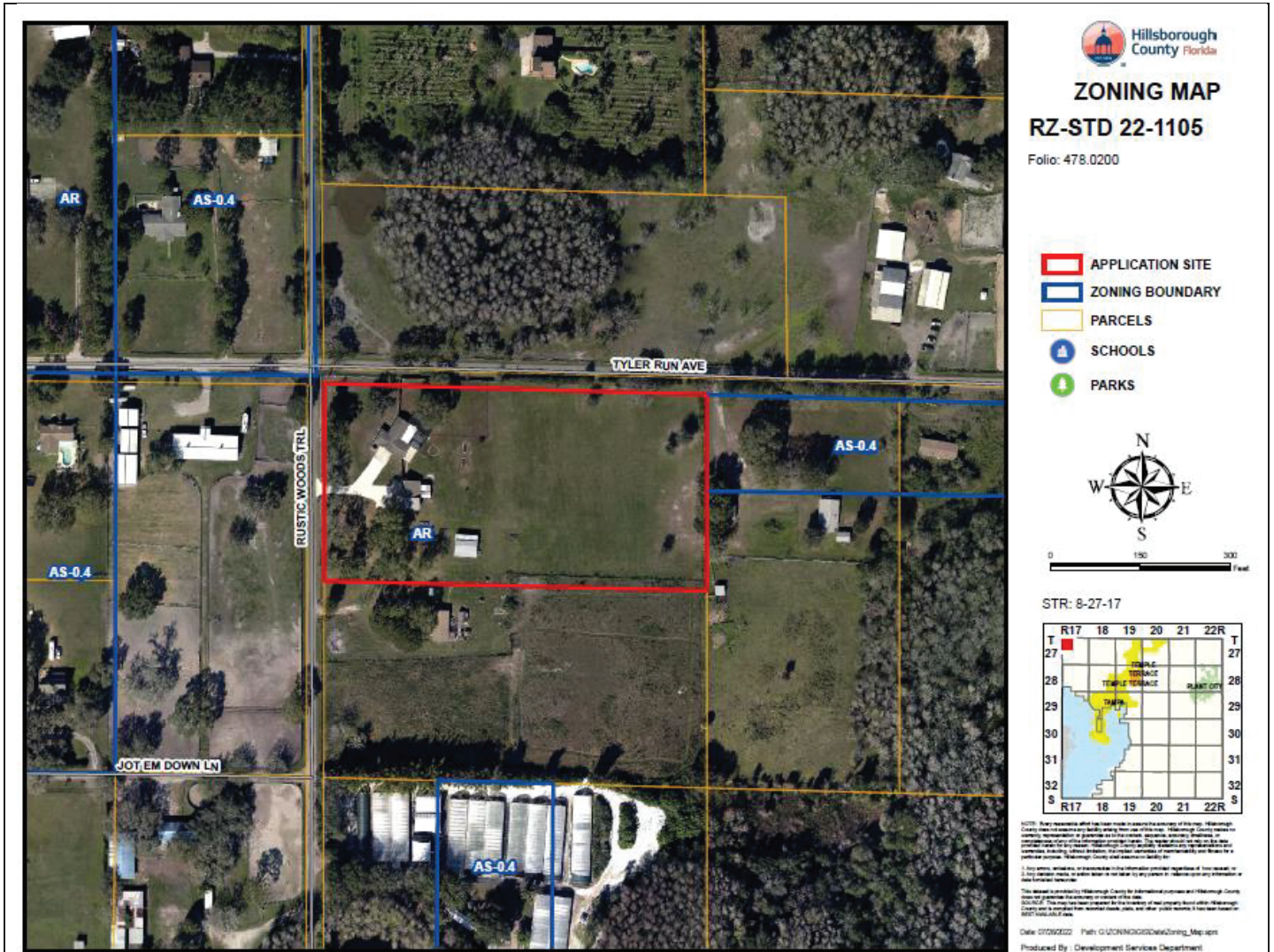
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Agricultural Estate-1/2.5 (AE-1/2.5)
Maximum Density:	1.0 dwelling units per 2.5 gross acre / 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Vacant
South	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Nonprofit Animal Sanctuary
East	AR, AS-0.4	1 du/5 gross acres 1 du/2.5 gross acres	Single-Family Residential/Agricultural	Single-Family Residential
West	AR	1 du/5 gross acres	Single-Family Residential/Agricultural	Horse Farm

**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
Tyler Run Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Rustic Woods Trail	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

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

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

Notes:



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

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

**5.0 IMPLEMENTATION RECOMMENDATIONS**


**5.1 Compatibility**

The approximate 4.8-acre property is zoned AR (Agricultural – Rural). The parcel has a single-family residence on the lot. The subject parcel is located at 18737 Rustic Woods Trail. The minimum lot size of the AR zoning district is 5 acres; the subject parcel has 4.8-acres, which makes it a nonconforming lot. The applicant’s intent is to create a lot that meets minimum area, height, bulk, and placement regulations. The requested AS-0.4 zoning district minimum lot size is 2.5 acres, which would make it a conforming lot. The area consists of single-family residential and agricultural. The subject parcel is directly adjacent to residential to the east zoned AS-0.4 and AR and a nonprofit wildlife sanctuary to the south zoned AR. To the west across Rustic Woods Trail is a horse farm zoned AR. To the north across Tyler Run Avenue is vacant pasture zoned AR. The subject property is designated Agricultural Estate-1/2.5 (AE-1/2.5) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The surrounding uses are similar to the request; residential and agricultural, also the rezoning would make the parcel a conforming lot; therefore, the rezoning of the subject parcel from AR to AS-0.4 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested AS-0.4 zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

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

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Sep 9 2022 10:22:38</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.</p>	

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on September 19, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. John LaRocca spoke on behalf of the applicant. Mr. LaRocca 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. Chris Granlienard, 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. Jillian Massey, 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. There were none.

### **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. Grandlienard stated Development Services Department had nothing further.

### **Applicant Rebuttal**

Mr. LaRocca stated the applicant had nothing further.

The hearing officer closed the hearing RZ-STD 22-1105.

## **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 4.8 acres at 18737 Rustic Woods Trail in 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 improved with a single-family home, which the Hillsborough County Property Appraiser's website shows was built in 1978, a detached garage, and barn.
5. The general area surrounding the Subject Property consists of single-family residential and agricultural uses. Adjacent properties to the east are zoned AS-0.4 and AR that are in residential use; to the south is a parcel zoned AR and used as a nonprofit wildlife sanctuary; to the west across Rustic Woods Trail is a parcel zoned AR in use as a horse farm; to the north across Tyler Run Avenue is a vacant parcel zoned AR and in is as pastureland.
6. The minimum lot size for the AR zoning district is five acres, and the Subject Property is only 4.8 acres. The applicant is requesting to rezone the Subject Property to AS-0.4 to conform with the LDC's minimum area, height, bulk, and placement regulations.
7. Staff found the requested rezoning approvable in that surrounding uses are similar, the rezoning would render the Subject Property conforming, and the rezoning would be consistent with the existing zoning pattern of the surrounding area.
8. Planning Commission staff found the requested rezoning to be consistent with the comprehensive plan.

#### **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 to AS-0.4 to conform with the LDC's minimum area, height, bulk, and placement regulations.

### H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

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

10-10-2022  
Date:



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
September 19, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C5:  
Application Number: RZ-STD 22-1105  
Applicant: John A. DiMaria  
Location: 18737 Rustic Woods Trl  
Folio Number: 000478.0200  
Acreage: 4.8 acres, more or less  
Comprehensive Plan: AE  
Service Area: Rural  
Existing Zoning: AR  
Request: Rezone to AS-0.4

1           MR. GRADY: The next item is agenda item  
2 C-5. Again, C-4 was continued as part of the  
3 changes to the agenda.

4           The next item is agenda item C-5,  
5 Rezoning-Standard 22-1105. The applicant is John  
6 A. DiMaria. The request is to rezone from AR to  
7 AS-0.4.

8           Chris Grandlienard will provide staff  
9 recommendation after presentation by the applicant.

10          MR. LAROCCA: Good evening. I'm John  
11 LaRocca, representative of the applicant/owner. My  
12 address is 101 East Kennedy Boulevard, Tampa,  
13 Florida. I'm an urban planner, zoning land  
14 entitlement consultant, and I'd like to present  
15 briefly our request this evening.

16          The application and rezoning request is from  
17 AR to AS-01 [AS-0.4]. AR being the Agricultural  
18 Rural district and the AS -- excuse me, the AS-0.4,  
19 the Agricultural Single-Family Estate zoning  
20 district.

21          The rezoning request is to recognize the  
22 property's current lot area size of approximately  
23 4.8 acres being less than the 5-acre lot size  
24 required by the AR district.

25          The applicant's intent is to maintain the



1 property's rural-semirural character and at the  
2 same time create a lot that meets minimum area  
3 height, bulk, and placement regulation standards.

4 The applicant is not seeking this rezoning  
5 to split the lot or create additional residential  
6 units. I want to make that clear because it was a  
7 question asked by the review process.

8 The Future Land Use plan designation is  
9 Agricultural Estate, AE, with a plan that suggests  
10 or plans for one unit per .25 acres. Again, the  
11 current zoning is AR. The proposed zoning is  
12 AS-0.4.

13 The applicant does not propose to alter the  
14 rural-semirural character of the property by  
15 rezoning the property. Existing structures may be  
16 expanded. And additional accessory structures may  
17 be constructed consistent with the Land Development  
18 Code standards and regulations permitted in both  
19 the AR and AS 0.1 -- 0.4.

20 Regarding the zoning -- rezoning proposal's  
21 compatibility with the community land use area, the  
22 Future Land Use Plan designation again is AE,  
23 Agricultural Estate.

24 The lot size and uses existing on the  
25 property and proposed after this rezoning are

1 typical of the uses and lot sizes generally  
2 scattered throughout and characteristic of the  
3 area.

4 The uses intended for the property other  
5 than the current single-family home that's there is  
6 to allow the home and potential expansion or  
7 alterations, barns and other accessory structures  
8 of the same character.

9 The proposal is consistent with the AE  
10 Future Land Use Plan Map designation and, again,  
11 will not be out of character with the established  
12 land use pattern of the lot sizes and zoning  
13 designations in the area.

14 There are no wetlands on the property. All  
15 the properties are considered upland. The site  
16 will continue to utilize well and septic systems in  
17 the utilities in that area.

18 I respectfully request you find the evidence  
19 presented this evening and validated by the  
20 comments and recommendations in the staff report  
21 that have been put in the record supportable for  
22 approval. I and the applicant agree with the  
23 report that's been prepared and the review by the  
24 Planning Commission. I'm here available to answer  
25 questions. Thank you.

1 HEARING MASTER HATLEY: All right. Thank  
2 you.

3 MR. GRANDLIENARD: Chris Grandlienard,  
4 again, Development Services here to present  
5 22-1105.

6 The applicant is proposing to rezone the  
7 existing AR, Agricultural Rural, district to  
8 AS-0.4, Agricultural Single-Family Estate 0.4. The  
9 approximate 4.8-acre property is zoned AR,  
10 Agricultural Rural.

11 The parcel has a single-family residence on  
12 the lot. The subject parcel is located at 18737  
13 Rustic Woods Trail. The minimum lot size of the AR  
14 zoning district is 5 acres. The subject parcel has  
15 4.8 acres, which makes it a nonconforming lot.

16 The applicant's intent is to create a lot  
17 that meets minimum area height, bulk, and placement  
18 regulations. The requested AS-0.4 zoning district  
19 minimum lot size is 2.5 acres, which would make it  
20 a conforming lot.

21 The area consists of Single-Family  
22 Residential and Agricultural. The subject parcel  
23 is directly adjacent to residential to the east  
24 zoned AS-0.4 and AR and a nonprofit wildlife  
25 sanctuary to the south zoned AR. To the west

1 across Rustic Wood Trail is a horse barn zoned AR.  
2 To the north across Tyler Run Avenue is a vacant  
3 pasture zoned AR.

4 Parcel is located in the Rural Service Area.  
5 Subject property is designated Agricultural Estate,  
6 AE, on the Future Land Use Map. The Planning  
7 Commission finds the proposed use consistent with  
8 the Comprehensive Plan.

9 The surrounding uses are similar to the  
10 request, residential and agricultural. Also, the  
11 rezoning would make the parcel a conforming lot.  
12 Therefore, rezoning the subject parcel from AR to  
13 AS-0.4 would be consistent with the existing zoning  
14 pattern of the area.

15 Based on the Agricultural Estate AE Future  
16 Land Use Classification, the surrounding zoning and  
17 development pattern and the proposed uses to the  
18 AS-0.4 zoning district, staff finds the request  
19 approvable.

20 That concludes my staff report. Glad to  
21 answer any questions.

22 HEARING MASTER HATLEY: Thank you.

23 Hearing Commission -- Planning Commission.

24 MS. MASSEY: Hi. This is Jillian Massey  
25 with Planning Commission staff.

1           The subject site is located within the Rural  
2 Area and within the limits of the Keystone Odessa  
3 Community Plan. As mentioned, the Future Land Use  
4 Designation of the site is Agricultural Estate 1 to  
5 2 1/2.

6           The proposed rezoning is not changing the  
7 single-family residential character of the  
8 surrounding area. It is a compatible rural  
9 residential use.

10           The applicant has indicated that their  
11 intention for the rezoning is not to develop an  
12 additional residential structure on the site.  
13 Rather, it is to be able to add to the existing  
14 structure and to allow for the development of the  
15 accessory uses on-site that meet minimum standards  
16 and an acceptable zoning district in the Land  
17 Development Code.

18           The proposed zoning district will be directly  
19 at the intersection of Tyler Run Avenue and Rustic  
20 Woods Trail, thereby creating a transition of uses  
21 where the AS-0.4 zoning district is located at  
22 intersection and transitions to AR further away  
23 from the intersection. The site also is directly  
24 adjacent to a similarly zoned parcel of AS-0.4 on  
25 the west side.

1           The subject site is also consistent with  
2           Objectives 29 and 30 and the respective policies  
3           regarding agricultural uses and the retention of  
4           agricultural land in the county as it does not seek  
5           to change the agricultural and rural residential  
6           character of the area and will not impede on the  
7           surrounding uses.

8           The proposed rezoning is consistent with the  
9           Keystone Odessa Community Plan as it does not seek  
10          to initiate a higher density than what the  
11          community plan allows.

12          And based on these considerations, Planning  
13          Commission staff finds the proposed rezoning  
14          consistent with the Future of Hillsborough  
15          Comprehensive Plan for unincorporated Hillsborough  
16          County. Thank you.

17          HEARING MASTER HATLEY: All right. Thank  
18          you.

19          Is there anyone here or online who wishes to  
20          speak in support of this application? I do not  
21          hear anyone.

22          Is there anyone here or online who wishes to  
23          speak in opposition to this application? All  
24          right. I do not hear anyone.

25          Development Services, anything further?

1 MR. GRADY: Nothing further.

2 MR. GRANDLIENARD: Nothing further.

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

5 That -- was that the applicant you said  
6 nothing further? Okay. Applicant, thank you.

7 MR. LAROCCA: I will say nothing further.

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

10 That will close the hearing on  
11 Rezoning 22-1105.

12

13

14

15

16

17

18

19

20

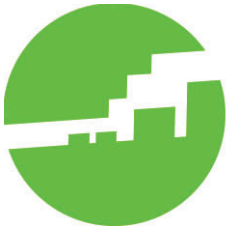
21

22

23

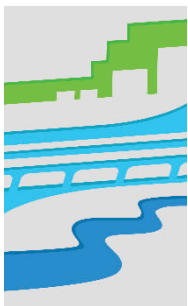
24

25



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> September 19, 2022  <b>Report Prepared:</b> September 7, 2022	<b>Petition: RZ 22-1105</b>  <b>18737 Rustic Woods Trail</b>  <i>In the southeast quadrant of the Tyler Run Avenue and Rustic Woods Trail intersection.</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Agricultural Estate 1/ 2.5 (1 du per 2.5 gross acres; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>Keystone Odessa</b>
<b>Requested Zoning:</b>	Agricultural Rural (AR) to Agricultural Single Family -0.4 (AS-0.4).
<b>Parcel Size (Approx.):</b>	4.8 acres (209,088 square feet)
<b>Street Functional Classification:</b>	Tyler Run Avenue – <b>Local</b> Rustic Woods Trail – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None





## **Context**

- The approximately 4.8 +/- acre subject site is located on the southeast quadrant of the Tyler Run Avenue and Rustic Woods Trail intersection. The subject site is located within the Rural Area and is within the limits of the Keystone Odessa Community Plan.
- The subject site's Future Land Use designation is Agricultural Estate 1/ 2.5 (AE 1/ 2.5) which permits a maximum of 1 dwelling unit per 2.5 gross acres. Typical allowable uses of AE 1/ 2.5 include: farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects. Adoption/child caring communities are permitted subject to the criteria outlined in Objective 55 and related policies. AE 1/ 2.5 surrounds the subject site on all sides.
- The subject site is currently developed with one single family residential dwelling unit and an accessory shed. To the south of the site is a bird sanctuary. To the east is single-family residential. To the north and west are agricultural lands. The surrounding area is a mixture of low density residential and agricultural lands.
- The subject site is currently zoned Agricultural Rural (AR). The surrounding area is primarily zoned AR interspersed with small pockets of Agricultural Single Family- 0.4 (AS – 0.4). AS-0.4 is located directly adjacent to the site on the east side.
- The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Agricultural Single Family 0.4 (AS 0.4) to add additions to the existing structure and allow for the development of accessory uses.

## **Compliance with Comprehensive Plan:**

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

### ***Future Land Use Element***

#### ***Rural Area***

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

#### ***Policy 4.1: Rural Area Densities***

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

### ***Relationship to Land Development Regulations***

***Objective 9:*** *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those*

development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

### **Neighborhood/Community Development**

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

**Policy 16.2:** 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.

### **Agriculture-General Considerations**

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

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

**Policy 29.3:** Land development regulations shall provide for a shortened, simpler review process for the division or development of land for bona fide agricultural purposes.

**Policy 29.4:** Pursuant to Florida Statute 163.3179, to preserve and protect the viability of the basic family farm as well as to provide homesteads for the relatives of agricultural land holders, a family homestead parcel may be created in the Rural land use categories regardless of the underlying plan density assigned to the parcel. Residential development of agriculturally-designated land for the use of family members as their permanent residences is permitted at densities higher than normally permitted in the respective rural-agricultural categories but not to exceed 1 dwelling unit per gross acre. These parcels must be of at least one acre in size. This policy is intended to perpetuate the family farm by making it possible for family members to both work and reside on the property devoted to agricultural uses and shall apply only once to any individual.

**Policy 29.5:** In the rural land use categories, where the clustering concept is allowed to promote the continuation of agricultural activities, minimum acreage needs for various agricultural commodities shall be established by the Hillsborough County Agriculture Economic Development Council coordinating with appropriate research and educational institutions, such as the University of Florida's Institute of Food and Agricultural Sciences, and then correlated to a regulation requiring a minimum amount of acreage for a parcel both before and after clustering is exercised. This is done to insure that the remaining acreage is indeed agriculturally viable. Legal methods shall be developed to assure, either by virtue of deed restrictions, zoning restrictions, or other restrictions, that the development potential of the open or agricultural space will not be misrepresented in the public records or that subsequent development of the property cannot take place unless increased density or intensity is determined to be appropriate by Hillsborough County government.

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

### **Agriculture - Retention**

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

#### **Policy 30.3:**

Permit clustering of development in rural areas that will allow for the continuation of bona fide agricultural uses in conjunction with residential uses.

#### **Policy 30.5:**

Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.

#### **Policy 30.6:**

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

#### **Policy 30.7:**

This Plan supports and endorses the Florida Right to Farm Act (F.S. 823.14).

**Policy 30.8**

*When new non-agricultural development is introduced adjacent to an existing agricultural use, the non-agricultural use shall provide sufficient onsite buffering/mitigation to allow the agricultural operation to continue.*

**Community Design Component**

**4.0 COMMUNITY LEVEL DESIGN**

**4.1 RURAL RESIDENTIAL CHARACTER**

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

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

**Livable Communities Element**

**Keystone Odessa Community Plan**

**Residential**

*The established rural pattern of residential development will be continued and the intrusion of suburban style residential development will be as defined by the Keystone-Odessa Rural Development Standard adopted in the County's Land Development Code which provides for:*

- *maintaining low-density residential development of a minimum of one unit per 5 acres consistent with the comprehensive plan (unless otherwise permitted);*
- *discouraging plan amendments to densities higher than 1 du/5ga;*
- *addresses situations where densities have been permitted greater than 1 du/5ga, (in those cases regulations);*
- *allow for the transfer of those development rights to areas inside the Urban Service Area (USA);*
- *permit development to cluster on larger acreages to achieve meaningful open space and agricultural lands;*
- *on lots smaller than 2 acres, develop building square footage to lot ratios or other tools to create compatible development between older, smaller lot development and new development;*
- *require minimum open space and varied setbacks for rural residential lots; and,*
- *eliminate the 'flex' provision within and into the community boundaries.*

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

**The 4.8 acre subject site is located at the southeast quadrant of the Tyler Run Avenue and Rustic Woods Trail intersection. The site is located in the Rural Area and is within the limits of the Keystone Odessa Community Plan. The Future Land Use Classification of the subject site is Agricultural Estate 1 / 2.5 (AE 1/ 2.5). The applicant is requesting to rezone the subject site from Agricultural Rural (AR) to Agricultural Single Family- 0.4 (AS-0.4) to add additions to the existing structure and allow for the development of accessory uses.**

According to Appendix A of the Future Land Use Element (FLUE) the intent of the AE 1/ 2.5 Future Land Use 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.*” AE 1 2/5 surrounds the subject site on all sides. The proposed rezoning is not changing the single-family residential character of the surrounding area and is a compatible rural residential use.

The proposed rezoning meets the intent of Objective 4 and Policy 4.1 which seeks to retain the large lot low density residential character of the Rural Area. The applicant has indicated that their intention for the rezoning is not to develop an additional residential structure on the site, rather it is to be able to add to the existing structure and allow for the development of accessory uses on site that meet minimum standards in an acceptable zoning district in the Land Development Code. The proposed rezoning thereby also meets the intent of Objective 9 and Policy 9.2 of the FLUE which requires all new development to meet all local, state and federal land development regulations. At the time of filing this report, transportation and zoning comments were not yet available in Optix and therefore Planning Commission staff did not take their final comments into consideration for the analysis of the request.

The subject site also meets the intent of the Neighborhood Protection Objective 16 and its associated policies (16.2, 16.3 and 16.10). The proposed zoning district will be directly at the intersection of Tyler Run Avenue and Rustic Woods Trail, thereby creating a transition of uses where the AS-0.4 zoning district is located at an intersection and transitions to AR further away from the intersection. The site also is directly adjacent to a similarly zoned parcel of AS-0.4 on the west side. As mentioned before, the applicant will not be developing an additional residential dwelling on site and is therefore compatible with the large lot low density pattern of the surrounding area, thereby meeting the intent of Policy 16.10.

The subject site is also consistent with Objectives 29 and 30 and their respective policies regarding agricultural uses and the retention of agricultural land in the county as it does not seek to change the agricultural and rural residential character of the area and will not impede on the surrounding uses.

The proposed rezoning is also consistent with Community Design Component Goal 7 and Policy 7.1.2 which seek to preserve rural uses and provide for a variance in lot sizes and housing types in the rural area. A rezoning to AS-0.4 will allow the applicant to preserve the rural area while providing acceptable variety in lot sizes for the Rural Area.

The proposed rezoning is consistent with the Keystone Odessa Community Plan as it does not seek to initiate a higher density than what the community plan allows. The applicant has a 4.8 acre parcel with only one residential dwelling on it. The applicant wishes to develop additions to the existing structure and allow for accessory uses in a manner that is compliant with the Land Development Code but also adhering to the overall residential pattern recognized in the Community Plan that does not go higher than 1 dwelling units per 5 acres, unless otherwise permitted by the existing Future Land Use Category, in this case that would be 1 dwelling units per 2.5 acres.

Overall, the proposed rezoning would provide for development that is compatible with the development pattern in the surrounding area and is consistent with the direction in the Comprehensive Plan.

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

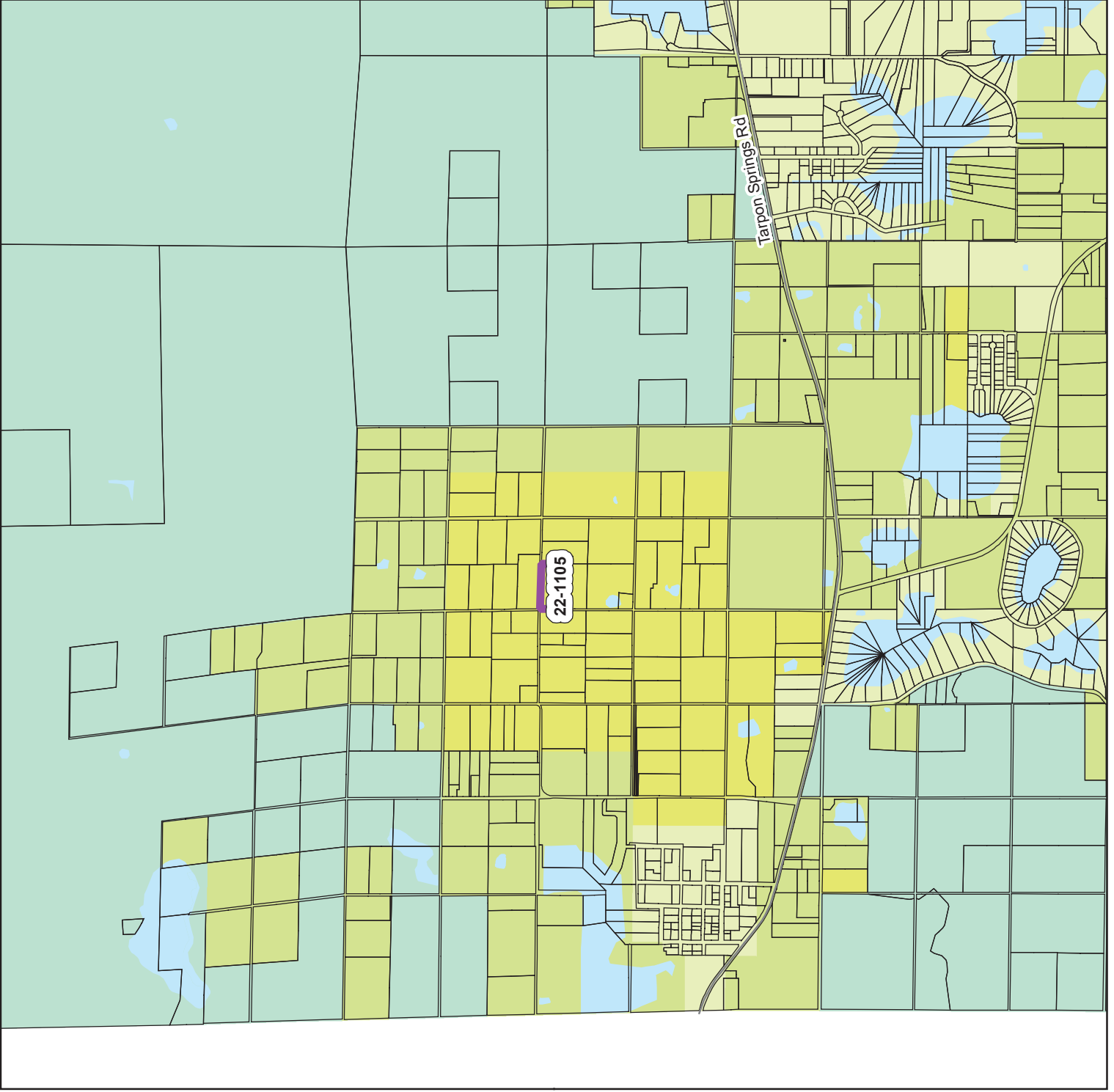
## RZ 22-1105

Rezonings  
STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- WATER
- WARM NATURAL LULC, Wet Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL/RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.25 FAR)
- RESIDENTIAL-2 (.25 FAR)
- RESIDENTIAL PLANNED-2 (.35 FAR)
- RESIDENTIAL-4 (.25 FAR)
- RESIDENTIAL-6 (.25 FAR)
- RESIDENTIAL-9 (.35 FAR)
- RESIDENTIAL-12 (.35 FAR)
- RESIDENTIAL-16 (.35 FAR)
- RESIDENTIAL-20 (.35 FAR)
- RESIDENTIAL-35 (1.0 FAR)
- NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
- SUBURBAN MIXED USE-6 (.35 FAR)
- COMMUNITY MIXED USE-12 (.50 FAR)
- URBAN MIXED USE-20 (1.0 FAR)
- REGIONAL MIXED USE-35 (2.0 FAR)
- OC-20
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.50 FAR)
- LIGHT INDUSTRIAL (.50 FAR)
- HEAVY INDUSTRIAL (.50 FAR)
- PUBLIC/QUASH-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser's Office. Other data is subject to approval without specific approval of the Hillsborough County City/County Planning Commission.

ACCURACY: It is intended that this map shall meet minimum standards. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate agency.



Map Printed from Rezoning System: 8/5/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HCC\Gen\_HR\Rezoning\_Copy.mxd





# **AGENCY COMMENTS**



## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Keystone Odessa/Northwest

**DATE:** 09/08/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-1105

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

### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would not result in any change of trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 4.7 acres from Agricultural Rural (AR) to Agricultural Single Family Estate (AS-0.4). The site is located on the southeast corner of the intersection of Tyler Run Avenue and Rustic Woods Trail. The Future Land Use designation of the site is Agricultural Estate 1/2.5 (AE-1/2.5).

#### ***Trip Generation Analysis***

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

#### **Approved Zoning:**

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

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-0.4, 1 Single Family Dwelling Unit (ITE Code 210)	9	1	1

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+0</b>	<b>+0</b>	<b>+0</b>

The proposed rezoning would not result in any change of trips potentially generated by development of the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Tyler Run Avenue and Rustic Woods Trail. Tyler Run Ave is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 17-foot-wide pavement. Tyler Run Ave lies within a +/- 30 feet of Right of Way in the vicinity of the project. Tyler Run Ave does not have sidewalk, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. Rustic Woods Trail is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot-wide pavement. Rustic Woods Trail lies within a +/- 30 feet of Right of Way in the vicinity of the project. Rustic Woods Trail does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

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

**ROADWAY LEVEL OF SERVICE**

Tyler Run Avenue and Rustic Woods Trail are not regulated roads and were not included in the Level of Service Report.

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Tyler Run Avenue	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Rustic Woods Trail	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	9	1	1
Proposed	9	1	1
Difference (+/-)	0	0	0

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

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

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

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

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Reginald Sanford, MPH AIR DIVISION  
 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> September 19, 2022</p> <p><b>PETITION NO.:</b> 22-1105</p> <p><b>EPC REVIEWER:</b> Melissa Yanez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> August 31, 2022</p> <p><b>PROPERTY ADDRESS:</b> 18737 Rustic Woods Trail, Odessa, FL 33556</p> <p><b>FOLIO #:</b> 0004780200</p> <p><b>STR:</b> 08-27S-17E</p>
<p><b>REQUESTED ZONING: : From AR to AS-0.4</b></p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	NA - Desktop review, aerial review, soil survey and EPC file research
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) conducted an aerial review, soil survey and EPC file search of the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. The review revealed that no wetlands or other surface waters were apparent within the above referenced parcel.</p> <p>Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years.</p>	

My/aow

*Environmental Excellence in a Changing World*

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

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

---

---

PETITION NO.: STD22-1105    REVIEWED BY: Randy Rochelle    DATE: 9/7/2022

FOLIO NO.: 478.0200

---

---

**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 of service as additional analysis will be required to make the final determination.

**AGENCY REVIEW COMMENT SHEET**

---

---

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

**DATE: 25 Aug. 2022**

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

**APPLICANT: John Dimaria**

**PETITION NO: RZ-STD 22-1105**

**LOCATION: 18737 Rustic Woods Trail, Odessa, FL 33556**

**FOLIO NO: 478.0200**

**SEC: 08 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**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

```

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

```

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HATLEY  
Land Use Hearing Master

DATE: Monday, September 19, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 8:34 p.m.

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

Reported via Cisco Webex Videoconference by:

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



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
September 19, 2022  
ZONING HEARING MASTER: PAMELA JO HATLEY

C5:  
Application Number: RZ-STD 22-1105  
Applicant: John A. DiMaria  
Location: 18737 Rustic Woods Trl  
Folio Number: 000478.0200  
Acreage: 4.8 acres, more or less  
Comprehensive Plan: AE  
Service Area: Rural  
Existing Zoning: AR  
Request: Rezone to AS-0.4

1 MR. GRADY: The next item is agenda item  
2 C-5. Again, C-4 was continued as part of the  
3 changes to the agenda.

4 The next item is agenda item C-5,  
5 Rezoning-Standard 22-1105. The applicant is John  
6 A. DiMaria. The request is to rezone from AR to  
7 AS-0.4.

8 Chris Grandlienard will provide staff  
9 recommendation after presentation by the applicant.

10 MR. LAROCCA: Good evening. I'm John  
11 LaRocca, representative of the applicant/owner. My  
12 address is 101 East Kennedy Boulevard, Tampa,  
13 Florida. I'm an urban planner, zoning land  
14 entitlement consultant, and I'd like to present  
15 briefly our request this evening.

16 The application and rezoning request is from  
17 AR to AS-01 [AS-0.4]. AR being the Agricultural  
18 Rural district and the AS -- excuse me, the AS-0.4,  
19 the Agricultural Single-Family Estate zoning  
20 district.

21 The rezoning request is to recognize the  
22 property's current lot area size of approximately  
23 4.8 acres being less than the 5-acre lot size  
24 required by the AR district.

25 The applicant's intent is to maintain the

1 property's rural-semirural character and at the  
2 same time create a lot that meets minimum area  
3 height, bulk, and placement regulation standards.

4 The applicant is not seeking this rezoning  
5 to split the lot or create additional residential  
6 units. I want to make that clear because it was a  
7 question asked by the review process.

8 The Future Land Use plan designation is  
9 Agricultural Estate, AE, with a plan that suggests  
10 or plans for one unit per .25 acres. Again, the  
11 current zoning is AR. The proposed zoning is  
12 AS-0.4.

13 The applicant does not propose to alter the  
14 rural-semirural character of the property by  
15 rezoning the property. Existing structures may be  
16 expanded. And additional accessory structures may  
17 be constructed consistent with the Land Development  
18 Code standards and regulations permitted in both  
19 the AR and AS 0.1 -- 0.4.

20 Regarding the zoning -- rezoning proposal's  
21 compatibility with the community land use area, the  
22 Future Land Use Plan designation again is AE,  
23 Agricultural Estate.

24 The lot size and uses existing on the  
25 property and proposed after this rezoning are

1 typical of the uses and lot sizes generally  
2 scattered throughout and characteristic of the  
3 area.

4 The uses intended for the property other  
5 than the current single-family home that's there is  
6 to allow the home and potential expansion or  
7 alterations, barns and other accessory structures  
8 of the same character.

9 The proposal is consistent with the AE  
10 Future Land Use Plan Map designation and, again,  
11 will not be out of character with the established  
12 land use pattern of the lot sizes and zoning  
13 designations in the area.

14 There are no wetlands on the property. All  
15 the properties are considered upland. The site  
16 will continue to utilize well and septic systems in  
17 the utilities in that area.

18 I respectfully request you find the evidence  
19 presented this evening and validated by the  
20 comments and recommendations in the staff report  
21 that have been put in the record supportable for  
22 approval. I and the applicant agree with the  
23 report that's been prepared and the review by the  
24 Planning Commission. I'm here available to answer  
25 questions. Thank you.

1 HEARING MASTER HATLEY: All right. Thank  
2 you.

3 MR. GRANDLIENARD: Chris Grandlienard,  
4 again, Development Services here to present  
5 22-1105.

6 The applicant is proposing to rezone the  
7 existing AR, Agricultural Rural, district to  
8 AS-0.4, Agricultural Single-Family Estate 0.4. The  
9 approximate 4.8-acre property is zoned AR,  
10 Agricultural Rural.

11 The parcel has a single-family residence on  
12 the lot. The subject parcel is located at 18737  
13 Rustic Woods Trail. The minimum lot size of the AR  
14 zoning district is 5 acres. The subject parcel has  
15 4.8 acres, which makes it a nonconforming lot.

16 The applicant's intent is to create a lot  
17 that meets minimum area height, bulk, and placement  
18 regulations. The requested AS-0.4 zoning district  
19 minimum lot size is 2.5 acres, which would make it  
20 a conforming lot.

21 The area consists of Single-Family  
22 Residential and Agricultural. The subject parcel  
23 is directly adjacent to residential to the east  
24 zoned AS-0.4 and AR and a nonprofit wildlife  
25 sanctuary to the south zoned AR. To the west

1 across Rustic Wood Trail is a horse barn zoned AR.  
2 To the north across Tyler Run Avenue is a vacant  
3 pasture zoned AR.

4 Parcel is located in the Rural Service Area.  
5 Subject property is designated Agricultural Estate,  
6 AE, on the Future Land Use Map. The Planning  
7 Commission finds the proposed use consistent with  
8 the Comprehensive Plan.

9 The surrounding uses are similar to the  
10 request, residential and agricultural. Also, the  
11 rezoning would make the parcel a conforming lot.  
12 Therefore, rezoning the subject parcel from AR to  
13 AS-0.4 would be consistent with the existing zoning  
14 pattern of the area.

15 Based on the Agricultural Estate AE Future  
16 Land Use Classification, the surrounding zoning and  
17 development pattern and the proposed uses to the  
18 AS-0.4 zoning district, staff finds the request  
19 approvable.

20 That concludes my staff report. Glad to  
21 answer any questions.

22 HEARING MASTER HATLEY: Thank you.

23 Hearing Commission -- Planning Commission.

24 MS. MASSEY: Hi. This is Jillian Massey  
25 with Planning Commission staff.

1           The subject site is located within the Rural  
2           Area and within the limits of the Keystone Odessa  
3           Community Plan. As mentioned, the Future Land Use  
4           Designation of the site is Agricultural Estate 1 to  
5           2 1/2.

6           The proposed rezoning is not changing the  
7           single-family residential character of the  
8           surrounding area. It is a compatible rural  
9           residential use.

10           The applicant has indicated that their  
11           intention for the rezoning is not to develop an  
12           additional residential structure on the site.  
13           Rather, it is to be able to add to the existing  
14           structure and to allow for the development of the  
15           accessory uses on-site that meet minimum standards  
16           and an acceptable zoning district in the Land  
17           Development Code.

18           The proposed zoning district will be directly  
19           at the intersection of Tyler Run Avenue and Rustic  
20           Woods Trail, thereby creating a transition of uses  
21           where the AS-0.4 zoning district is located at  
22           intersection and transitions to AR further away  
23           from the intersection. The site also is directly  
24           adjacent to a similarly zoned parcel of AS-0.4 on  
25           the west side.

1           The subject site is also consistent with  
2           Objectives 29 and 30 and the respective policies  
3           regarding agricultural uses and the retention of  
4           agricultural land in the county as it does not seek  
5           to change the agricultural and rural residential  
6           character of the area and will not impede on the  
7           surrounding uses.

8           The proposed rezoning is consistent with the  
9           Keystone Odessa Community Plan as it does not seek  
10          to initiate a higher density than what the  
11          community plan allows.

12          And based on these considerations, Planning  
13          Commission staff finds the proposed rezoning  
14          consistent with the Future of Hillsborough  
15          Comprehensive Plan for unincorporated Hillsborough  
16          County. Thank you.

17          HEARING MASTER HATLEY: All right. Thank  
18          you.

19          Is there anyone here or online who wishes to  
20          speak in support of this application? I do not  
21          hear anyone.

22          Is there anyone here or online who wishes to  
23          speak in opposition to this application? All  
24          right. I do not hear anyone.

25          Development Services, anything further?



1 MR. GRADY: Nothing further.

2 MR. GRANDLIENARD: Nothing further.

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

5 That -- was that the applicant you said  
6 nothing further? Okay. Applicant, thank you.

7 MR. LAROCCA: I will say nothing further.

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

10 That will close the hearing on  
11 Rezoning 22-1105.

12

13

14

15

16

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

**NONE**