Rezoning Application: 24-0166

Zoning Hearing Master Date: 3/25/2024

BOCC Land Use Meeting Date: 5/7/24



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Colin Hopkins

FLU Category: R-1

Service Area: Rural

Site Acreage: 11.37 acres +/-

Community Plan Area: None

Overlay: Lithia/Southeast County Overlay

Special District: None

Request: Rezone from AR to AS-1



Introduction Summary:

The applicant is requesting to rezone property from AR (Agricultural Rural) to AS-1 (Agricultural, Single Family -1) in order to subdivide the parcel into additional lots.

Zoning:	Existing	Proposed	
District(s)	AR	AS-1	
Typical General Use(s)	Agricultural Single-Family Residential/Agricultural		
Acreage	11.37 +/-	11.37 +/-	
Density/Intensity	1 dwelling unit / 5 acres	1 dwelling unit / acre	
Mathematical Maximum*	2 dwelling units 11 dwelling units		

^{*}number represents a pre-development approximation

Development Standards: Existing		Proposed	
District(s)	AR	AS-1	
Lot Size / Lot Width	217,800 SF / 150'	43,560 SF / 150'	
Setbacks/Buffering and	50' Front	50' Front	
	50' Rear	50' Rear	
Screening	25' Sides	15' Sides	
Height 50'		50′	

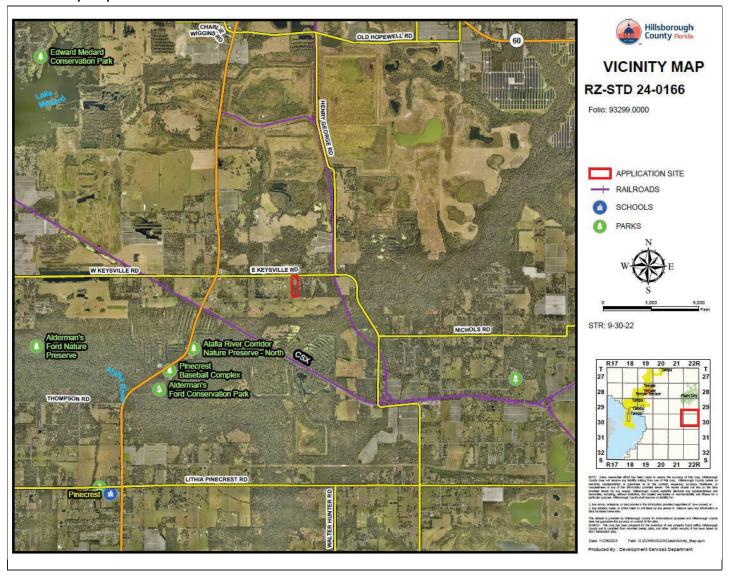
Additional Information:		
PD Variation(s) None requested as part of this application		
Waiver(s) to the Land Development Code	None requested as part of this application	

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable	

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



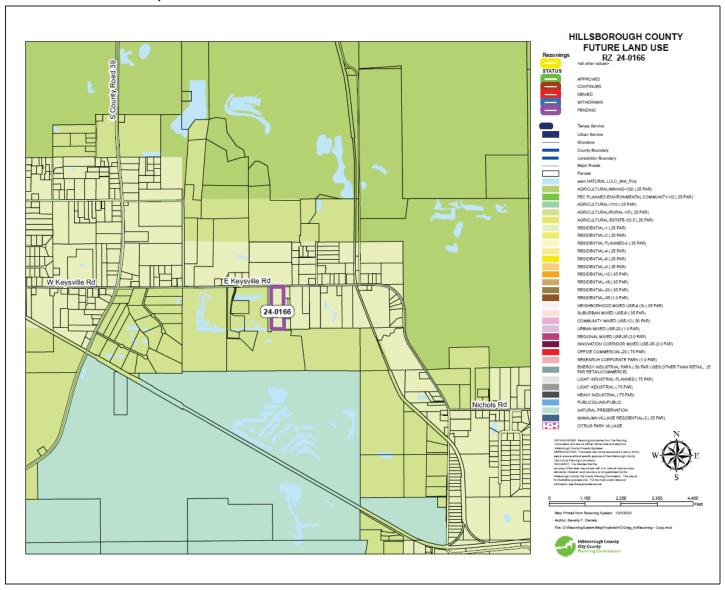
Context of Surrounding Area:

The subject property is located in area with a strong rural character near Plant City. The majority of the surrounding properties occupy at least one acre of lot area for agricultural or residential uses. Commercial uses are limited to along East Keysville Road at major intersections.

ZHM HEARING DATE: March 25th, 2024 BOCC LUM MEETING DATE: May 7th, 2024

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Michelle Montalbano

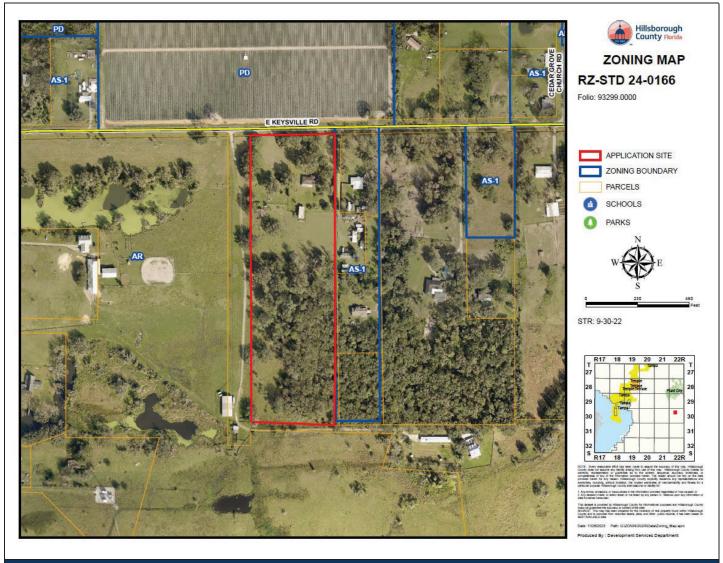
Subject Site Future Land Use Category:	R-1
Maximum Density/F.A.R.:	1 DU/GA or 0.25 FAR
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose projects.

ZHM HEARING DATE: March 25th, 2024 BOCC LUM MEETING DATE: May 7th, 2024

Case Reviewer: Michelle Montalbano

${\bf 2.0}$ Land use map set and summary data

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 82-0223 (23-0043)	Max 3 single-family dwelling units / 0.25 FAR	Agriculture, Single-Family Residential	Crop Production
South	AR	1 du / 5 acre or 0.25 FAR	Agricultural Rural	Pasture
East	AS-1	1 du / acre	Agricultural, Single-Family Residential	Single-Family Dwellings
West	AR	1 du / 5 acre or 0.25 FAR	Agricultural Rural	Pasture

APPLICATION NUMBER:	RZ STD 24-0166	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 25 th , 2024 May 7 th , 2024	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET	AND SUMMARY DATA	
2.4 Proposed Site Plan	partial provided below for si	ze and orientation purposes. See Section 8.0 for full site plan)
		- 4-
		N/A

APPLICATION NUMBER:	RZ STD 24-0166	
ZHM HEARING DATE:	March 25 th , 2024	
BOCC LUM MEETING DATE:	May 7 th , 2024	Case Reviewer: Michelle Montalbano

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	
Keysville Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □ Not applicable for this request				
Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	28	3	3	
Proposed	132	9	13	
Difference (+/-)	+104	+6	+10	

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

^{**}The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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:				

APPLICATION NUMBER: RZ STD 24-0166

ZHM HEARING DATE: March 25th, 2024

BOCC LUM MEETING DATE: May 7th, 2024 Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	□ Yes ⊠ No	⊠ Yes □ No	Wetlands on site. See staff report.
Natural Resources	☐ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☑ Wellhead Protection Area ☑ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	□ Yes □N/A ⊠ No	☐ Yes ⊠N/A ☐ No	See staff report.
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate□ K-5□6-8□9-12⊠ N/AInadequate□ K-5□6-8□9-12⊠ N/A	□ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

APPLICATION NUMBER: RZ STD 24-0166

ZHM HEARING DATE: March 25th, 2024

BOCC LUM MEETING DATE: May 7th, 2024 Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel, located at 673 Keysville Road, Plant City, is zoned AR (Agricultural Rural). The property is within the Lithia/Southeast County Overlay District, which design standards do not apply to this request. The AR zoning district allows agricultural and single-family residential uses for lots of at least 5 acres in size, while the requested AS-1 (Agricultural, Single Family – 1) district allows lots of a minimum of 1 acre in size. The property is currently occupied by one single-family conventional residence. The applicant seeks to subdivide the property to add single-family mobile home residences on the property, while keeping the existing single-family residence intact.

The surrounding properties consist of agricultural uses, single-family conventional dwellings, or mobile home dwellings, with the majority of lots being at least 1 acre. Abutting to the subject site to the east are single-family conventional and mobile home dwellings zoned AS-1. An AR zoned property used for pasture neighbors the site on the south and west property boundaries. To the north is property zoned PD 82-0223, which allows agricultural uses and/or three single-family dwellings on the parcel and is currently used for crop production.

Due to the above considerations, the AS-1 rezoning will keep the parcel consistent with the rural development pattern, zoning districts, and uses in the surrounding area.

5.2 Recommendation

Staff finds the rezoning request to the AS-1 zoning district approvable.

6.0 PROPOSED CONDITIONS

Not applicable.

Zoning Administrator Sign Off:

J. Brian Grady Fri Mar 15 2024 07:57:46

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

Per the EPC's comments and conditions, it appears the southern portion of the property is occupied by wetlands, which may impact future subdivision plans. The proposed rezoning does not guarantee the number of lots that can be created under the new AS-1 zoning district, nor is the request governed by the proposed layout in the submitted site plan.

APPLICATION NUMBER:	RZ STD 24-0166	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	March 25 th , 2024 May 7 th , 2024	Case Reviewer: Michelle Montalbano
8.0 PROPOSED SITE PLA	AN (FULL)	
		N/A

APPLICATION NUMBER:RZ STD 24-0166ZHM HEARING DATE:March 25th, 2024BOCC LUM MEETING DATE:May 7th, 2024Case Reviewer: Michelle Montalbano

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, AICP PLANNING AREA/SECTOR: East Rural/ Central		AGENCY/DEPT: Transportation PETITION NO.: STD 24-0166
	This agency has no comments.	
X	This agency has no objection.	
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant requests to rezone one parcel totaling \pm 1.37 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 (AS-1). The site is located on the south side of Keysville Road \pm 2.02 miles west of the intersection of Cedar Grove Church Road and Keysville Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Land Development Code section 6.04.03.I requires number of access points to comply with the peak hour trip generation of the use. Land Development Code 6.04.07 access spacing requires access spacing to be at least 330 feet away from all other access points. Land Development Code section 6.01.02.B.5 only allows a maximum of 3 lots to utilize one easement for access.

Staff notes that, regardless of this review, the developer/property owner must comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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 <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AR, 2 Single-Family Dwelling Units (ITE Code 210)	28	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, 11 Single-Family Dwelling Units (ITE Code 210)	132	9	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
-	Way Volume	AM	PM
Difference	+104	+6	+10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Keysville Road. Keysville Road is a two-lane, undivided, substandard, Hillsborough County-maintained collector roadway. Within the vicinity of the project, Keysville Road does not have sidewalks or bike lanes on either side of the roadway. Keysville Road lies within +/ 52 feet of right of way within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
KEYSVILLE RD	CR 39	LITHIA PINECREST RD	С	С

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 24-0166
DATE OF HEARING:	March 25, 2024
APPLICANT:	Colin Hopkins
PETITION REQUEST:	The request is to rezone a parcel of land from AR to AS-1
LOCATION:	673 Keysville Road
SIZE OF PROPERTY:	11.37 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-1

Rural

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

*Note: Formatting issues prevented the entire Development Services
Department staff report from being copied into the Hearing Master's
Recommendation. Therefore, please refer to the Development Services
Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Colin Hopkins

FLU Category: R-1 Service Area: Rural

Site Acreage: 11.37 acres +/-

Community Plan Area: None

Overlay: Lithia/Southeast County Overlay

Special District: None

Request: Rezone from AR to AS-1



Introduction Summary:

The applicant is requesting to rezone property from AR (Agricultural Rural) to AS-1 (Agricultural, Single Family – 1) in order to subdivide the parcel into additional lots.

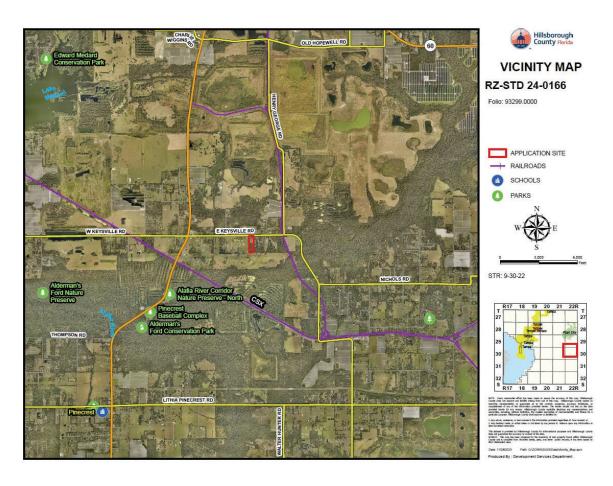
Additional Information:

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

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable

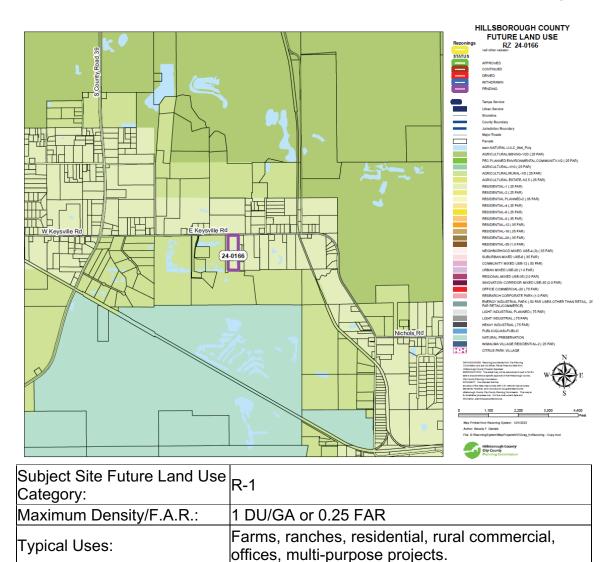
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



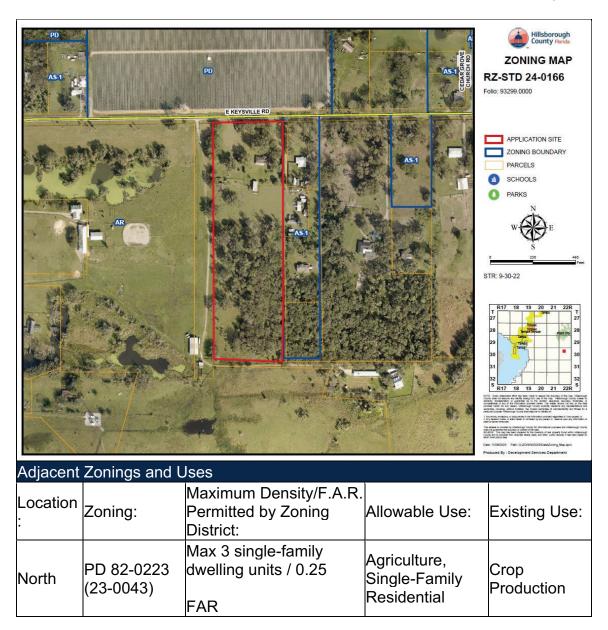
Context of Surrounding Area:

The subject property is located in area with a strong rural character near Plant City. The majority of the surrounding properties occupy at least one acre of lot area for agricultural or residential uses. Commercial uses are limited to along East Keysville Road at major intersections.

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



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



2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

Connectivity and Cross Access ⊠Not applicable for this request

Design Exception/Administrative Variance ⊠Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

Check if Applicable: ☑ Wetlands/Other Surface Waters				
☐ Use of Environm	nentally Sens	sitive Land C	redit	
⊠ Wellhead Protec	tion Area			
⊠ Surface Water R	Resource Pro	tection Area		
 □ Potable Water Wellfield Protection Area □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 				
	Comments		Conditions	Additional
Public Facilities:	Received	Objections		Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Offsite Improvements Provided	⊠ Yes □ No	□ Yes □N/A ⊠No	□ Yes ⊠N/A □No	See staff report.
Service Area/ Water & Wastewater Urban City of Tampa	⊠ Yes □No	□ Yes ⊠No	□ Yes ⊠No	

⊠Rural □ City of	l e e e e e e e e e e e e e e e e e e e			
Temple Terrace				
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A Inadequate □ K-5 □6-8 □9-12 ⊠N/A	□ Yes ⊠No	□ Yes □No	□ Yes □No	
Impact/Mobility Fe	ees			
-	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel, located at 673 Keysville Road, Plant City, is zoned AR (Agricultural Rural). The property is within the Lithia/Southeast County Overlay District, which design standards do not apply to this request. The AR zoning district allows agricultural and single-family residential uses for lots of at least 5 acres in size, while the requested AS-1 (Agricultural, Single Family – 1) district allows lots of a minimum of 1 acre in size. The property is currently occupied by one single-family conventional residence. The applicant seeks to subdivide the property to add single-family mobile home residences on the property, while keeping the existing single-family residence intact.

The surrounding properties consist of agricultural uses, single-family conventional dwellings, or mobile home dwellings, with the majority of lots being at least 1 acre. Abutting to the subject site to the east are single-family

conventional and mobile home dwellings zoned AS-1. An AR zoned property used for pasture neighbors the site on the south and west property boundaries. To the north is property zoned PD 82-0223, which allows agricultural uses and/or three single-family dwellings on the parcel and is currently used for crop production.

Due to the above considerations, the AS-1 rezoning will keep the parcel consistent with the rural development pattern, zoning districts, and uses in the surrounding area.

5.2 Recommendation

Staff finds the rezoning request to the AS-1 zoning district **approvable**.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 25, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning of 11.37 acres from AR to AS-1 to subdivide the parcel to accommodate mobile homes while keeping the existing single-family home on-site. Ms. Montalbano described the surrounding properties and stated that staff finds the request approvable.

Ms. Kelly Hopkins 673 East Keysville Road Plant City testified as the property owner. She stated that her grandfather left her and several family members the subject property. She added that the rear of the property is wooded and has wetlands and that they do not intend to develop that portion. Ms. Hopkins concluded her presentation by stating that the property will be surveyed to determine the number of lots.

Ms. Andrea Papandrew, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Papandrew stated that the subject property is within the Residential-1 Future Land Use classification and the Rural Service Area. She stated that the request is consistent with Objective 8 regarding maximum densities and that the proposed use will not adversely impact existing homes to the east nor the agricultural uses to the west and south. Staff found that the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

application.

Ms. Cara Stare 515 East Keysville Road Plant City testified in opposition. Ms. Stare described the location of her property and stated that the area is very rural and she is concerned about the proposed density. She added that she is also concerned about allowing mobile homes which may reduce her property value. Ms. Stare concluded her comments by stating that she is concerned about additional stormwater runoff and the existing flooding that occurs from the subject property.

Ms. Michele Hunt 322 Sea Island Way testified in opposition and stated that her property is located next to the subject property at 651 East Keysville Road. Ms. Hunt stated that she has a driving lane that goes between the subject property and Ms. Stare's property that is impassable at times due to flooding. She added that she is concerned about the ongoing erosion problem as well as the rezoning's impact on her property values.

Hearing Master Finch asked Ms. Hunt if the access road she described was on her property. Ms. Hunt replied yes.

County staff did not have additional comments.

Hearing Master Finch asked Ms. Heinrich if the current AR zoning district permits mobile homes. Ms. Heinrich replied yes. Hearing Master Finch asked Ms. Heinrich to describe the subdivision process. Ms. Heinrich testified that if the rezoning were approved, the applicant would be required to comply with the AS-1 zoning requirements which include a one-acre minimum lot size and width of 150 feet. She stated that they would also need to comply with the upland acreage standard and that would determine the maximum number of lots that could be developed. Hearing Master Finch asked if there was an evaluation of the drainage during the process. Ms. Heinrich replied yes and stated that the applicant would be required to develop such that adjacent parcels would not be negatively affected.

Ms. Hopkins testified during the rebuttal period that there is approximately six acres in the rear of the property that will not be developed. She added that they want put mobile homes on-site for herself and her brothers and sister.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 11.37 acres in size and is currently Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
- 2. The applicant is requesting a rezoning to the Agricultural Single-Family-1 (AS-1) zoning district. The applicant testified that the property was left to her family by her grandfather and that they would like to subdivide for herself and her siblings.
- 3. The Planning Commission staff supports the rezoning request. Staff found the request consistent with numerous policies and compatible with the surrounding area. The Planning Commission found the application to be consistent with the Comprehensive Plan.
- 4. Testimony in opposition was provided at the Zoning Hearing Master hearing by adjacent property owners. The concerns expressed focused on the possible negative impact of mobile homes on their property values and flooding caused by the increase in density.
- 5. County staff testified that mobile homes are permitted in the existing AR zoning district.
- 6. County staff testified that stormwater and drainage conditions will be reviewed during the subdivision process and that the proposed development will not be allowed to negatively impact adjacent parcels.
- 7. The surrounding area is a mix agricultural and residential parcels. The property immediately to the east is zoned AS-1 and the parcels to the south and west are zoned AR. The parcel to the north is zoned Planned Development.
- 8. The proposed rezoning to AS-1 is compatible with the surrounding area and development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the AS-1 zoning district. The property is 11.37 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The parcel is located within the Rural Service Area.

The applicant testified that the property was left to her family by her grandfather and that they would like to subdivide for herself and her siblings.

The Planning Commission supports the rezoning request and stated numerous policies that support the application. The Planning Commission found that the application to be consistent with the Comprehensive Plan.

Testimony in opposition was provided at the Zoning Hearing Master hearing. The concerns expressed focused on the possible negative impact of mobile homes on their property values and flooding caused by the increase in density. County staff testified that mobile homes are permitted in the existing AR zoning district. County staff also testified that stormwater and drainage conditions will be reviewed during the subdivision process and that the proposed development will not be allowed to negatively impact adjacent parcels.

The proposed rezoning to AS-1 is compatible with the surrounding area and development pattern including the parcel immediately adjacent to the east which is zoned AS-1. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the AS-1 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

April 15, 2024

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough (Unincorporated Hillsborough County Rezoning		
Hearing Date: March 25, 2024	Petition: RZ 24-0166 673 East Keysville Road		
Report Prepared: March 13, 2024	On the south side of East Keysville Road, east of Alafia Hills Drive		
Summary Data:			
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)		
Service Area	Rural		
Community Plan	None		
Request	Rezoning from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for one mobile home per acre		
Parcel Size	11.37 +/- acres		
Street Functional Classification	East Keysville Road – Collector Alafia Hills Drive – Local Henry George Road – Local		
Locational Criteria	N/A		
Evacuation Zone	None		



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

Context

- The approximately 11.37 +/- acre subject site is located on the south side of East Keysville Road, east of Alafia Hills Drive.
- The subject site is located within the Rural Area and is not located within the limits of a Community Plan.
- The subject site is located within the Residential-1 (RES-1) Future Land Use category, which allows consideration of a maximum density of 1 dwelling unit per gross acre and a maximum intensity of 0.25 FAR. The RES-1 Future Land Use category is intended to designate areas for rural residential uses, compatible with short-term Agricultural Uses. Typical uses of RES-1 include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects.
- RES-1 extends to the north and east of the subject site. The Agricultural/Rural-1/5 (AR-1/5) Future Land Use category is located directly to the west and south. Agricultural/Mining -1/20 (AM-1/20) is located further northeast. Natural Preservation (N) is located further south.
- The subject site is currently developed with single family residential uses. Single family uses extend directly to the east and northeast. Agricultural uses abut the western and southern boundaries of the subject site and are located north across East Keysville Road. Heavy industrial and public institutional uses are located further northwest. Public institutional land owned by the Southwest Florida Water Management District is located further south. The area is mostly agricultural in nature with notable single family units to the east and northeast.
- The subject site is currently zoned as Agricultural Rural (AR). The AR zoning district extends to the west and south. The Agricultural Single Family (AS-1) zoning district abuts the eastern boundary of the site. Planned Development (PD) zoning is located north across East Keysville Road.
- The applicant is requesting to rezone the subject from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for one mobile home per acre.

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.

Land Use Categories

Objective 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Policy 8.2: Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.

Policy 8.3: Calculating Density

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Relationship to Land Development Regulations

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

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

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

Environmental Considerations

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

Policy 13.6: The County shall protect significant wildlife habitat, and shall prevent any further net loss of essential wildlife habitat in Hillsborough County, consistent with the policies in the Conservation and Aquifer Recharge Element and Land Development Code.

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

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

Community Design Component

4.1 RURAL RESIDENTIAL CHARACTER

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

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

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

<u>Staff Analysis of Goals, Objectives and Policies</u>
The approximately 11.37 +/- acre subject site is located on the south side of East Keysville Road, east of Alafia Hills Drive. The subject site is located in the Rural Area and is not located within the limits of a Community Plan. The subject site's Future Land Use classification on the Future Land Use Map (FLUM) is Residential-1 (RES-1). The applicant is requesting to rezone the subject from Agricultural Rural (AR) to Agricultural Single Family (AS-1) to allow for the development of one mobile home per acre.

The subject site is located in the Rural Area where according to Objective 4 of the Future Land Use Element (FLUE), low density residential uses shall 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. Within rural areas, FLUE Policy 4.1 allows for densities higher than one dwelling unit per five acres if they are identified with a higher density land use category on the Future Land Use Map. The subject site is located within the RES-1 Future Land Use category and the request is consistent with this policy direction.

FLUE Objective 8 and its associated policies outline the maximum level of intensity, density, and range of permitted land uses allowed within an area. The subject site's Future Land Use designation of RES-1 allows for a maximum allowable density of one dwelling unit per acre. The requested zoning district of AS-1 to allow for mobile home lots on 1-acre plots is within the allowable maximum density for the subject site. The requested rezoning is therefore consistent with Objective 8 and Policies 8.1, 8.2, and 8.3.

FLUE Objective 9 and Policy 9.2 require new developments to meet all local, state, and federal requirements. According to the Environmental Protection Commission, the subject site contains wetlands on the southern portion of the parcel. On March 8, 2024, EPC provided revised comments stating that the site's current configuration does not currently require a resubmittal, subject to attached conditions. The request is therefore consistent with the aforementioned policies along with FLUE Objective 13 and Policy 13.6 as they relate to environmental considerations. At the time of uploading this report, official comments from zoning and transportation staff were not yet available in Optix and were not taken into consideration for this report.

The proposed rezoning meets the intent of the Neighborhood Protection Policies of FLUE Objective 16 and its accompanying Policies 16.2, 16.3, 16.8, and 16.10. The development pattern of the surrounding area shows several other residential uses with varying lot sizes to the east. Allowing for the development of mobile homes at the requested density would not present any adverse impacts to the existing homes to the east or the agricultural uses to the west and south. A rezoning to AS-1 would reflect a development pattern that is in keeping with the existing development pattern, consistent with the aforementioned policy direction.

RZ 24-0166

The Community Design Component (CDC) in the Future Land Use Element provides guidance on rural residential character. Goal 7 seeks to preserve existing rural uses as viable residential alternatives to urban and suburban areas. Similarly, Policy 7-1.2 encourages a variety of housing product types, which supports the development of mobiles in rural areas. Based on this policy direction, the request is consistent with the CDC.

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

Recommendation

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

HILLSBOROUGH COUNTY

FUTURE LAND USE RZ 24-0166 <all color to the co

CONTINUED APPROVED

WITHDRAWN PENDING DENIED

County Boundary Tampa Service Urban Service Shoreline

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/MINING-1/20 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

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

RESIDENTIAL PLANNED-2 (.35 FAR) RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR) URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

ENERGY INDUSTRIAL PARK (50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

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

CITRUS PARK VILLAGE



2,200

Map Printed from Rezoning System: 12/1/2023

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapP



AGENCY COMMNENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, AICP PLANNING AREA/SECTOR: East Rural/ Central		AGENCY/DEPT: Transportation PETITION NO.: STD 24-0166
	This agency has no comments.	
X	This agency has no objection.	
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant requests to rezone one parcel totaling \pm 1.37 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 (AS-1). The site is located on the south side of Keysville Road \pm 2.02 miles west of the intersection of Cedar Grove Church Road and Keysville Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Land Development Code section 6.04.03.I requires number of access points to comply with the peak hour trip generation of the use. Land Development Code 6.04.07 access spacing requires access spacing to be at least 330 feet away from all other access points. Land Development Code section 6.01.02.B.5 only allows a maximum of 3 lots to utilize one easement for access.

Staff notes that, regardless of this review, the developer/property owner must comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

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 <u>Trip Generation Manual</u>, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AR, 2 Single-Family Dwelling Units (ITE Code 210)	28	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, 11 Single-Family Dwelling Units (ITE Code 210)	132	9	13

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+104	+6	+10

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Keysville Road. Keysville Road is a two-lane, undivided, substandard, Hillsborough County-maintained collector roadway. Within the vicinity of the project, Keysville Road does not have sidewalks or bike lanes on either side of the roadway. Keysville Road lies within +/ 52 feet of right of way within the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr Directional LOS
KEYSVILLE RD	CR 39	LITHIA PINECREST RD	С	С

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Keysville Road	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other

Project Trip Generation	\square Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	132	9	13
Difference (+/-)	+104	+6	+10

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

^{**}The 11th Edition of the ITE Trip Generation Manual does not include daily trips for ITE Code 918 and as such daily trip generation cannot be compared.

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			
Transportation	Objections	Conditions Requested	Additional Information/Comments
□ Design Exception/Adm. Variance Requested□ Off-Site Improvements Provided☑ N/A	☐ Yes ☐N/A ☒ No	☐ Yes ⊠N/A ☐ No	See staff report.

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Donna Cameron Cepeda Ken Hagan Pat Kemp Michael Owen Joshua Wostal



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AGENCY COMMENT SHEET

REZONING		
HEARING DATE: March 25, 2024	COMMENT DATE: March 8, 2024	
PETITION NO.: 24- 0166	PROPERTY ADDRESS: 673 E Keysville Rd, Plant City, FL 33567	
EPC REVIEWER: Jackie Perry Cahanin		
CONTACT INFORMATION: (813) 627-2600 X 1241	FOLIO #: 093299-0000	
EMAIL: cahaninj@epchc.org	STR: 09-30S-22E	

REQUESTED ZONING: AR to AS-1

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	02-23-2024	
WETLAND LINE VALIDITY	No, wetland delineation complete, waiting on	
	wetland survey	
WETLANDS VERIFICATION (AERIAL PHOTO,	Wetlands appear present in southern portion of	
SOILS SURVEY, EPC FILES)	parcel.	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process <u>as long as the following conditions are</u> included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- EPC authorization is required prior to any activity, including but not limited to clearing, filling etc.
 associated with the onsite wetlands. The construction and location of any proposed wetland
 impacts are not approved by this correspondence but shall be reviewed by EPC staff under
 separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC,
 (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of
 the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

- wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

- The subject property may contain wetland/OSW areas, which were delineated by EPC staff on February 23, 2024, and a Survey Request Letter was issued. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetland line surveyed, and surveys must be submitted for review and formal approval by EPC staff.
- The acreage of the wetland areas, and associated wetland setbacks, may result in the
 applicant's inability to construct the project as envisioned, and it may be necessary to reduce
 the scope of the project and/or redesign the proposed development layout to avoid wetland
 impacts.
- Please note that the construction and location of any proposed wetland/other surface water
 impacts and mitigation plan shall be reviewed separately by EPC pursuant to Chapter 1-11
 and Basis of Review. Please be aware that a submittal provides no reliance that the wetlands
 may be developed as proposed and that EPC staff cannot approve plans at the construction
 phase if unapproved wetland impacts are depicted.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface
 waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface
 waters are further defined as Conservation Areas or Preservation Areas and these areas must be
 designated as such on all development plans and plats. A minimum setback must be
 maintained around the Conservation/Preservation Area and the setback line must also be
 shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
 clearing, excavating, draining or filling, without written authorization from the Executive
 Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
 Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
 Chapter 1-11.

jpc/cb

ec: kellydhopkins@gmail.com

REZ 24-0166 March 8, 2024 Page **3** of **3**

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: <u>RZ-STD 24-0166</u> REVIEWED BY: <u>Clay Walker, E.I.</u> DATE: <u>3/15/2024</u> FOLIO NO.: 93299.0000		
	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.	
COMN	MENTS: 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 Man	agement	DATE: 4 Dec. 2023
REV	IEWER: Bernard W. Kaiser, Conservation and	Environme	ntal Lands Management
APPI	LICANT: kelly Hopkins	PETITIO	N NO: <u>RZ-STD 24-0166</u>
LOC	ATION: 673 Keysville Rd., Plant City, FL 33567		
FOL	IO NO: <u>93299.0000</u>	SEC: <u>09</u>	TWN: <u>30</u> RNG: <u>22</u>
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached	d conditions.
	This agency objects, based on the listed or atta	ached cond	litions.
COMMENTS:			

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

NOTE: Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

TO: Zoning Review, Development Services REQUEST DATE: 11/29/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/30/2023

APPLICANT: Colin Hopkins PID: 24-0166

LOCATION: 673 Keysville Rd. Plant City, FL 33567

FOLIO NO.: 93299.0000

AGENCY REVIEW COMMENTS:

Based on the most current available data, the proposed project is located within a Wellhead Resource Protection Area (WRPA) Zone 1 and Surface Water Resource Protection Area (SWRPA); however, the proposed activity is not a prohibited or restricted use, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Based on the most current available data, the proposed project is not located within a Potable Water Wellfield Protection Area (PWWPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

VERBATIM TRANSCRIPT

Ь	ZHM Hearing March 25, 2024
	OROUGH COUNTY, FLORIDA f County Commissioners
IN RE: ZONE HEARING MASTER HEARINGS)))))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch Land Use Hearing Master
DATE:	Monday, March 25, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 10:24 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 DIGITAL REPORTER

1 HEARING OFFICER: Our next application is Item C.1, Standard Rezoning 24-0166. The applicant is requesting to 2 rezone property from AR to AS-1. Michelle Montalbano with 3 Development Services will provide Staff findings. HEARING OFFICER: Good evening. 5 MS. MONTALBANO: Good evening. This is 6 Michelle Montalbano with Development Services. This is Standard Rezoning 24-0166. The applicant is requesting a rezoning from 8 AR to AS-1 in order to subdivide an approximate 11.37 acre parcel. The applicant is proposing to subdivided a parcel to 10 11 accommodate mobile home residential dwellings while keeping the existing single-family residence intact. 12 13 The property is located in a rural area outside of 14 Plant City. The surrounding property consists of agricultural 15 or residential uses, but the majority of lots being at least one acre in size. Abutting the subject site to the east are 16 17 single-family conventional mobile home dwellings on AS-1, along 18 the south and west property boundaries. It's an AR zoned property used for pasture. To the north is a property zoned 19 20 82-0223, which allows for a agricultural uses for three 21 single-family dwellings and is currently used for crop production. 22 23 Common similar agencies such as transportation found no objection to the proposal. Per the EPC's comments, the -- it 24 appears the south end of the property is occupied by wetlands 25

which may impact future subdivision plans. 1 The proposed rezoning does not quarantee the number of lots that could be created under the new AS-1 zoning district, 3 nor is the request governed by the proposed layout. Due to the above considerations, Staff finds the rezoning request approvable. The AS-1 zoning district will keep the parcel consistent with the rural character, development pattern and 8 uses in the surrounding area. 9 HEARING OFFICER: Thank you so much. 10 MS. MONTALBANO: Thank you. 11 HEARING OFFICER: I appreciate it. 12 All right. Is the applicant here? Good evening. Give us your name and address, please. 13 14 MS. HOPKINS: Kelly Hopkins, 673 East Keysville Road, 15 Plant City, 33567. 16 HEARING OFFICER: Thank you so much. MS. HOPKINS: It's 11.37 acres that my grandfather 17 18 left us. But there are several of us in the family. We're just 19 going to subdivide to keep the land in the family. We don't want to build an amusement park or anything. We just want to 20 live there. The back half is like woodlands and wetland. 21 22 don't intend to mess with any of that. We like it the way it 23 is. We spoke with the environmental services and had to 24 come out and survey before we like, actually subdivide to where 25

we are finished. We'll have an actual surveyor, surveyor come 1 out. We understand that they didn't. They told us that we have so much wetlands around the pond, that we call the pit. they don't quarantee how many lots we can make it, but we still want to do it because it's our grandfather's land. HEARING OFFICER: Understood. 6 MS. HOPKINS: But I didn't prepare a Power Point. That's all I got. 8 HEARING OFFICER: You don't have to. It's all right. 9 MS. HOPKINS; All right. 10 11 HEARING OFFICER: You -- if that completes your 12 presentation though? 13 MS. HOPKINS: Yeah. I'm -- I'm done. 14 HEARING OFFICER: Thank you. I understand the 15 Thank you. If you could sign in with the clerk's request. office, that would be great. 16 17 Planning Commission, please. 18 MS. PAPANDREW: Andrea Papandrew, Planning Commission Staff. 19 The site is in the Residential-1 Future Land Use 20 21 Category. The rural area is not in a community plan. 22 Objection 4 for the rural area, low density residential uses shall exist without the threat of urban or suburban 23 encroachment. Policy 1 -- Policy 4.1 allows for densities 24 higher than one dwelling unit per five acres if they're 25

identified with a higher density land use category in the Future 1 Land Use Map. The subject site is located within the Residential-1 3 Future Land Use Category is consistent with this policy direction. Objective 8 in this policies outlined the maximum 6 level of density, intensity and permitted land uses. Residential-1 allows for up to one dwelling unit per acre. 8 The requesting agricultural single-family zoning to allow for mobile lots on one acres -- one acre plots, it's within the allowable 10 11 maximum density and consistent with Objective 8 and Policies 8.1, 8.2 and 8.3. Objective 9 and Policy 9.2 require new 12 13 developments to meet all local, state and federal requirements. 14 March 8, 2024 EPC provide revised comments stating the 15 site's current configuration does not require a resubmittal. 16 And that request is consistent with Objective 13 and Policy 17 13.6. 18 At the time of the Planning Commission Staff's report, 19 comments from zoning and transportation were not available. 20 that we're not taking into consideration for Staff's analysis. 21 The proposed rezoning meets the intent and neighborhood 22 protection policies of Objective 16. The development pattern of 23 the surrounding area shows several other residential uses with varying lot sizes to the east. And the proposed will not 24 present any adverse impact to the existing homes to the east or 25

the agricultural uses to the west and the south. 1 The requested zoning would reflect the development pattern that is in keeping with the existing development 3 pattern. It also meets the community design component quidance on the rural residential character, specifically goal seven to preserve existing rural areas is a viable residential alternatives to urban, suburban areas and Policie 7-1.2, which it encourages a variety of housing product types, which supports 8 9 development of mobiles and rural areas. Based upon the above considerations, Planning 10 11 Commission Staff finds the proposed rezoning consistent with the 12 Unincorporated Hillsborough County Comprehensive Plan. 13 HEARING OFFICER: Thank you so much. I appreciate it. 14 Is there anyone in the room or online that would like 15 to speak in support? Anyone in favor? I'm seeing no one. 16 Anyone in opposition? Yes, opposition to this 17 request. How many of you want to speak? Just one. Just one 18 person? Two? UNIDENTIFIED SPEAKER: 19 Two. HEARING OFFICER: Okay. Then it -- let me ask if 20 21 there's anybody online. Is there anyone online that would like to speak in opposition? All right. There's no voice from above 22 to tell me. So we'll just assume no. 23 All right. So 15 minutes, which means you would have 2.4 seven and a half minutes apiece. So if you want to come forward 25

and give us your name and address. Yes. Go ahead. 1 MS. STARE: Good evening. I'm Cara Stare. And I 2 reside at 515 East Keysville Road, Plant City, Florida 33567. 3 4 Thank you for the opportunity to speak this evening. I'd like to tell you a little bit about our area of Keysville, Plant City. Our property and the property in question are located off of State Road 39. When you leave 39, you turn onto County Road 676, also known as Keysville Road. The four corners 8 of Keysville are comprised of three stores, more likely 9 convenience style stores, one mobile home park. 10 11 Once you leave 39, as you're going down Keysville toward this subject property, it mostly consists of 12 13 single-family residential occupied area, mixed with pastures, 14 agricultural fields. It is a very rural area. And we are 15 asking that it remain that way. While I have not yet had the opportunity to meet my neighbors who are seeking this rezoning 16 change, I did know their relative from whom they inherited the 17 18 property. 19 John Hopkins was a very quiet neighbor who had some 20 cattle of his own on his 11 acres. At one point, you know we 21 had helped him with the cattle. We, you know, repaired his 22 fence. The neighbors south of him bought the material. We did 23 the labor kind of thing. And this was necessary so his cattle wouldn't escape because he didn't, you know, have a lot of help 24 25 and -- and means.

So this being said, they're not trying to be disruptive neighbors in the sense that we're prohibiting his heirs from residing near one another in order to keep the family members together. It is our understanding that they desire to do this so they can care for each other and so they can take care of the property.

We are expressing concerns over the density. The proposed one house per acre allowable in the long run or when they actually subdivide the property. It's our understanding that once zoning is in place, you know, they can then subdivide as much as they possibly can. We don't know that that's going to be, you know, three more lots for a total of four or can they get seven on what's left? I don't know. I fund -- funds are not available for us to do that. And we is lay people don't have the -- the tools to do that.

Further concern is that the neighbors, you know, we all kind of feel like you know, the allowance of more mobile homes in the area because not only are you going to that one house per acre, but also allow -- allowing mobile homes. It may very well lead to a reduction of our property values.

Our final and main concern as property owners is the introduction of more stormwater runoff to our land, which is already very sensitive to runoff and flooding from the north prong of the Alafai River. More houses means more impervious areas, which means more runoff.

Neighbors immediately to the south of this subject property have at times had concerns about their ability to leave their property during high rains due to flooding from wash over from the subject property. They also have concerns about erosion to their driveway, which borders the subject property. Our particular property suffers from heavy rains in the respect that our cattle cannot always navigate through deep mud. In periods of heavy rain or flooding, we have to relocate them to higher ground.

During heavy rains, you can actually see water from the subject property gushing out of the culvert, which runs under the drive to the neighborhood to the south. And then it dumps directly onto our pasture. I did send video to the planning and zoning commission regarding this and I hope that they were able to see that.

Neighbors to the south and west of subject property have had concerns too over the possibility of future flooding. Their residents that actually experienced approximately four feet of water in house during Hurricane Irma. In addition to the potential impact affecting the immediate neighbors, we collectively have concerns about the development near the river basins in Hillsborough County.

Increased development in these areas eventually impacts all of the existing residents and property owners downstream, causing more flooding and damage to those areas.

We thank you in advance for taking the time to address 1 our concerns and hope you will consider all aspects of the 2 3 proposed rezoning. 4 HEARING OFFICER: Thank you so much. If you could please sign in with the clerk's office. 6 MS. STARE: Pardon. HEARING OFFICER: If you could please sign in --MS. STARE: Sure. 8 HEARING OFFICER: -- with the clerk's office. Thank 9 10 you so much. 11 Next, please. Good evening. MS. HUNT: Hi my name is Michele Hunt. My address is 12 13 322 Sea Island Way here in Tampa. My address is the physical 14 address between the Stares and the Hopkins. It's 651 East 15 Keysville Road in Plant City as well. 16 So we have a driving lane. It goes in between the Hopkins property and the Stare's property. And we go down low 17 18 and then that -- that's the lane that Ms. Stare was mentioning 19 that we have trouble. It can be impassable at times with flooding. The last time I was there when it flooded was 20 21 December of 2018 and I literally had to cancel a Christmas 22 party because we couldn't -- it was impassable. The road also 23 erodes. And we're in a position now of having to do some repair And that's the road that abuts the back of the Hopkins' 2.4 property. It's all cattle property. We have one home there and 25

a pole barn. And it does flood because the back of the property 1 is right up against the Alafia River. Our house doesn't flood. It's built up high. But I'm 3 concerned about the ongoing problem with erosion on the road and our driving lane, which is access to the house. And that's where my brother and sister-in-law currently live. So I -while I want the Hopkins to have a -- a good life and keep time together. I'm very concerned about, as Mr. Stare said, the 8 property values and then going on problem with -- ongoing problem with erosion. 10 11 HEARING OFFICER: Let me ask you a quick question. 12 MS. HUNT: Sure. HEARING OFFICER: The access road you're talking 13 14 about, is that on your property? 15 MS. HUNT: Yes. 16 HEARING OFFICER: Okay. All right. 17 MS. HUNT: Yes. 18 HEARING OFFICER: Thank you. That was it. 19 MS. HUNT: Okay. 20 HEARING OFFICER: I appreciate it. If you could 21 please sign in. 22 MS. HUNT: Thank you. 23 HEARING OFFICER: Thank you for coming down. Ι appreciate it. 24 25 All right. I'm seeing no one else in opposition.

1 We'll close that portion of the hearing and we'll go 2 to Development Services. Ms. Heinrich, do you have anything to add? 3 MS. HEINRICH: Nothing further, ma'am. HEARING OFFICER: Let me just ask you, there was a comment about introducing mobile homes with the AS-1. Does AR the current zoning --8 MS. HEINRICH: Yes. HEARING OFFICER: -- allow mobile homes? 9 10 MS. HEINRICH: It does. 11 HEARING OFFICER: It does. All right. And what would be the requirements if it were approved? They'd have to -- to 12 13 subdivide, they have to provide one acre lots. And just --14 MS. HEINRICH: Correct. 15 HEARING OFFICER: -- if you could just give a little brief cursory presentation of that process, that subdivision 16 17 process, what they would be obligated to do? 18 MS. HEINRICH: Sure. If this is rezoned to that 19 district of AS-1, they would have to comply with the AS-1 zoning 20 district standards, which as you noted is one acre and 21 80 percent of that would need to be upland. And the minimum lot 22 width is 150 feet. And then any homes on the property would 23 have front and rear -- rear yard setbacks at 50 feet and then the side yard setbacks at 15. Depending how many are divided 24 and how they're accessed, it may be by easement. It could be 25

flag lots or it could be a low volume road. We don't know that 1 at this time because it's dependant on the number of lots they 3 used --HEARING OFFICER: Understood. 5 MS. HEINRICH: -- and how much access they could or could not get on Keysville directly. 6 HEARING OFFICER: And is there an evaluation of the drainage condition in that process? 8 9 MS. HEINRICH: Yes. HEARING OFFICER: And so they would have to make sure 10 11 that they comply with requirements for the County in terms of drainage and wouldn't negatively affect the adjacent parcels --12 13 MS. HEINRICH: Yes. 14 HEARING OFFICER: -- is that accurate? Okay. 15 you so much. All right. The last word is by the applicant. 16 17 you want to come back up, you can -- you have five minutes to 18 address anything you want. You don't have to, but it's your 19 opportunity. 20 MS. HOPKINS: Okay. 21 HEARING OFFICER: Just give us your name real quick. 22 MS. HOPKINS: Kelly Hopkins. 23 HEARING OFFICER: Thank you. MS. HOPKINS: The back -- this -- I'm sorry, the back, 2.4 the south part of the property that abuts their -- there's like 25

1	six acres that we don't ever want to touch. It's just woods.
2	Woods and a slow seepage wetland. So like, I can't move the
3	river. We are all over out in the Alafia River. But
4	we're we're not planning to come right up to their their
5	driveway and spray a hose.
6	We really want to leave the back half, the south half
7	of the property the way it already is. We're looking for mobile
8	homes for my brothers and sister and me. That's we don't
9	want to start a mobile home park. We don't want a trailer park.
10	We just want to just be able to subdivide the land. And even if
11	like, we divide it smaller into fewer pieces, we still, like
12	we in order to have the 80 percent upland, we can't just
13	divide it in tow as an AR-1 because the whole back half of the
14	property is wetlands and woods. So like, we still need we
15	would still need to rezone it.
16	HEARING OFFICER: All right. Thank you so much.
17	MS. HOPKINS: That's all. Thank you so much.
18	HEARING OFFICER: All right. Thank you for coming
19	down. I appreciate it.
20	We'll close Rezoning 24-0166 and go to the next case.
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ZHM Hearing February 20, 2024

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1	HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS		
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3		X	
4	IN RE:)	
5	ZONE HEARING MASTER HEARINGS)	
6) Y	
7		Λ	
8	ZONING HEARING MASTER HEARING TRANSCRIPT OF TESTIMONY AND PROCEEDINGS		
9			
10	BEFORE:	Susan Finch Land Use Hearing Master	
11		land obe mearing master	
12	DATE:	Tuesday, February 20, 2024	
13	TIME:	Commencing at 6:00 p.m. Concluding at 11:46 p.m.	
14			
15	LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard	
16		Second Floor Boardroom Tampa, Florida 33601	
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22			
23	Reported by: Diane DeMarsh, AAERT No.	1654	
24	DIGITAL REPORTER		
25			

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1
   continued by the applicant to the March 25, 2024 ZHM Hearing.
              Item A.14, Major Mod 24-0029. This application is out
3
    of order to be heard and is being continued to March 25, 2024,
    ZHM Hearing.
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5
              Item A.15, PD 24-0031. This application is being
6
    continued by Staff to the March 25 2024, ZHM Hearing.
              Item A.16, Major Mod 24-0034. This application is out
    of order to be heard and is being continued to the March 25,
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9
    2024, ZHM Hearing.
10
              Item A.17, PD 24-0044. This application is being
    continued by the applicant to the March 25, 2024 ZHM Hearing.
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12
              Item A.18, PD 24-0124. This application is out of
13
    order to be hear and is being continued to the April 15, 2024
14
    ZHM Hearing.
              Item A.9 -- A.19, PD 24-0132. This application is out
15
    of order to be heard and is bing continued to the March 25, 2024
16
17
    ZHM Hearing.
18
              Item A.20, PD 24-0141. This application is out of
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    order to be heard and is being continued to the March 25, 2024,
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    ZHM Hearing.
              Item A.21, PD 24-0147. This application is being
21
22
    withdrawn from the ZHM process.
23
              Item A.22, Standard Rezoning 24-0166. This
24
    application is out of order to be heard and is being continued
25
    to the March 25, 2024 ZHM Hearing.
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ZHM Hearing January 16, 2024

	OROUGH COUNTY, FLORIDA F COUNTY COMMISSIONERS
IN RE: ZONE HEARING MASTER HEARINGS))))
	HEARING MASTER HEARING F TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch and Pamela Jo Hatley Land Use Hearing Master
DATE:	Tuesday, January 16, 2024
TIME:	Commencing at 6:00 p.m. Concluding at 7:48 p.m.
LOCATION:	Hillsborough County BOCC 601 East Kennedy Boulevard Tampa, Florida 33601
Reported by: Diane DeMarsh, AAERT No.	1654

ZHM Hearing January 16, 2024

1 Item A.24, Rezoning PD 24-0031. This application is out of order to be heard and is being continued to the February 20, 2024 Zoning Hearing Master Hearing. Item A.25, Rezoning PD 24-0033. This application is being continued by Staff to the February 20, 2024 Zoning Hearing Master Hearing. Item A.26, Major Mod Application 24-0034. application is out of order to be heard and is being continued 8 to the February 20, 2024 Zoning Hearing Master Hearing. 9 And it's noted in the changes for Item A.27, Rezoning 10 11 PD 24-0044. This application -- this application is out of order and is being continued to the February 20, 2024 Zoning 12 13 Hearing Master Hearing. 14 Item A.28, Rezoning Standard 24-0074. 15 application is being continued by the applicant to the February 20, 2024 Zoning Hearing Master Hearing. 16 17 Item A.29, Rezoning Standard 24-0016. This 18 application is out of order to be heard and is being continued 19 to the February 20, 2024 Zoning Hearing Master Hearing. Item A.30, Rezoning Standard 24-0166. 20 This application is being continued by the applicat to the February 21 22 20, 2024 Zoning Hearing Master Hearing. 23 And Item A.31, Rezoning Standard 24-0171. application is being continued by the applicant to the 24 February 20, 2024 Zoning Hearing Master Hearing. 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

Rome, Ashley		
From: Sent: To: Subject: Attachments:	Hearings Monday, February 5, 2024 10:22 AM Rome, Ashley; Timoteo, Rosalina; Montalbano, Michelle FW: FW:FW: Application# RZ-STD 24-0166 IMG_8717.MOV	
From: CC STARE <flaming Sent: Monday, February 5 To: Hearings <hearings@ Cc: Michele Hunt <michel Subject: FW:FW: Applicat</michel </hearings@ </flaming 	5, 2024 10:09 AM hcfl.gov> ehunt1@verizon.net>	
External email: Use caution	when clicking on links, opening attachments or replying to this email.	
To the Zoning Administrat	tor et al.,	
The above video depicts t	he runoff from 673 E. Keysville onto our property during winter rains.	
our understanding and exwell as the rivers themsel	great concerns about excessive development and rezoning in and around the river basins. It is sperience, that as more homes are being built, more run off is heading to the river basins as ves. During heavy rains, the accumulation of run off over miles and miles is leading to deeper flooding in and around preexisting homes and roadways along the rivers.	
Regards, Cara J. Stare		
515 E Keysville Rd. Plant City, FL 33567 813-659-2601 Sent from Mail for Windo	ws 10	

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