Rezoning Application: 22-1452

Zoning Hearing Master Date: November 14, 2022

BOCC Land Use Meeting Date: January 10, 2023



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sandra Gray, Trustee of the

James C. Rowland and

Jacqueline C. Rowland Trust

FLU Category: Residential - 1 (Res-1)

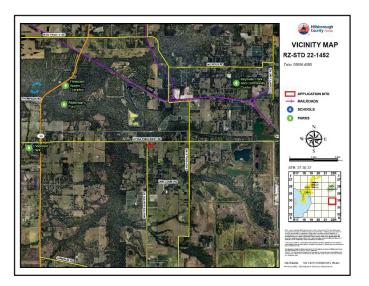
Service Area: Rural

Site Acreage: 5.00+/Community Plan Area: East Rural

Overlay: Lithia Southeast County

Request: Rezone from Agricultural Rural

(AR) to Agricultural Single-Family Residential -1 (AS-1).



Request Summary:

The request is to rezone from the existing Agricultural Rural (AR) zoning district to the proposed to Agricultural Single-Family Residential-1 (AS-1) zoning district. The proposed zoning for AS-1 permits agricultural and related uses and single-family development on lots containing a minimum of one (1) acre.

Zoning:					
	Current AR Zoning	Proposed AS-1 Zoning			
Uses	Agricultural & Agricultural Single	Agricultural & Agricultural Single			
	Family Residential	Family Residential			
Mathematical Maximum*	1 dwelling unit	4 dwelling units			
* Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.					

Development Standards:						
	Current AR Zoning	Proposed AS-1 Zoning				
Density / Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre				
Lot Size / Lot Width	217, 800 square feet (sf) / 150'	43,560 sf / 150'				
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides				
Height	50'	50'				

Additional Information:					
PD Variations	N/A				
Waiver(s) to the Land Development Code	None				

APPLICATION NUMBER: RZ STD 22-1452

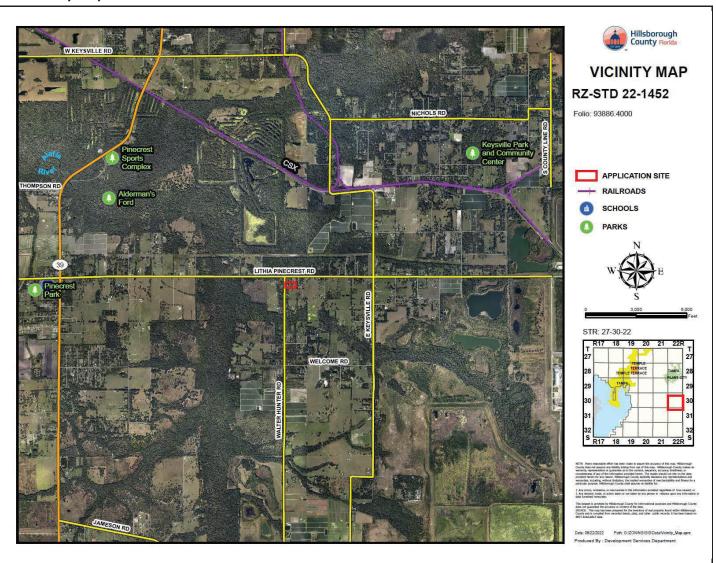
ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

Additional Information:						
Planning Commission Recommendation	Consistent					
Development Services Department Recommendation	Approvable					

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

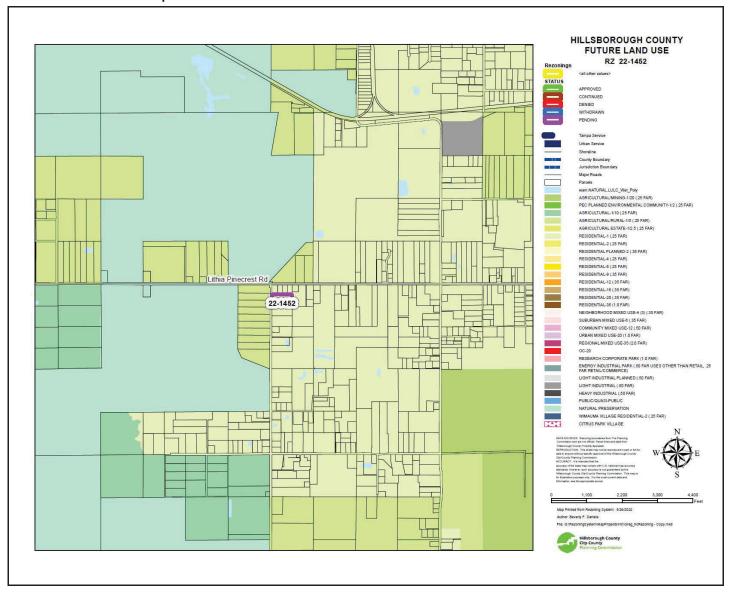
The site is surrounded by Rural-Agricultural, Rural Low-Density and Rural Low-Density Residential. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and east), and (AR) Agricultural Rural (to the south and west).

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022
BOCC LUM MEETING DATE: January 10, 2023

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



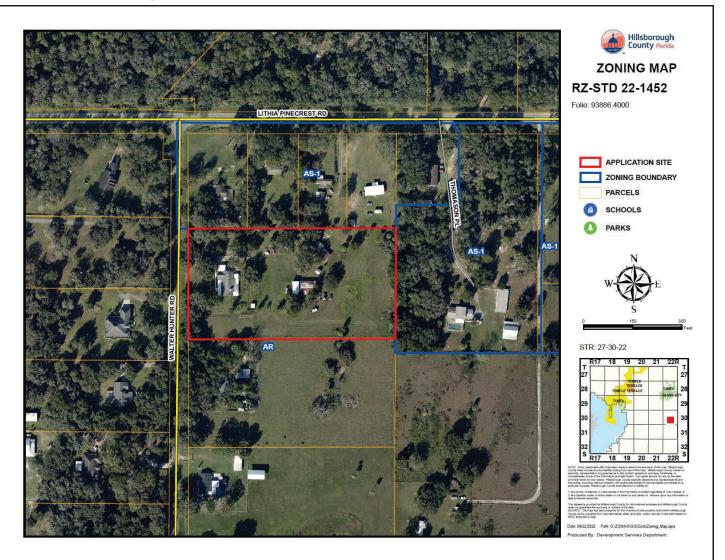
Case Reviewer: Isis Brown

Subject Site Future Land Use Category:	Residential -1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per 5 Gross Acre (ga)/ 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

ZHM HEARING DATE: November 14, 2022 BOCC LUM MEETING DATE: January 10, 2023

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Isis Brown

	Adjacent Zonings and Uses									
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:						
North	AS-1	1 dwelling unit (du)/ 1 acre	AS-1: Agricultural and related uses and permit single-family conventional and mobile home.	Single-Family Residential						
South	AR	1 du/ 5 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home.	Single-Family Residential						

APPLICATION NUMBER: RZ STD 22-1452
ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

	Adjacent Zonings and Uses									
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:						
East	AC-1	1 du/ 1 acre	AR: Agricultural and related uses and permit single-family conventional and mobile home.	Single-Family Residential						
West	AR	1 du/ 5 acre	AR-1: Agricultural and related uses and permit single-family conventional and mobile home.	Single-Family Residential						

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2.4 Proposed Site Plan (partial provided belowfor size and orientation purposes. See Section 8.0 for full site plan)					
	- I dai pi ovided below loi	1 Size and Orientation purp		Tor run site plan	
		Not Applicable			
		ног Арріісавіе			

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

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					
Walter Hunter 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	9	1	1							
Proposed	38	3	4							
Difference (+/-)	+29	+2	+3							

^{*}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:		

APPLICATION NUMBER: RZ STD 22-1452
ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	□ Yes ⊠ No	□ Yes 図 No	
Natural Resources	☐ Yes ☐ No	☐ Yes ☐ No	This agency provided no comments.
Conservation & Environmental Lands Mgmt.	□ Yes □ No	□ Yes □ No	This agency provided no comments.
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	☐ Use of Environmentally Sensitive Land Credit ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Surface Water Resource Protection Area ☐ Adjacent to ELAPP property		
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exception/Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A	☐ Yes ⊠ No ☐ N/A	□ Yes □ No ⊠ N/A	See Staff Report
Utilities Service Area/ Water & Wastewater □ Urban □ City of Tampa ⊠Rural □ City of Temple Terrace	□ Yes ⊠ No	□ Yes ⊠ No	
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	No Comment
Impact/Mobility Fees N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the Res-1 FLU category which permits agricultural and single-family residential uses.

The site is adjacent to properties with similar zoning district designations. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and east), and (AR) Agricultural Rural (to the south and west). The adjacent

Additionally, the parcel is located in the Lithia Southeast County Overlay District and subject to the requirements of Part 3.25.00 of the Land Development Code.

The size and depth of the subject parcel in relation to other adjacent agricultural and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.

The site is located outside the Hillsborough County Urban Service Area; therefore, the subject property should be served by private well water and septic system for wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed AS-1 zoning district is compatible with the existing zoning districts and development pattern in the area and the request approvable.

6.0 PROPOSED CONDITIONS:

N/A

Zoning Administrator Sign Off:

J. Brian Grady Tue Nov 8 2022 10:51:13

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.

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

N/A

APPLICATION NUMBER:	RZ STD 22-1452	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	November 14, 2022 January 10, 2023	Case Reviewer: Isis Brown
DOGG LOW INICE TIME DATE.	3411441 7 10, 2020	cuse he viewer is a siown
8.0 PROPOSED SITE PLA	AN (FULL)	
		Not Applicable

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department REVIEWER: Alex Steady, Senior Planner PLANNING AREA/SECTOR: South Rural/ South		DATE: 11/02/2022 AGENCY/DEPT: Transportation PETITION NO.: STD 22-1452
	This agency has no comments.	
X	This agency has no objection.	
П	This agency objects for the reasons set forth below.	

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development
 of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m.
 peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction
 plan review for consistency with applicable rules and regulations within the Hillsborough County
 Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 4.87 acres from Agricultural Residential (AR) to Agricultural Single Family-1 (AS-1). The site is located +/- 321 feet south of the intersection of Lithia Pinecrest Road and Walter Hunter Road. The Future Land Use designation of the site is Residential - 1 (RES-1).

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	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-1, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

APPLICATION NUMBER: RZ STD 22-1452

ZHM HEARING DATE: November 14, 2022

BOCC LUM MEETING DATE: January 10, 2023 Case Reviewer: Isis Brown

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+29	+2	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Walter Hunter Road. Walter Hunter Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway with +/- 9-foot travel lanes. Walter Hunter Road does not have sidewalks, bike facilities, 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 Walter Hunter Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Walter Hunter Road is not a Hillsborough County regulated roadway and as such was not included in the 2020 Level of Service (LOS) Report.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 22-1452
DATE OF HEARING:	November 14, 2022
APPLICANT:	Sandra Gray, Trustee of the James C. & Jacqueline C. Rowland Trust
PETITION REQUEST:	The request is to rezone a parcel of land from AR to AS-1
LOCATION:	10526 Hunter Road
SIZE OF PROPERTY:	4.8 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-1
SERVICE AREA:	Rural

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: Sandra Gray, Trustee of the James C. Rowland and Jacqueline C.

Rowland Trust

FLU Category: Residential -1 (Res-1)

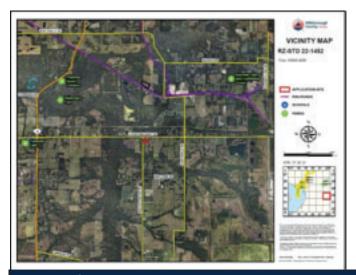
Service Area: Rural

Site Acreage: 5.00 +/-

Community Plan Area: East Rural

Overlay: Lithia Southeast County

Request: Rezone from Agricultural Rural (AR) to Agricultural Single- Family Residential -1 (AS-1).



Request Summary:

The request is to rezone from the existing Agricultural Rural (AR) zoning district to the proposed to Agricultural Single-Family Residential-1 (AS-1) zoning district. The proposed zoning for AS-1 permits agricultural and related uses and single-family development on lots containing a minimum of one (1) acre.

Zoning:		
Uses	Current AR Zoning	Proposed AS-1 Zoning
	Agricultural & Agricultural Single Family Residential	Agricultural & Agricultural Single Family Residential
Mathematical Maximum*	1 dwelling unit	4 dwelling units

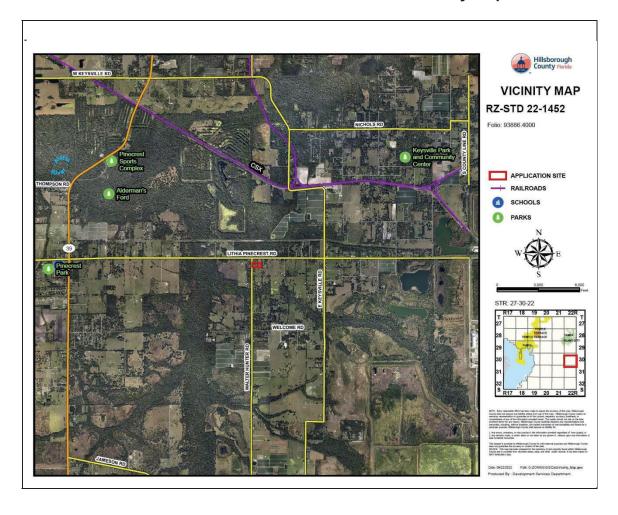
^{*} Mathematical Maximum entitlements may be reduced due to roads, stormwater and other improvements.

Development Standards:			
	Current AR Zoning	Proposed AS-1 Zoning	
Density / Intensity	1 dwelling unit (du)/ 5 acres	1 du/1 acre	
Lot Size / Lot Width	217, 800 square feet (sf) / 150'	43,560 sf / 150'	
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides	
Height	50'	50'	
Additional Information:			
PD Variations	N/A		

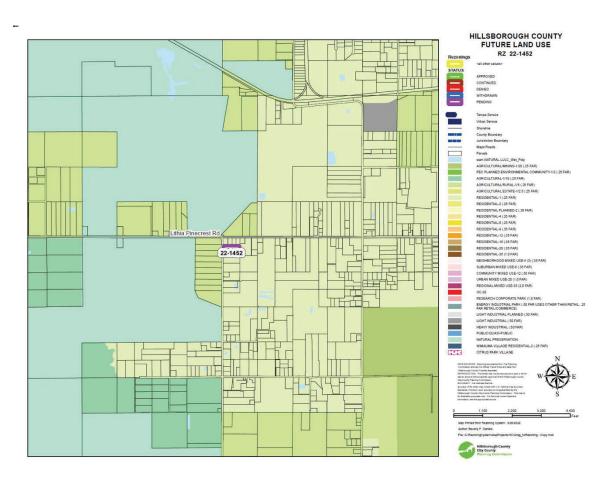
Waiver(s) to the Land Development Code	None

Additional Information:	
Planning Commission Recommendation	- Consistent
Development Services Department Recommendation	Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map

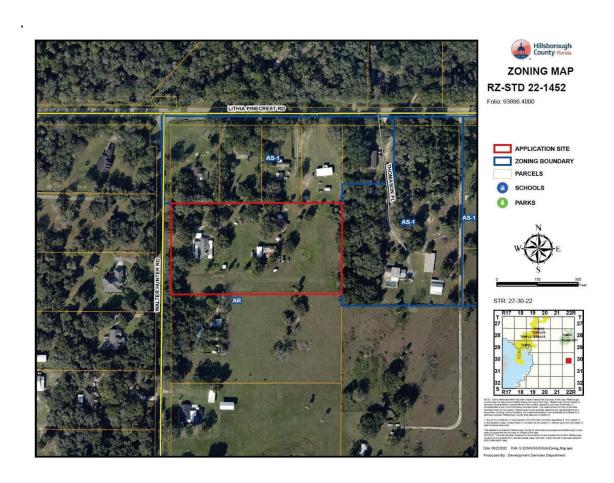


2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential -1 (Res-1)
Maximum Density/F.A.R.:	1 dwelling unit per 5 Gross Acre (ga)/ 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

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)

Adjoining Roadways (check if applicable)					
Road Name	Classification	Current Conditions	Select Future Improvements		
Walter Hunter 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	9	1	1			
Proposed	38	3	4			
Difference (+/-)	+29	+2	+3			

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

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

4.0 ADDITIONAL SITE INFO	RMATION &	AGENCY C	COMMENTS SUMMARY
Environmental:		Conditions	
Environmental Protection Commission	□ Yes ⊠No	□ Yes ⊠No	
Natural Resources	□ Yes □No	□ Yes □No	This agency provided no comments.

Conservation & Environmental Lands Mgmt.	□ Yes □No	□ Yes □No	This agency provided no comments.
Check if Applicable: ☐ Wetlands/Other Surface W. ☐ Use of Environmentally Set ☐ Surface Water Resource P. ☐ Potable Water Wellfield Pro	nsitive Land rotection Are	ea	ellhead Protection Area
□ Significant Wildlife Habitat□ Coastal High Hazard Area□ Urban/Suburban/Rural Sce□ Other	nic Corridor	□ Adjacent	to ELAPP property
Public Facilities:	Objections	Conditions Requested	
Transportation			
□ Design Exception/Adm. Variance Requested □ Off- site Improvements Provided ⊠N/A	□ Yes ⊠No □N/A	□ Yes □No ⊠N/A	See Staff Report
Utilities Service Area/ Water & Wastewater		-	
□Urban □ City of Tampa ☑Rural □ City of Temple Terrace	□ Yes ⊠No	□ Yes ⊠No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 □N/A Inadequate □ K-5 □6-	□ Yes □No	□ Yes □No -	No Comment
8 □9-12 □N/A Impact/Mobility Fees			
N/A			
I N/ / \			

Comprehensive Plan:		Conditions Requested	
Planning Commission			
☐ Meets Locational Criteria	Inconsistent	□ Yes	
⊠N/A □ Locational Criteria	\boxtimes	⊠No	
Waiver Requested □	Consistent		
Minimum Density Met □ N/A			

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located in an area comprised of agricultural and single-family residential uses. A majority of the area surrounding the site is within the Res-1 FLU category which permits agricultural and single-family residential uses.

The site is adjacent to properties with similar zoning district designations. The adjacent properties are zoned (AS-1) Agricultural Single – Family Residential-1 (to the north and east), and (AR) Agricultural Rural (to the south and west). The adjacent

Additionally, the parcel is located in the Lithia Southeast County Overlay District and subject to the requirements of Part 3.25.00 of the Land Development Code.

The size and depth of the subject parcel in relation to other adjacent agricultural and residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the agricultural and residential uses/zoning districts in the area.

The site is located outside the Hillsborough County Urban Service Area; therefore, the subject property should be served by private well water and septic system for wastewater.

5.2 Recommendation

Based on the above considerations, staff finds the proposed AS-1 zoning district is compatible with the existing zoning districts and development pattern in the area and the request approvable.

SUMMARY OF HEARING

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

Mr. Richard Kosan 330 Pauls Drive Suite 100 Brandon testified on behalf of Sandra Gray who is the Trustee of the James Rowland and Jacqueline Rowland Trust. He added that the provisions of the Trust were that when Mr. and Mrs. Rowland passed, the subject property would be divided between the son and the daughter. Ms. Sandra Gray is the daughter of the Trustees and she is the current Trustee. Mr. Kosan testified that he was looking to do a family homestead subdivision but it does not comply with the provisions. Therefore a rezoning from AR to AS-1 is required. The property is serviced by private well and septic tank. He described the surrounding parcels as being zoned AS-1 and the request is compatible with the area. Mr. Kosan concluded his presentation by stating that he did not receive any objections and requested approval of the rezoning application.

Ms. Isis Brown of the Development Services Department testified regarding the County's staff report. Ms. Brown stated that the applicant has requested a rezoning to AS-1 and concluded her presentation by stating that the request is compatible with the development pattern in the area and that staff finds the request approvable.

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 located within the SouthShore Areawide Systems Community Plan and the Rural Service Area. Ms. Papandrew stated that the request meets the intent of the RES-1 category as well as Objective 4 of the Future Land Use Element which requires the maintenance of low density large lot residential in the Rural Service Area. She stated that the rezoning meets Objective 16 regarding compatibility. Ms. Papandrew concluded her presentation by stating that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Kosan did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

No evidence was 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 4.8 acres in size and is currently zoned Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area and the SouthShore Areawide Community Planning Area.
- 2. The applicant is requesting a rezoning to the Agricultural Single-Family-1 (AS-1) zoning district.
- 3. The Planning Commission staff supports the request. The Planning Commission found the request meets Objective 4 of the Future Land Use Element which regarding the maintenance of large lots and agricultural uses in the Rural Service Area as well as Objective 16 which requires consistency with the character of the area. Staff testified that the rezoning is consistent with the Future of Hillsborough Comprehensive Plan.
- 4. The area surrounding the subject property is zoned AS-1 and AR.
- 5. The request for the AS-1 zoning district on the subject property is compatible with the surrounding zoning pattern and the RES-1 Future Land Use category.

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

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

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is substantial competent evidence to demonstrate that the requested rezoning is in conformance with the

applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the AS-1 zoning district. The property is 4.8 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The property is located in the Rural Service Area and the SouthShore Areawide Community Planning Area.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility. Planning Commission staff testified that the rezoning is consistent with the Comprehensive Plan.

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

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.

December 7, 2022

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



Unincorporated Hillsborough (County Rezoning
Hearing Date: November 14, 2022 Report Prepared: November 2, 2022	Petition: RZ-STD 22-1452 10526 Walter Hunter Road In the southeast quadrant of the Walter Hunter Road and Lithia Pinecrest Road intersection.
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ac; 0.25 FAR)
Service Area	Rural
Community Plan:	SouthShore Areawide Systems
Request:	Rezoning from Agricultural Rural (AR) to Agricultural Single-Family-1 (AS-1) to accommodate for a lot split.
Parcel Size (Approx.):	4.87+/- acres (212,137+/- sq. ft.)
Street Functional Classification:	Walter Hunter Road – County Collector Lithia Pinecrest Road- County Arterial
Locational Criteria	N/A
Evacuation Zone	None



Context

- The 4.87± acre site is located in the Rural Service Area and is located at 10526 Walter Hunter Road, south of Lithia Pinecrest Road, and east of Walter Hunter Road.
- The property is within the limits of the SouthShore Areawide Systems Plan. The property is developed with single-family residential uses.
- The property's Future Land Use designation is Residential-1 (RES-1), which includes typical uses such as 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject property is surrounded by the Residential-1 (RES-1) Future Land Use category to the north, south, and east. Agricultural Rural-1/5 (AR-1/5) exists to the west, across Walter Hunter Road.
- Agricultural Rural (AR) zoning districts surrounds the site to the south, west, southwest, southeast and northwest which contain mostly single-family uses, vacant, and agricultural uses. Agricultural Single-family-1 (AS-1) zoning surrounds the site to the north and northeast and east.
- The applicant is requesting to rezone the subject property from Agricultural Rural (AR) to Agricultural Single-Family (AS-1). The AR zoning district requires a minimum parcel size of five (5) acres. The AS-1 zoning district requires a one (1) acre minimum parcel size. The applicant has requested AS-1 to split the lot.

<u>Compliance with Comprehensive Plan:</u>
The following Goals, Objectives and Policies apply to this rezoning request and are used as a basis for consistency finding.

Future Land Use Element

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

GROWTH MANAGEMENT STRATEGY

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

The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some "rural communities" exist. These communities have historically served as a center of community activity within the rural environment. They include,

RZ 22-1452

Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these communities will be reflected through the application of "community-based planning" techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.

This Plan also provides for the development of planned villages within rural areas. These villages are essentially self supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.

PURPOSE

Control Urban Sprawl.

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

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

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

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

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

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

FUTURE LAND USE ELEMENT

Rural Area

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

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

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

Relationship to Land Development Regulations

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

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

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

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.

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

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

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

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

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

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

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

Community Design Component- Community Level Design 4.1 Rural Residential Character

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

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

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

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

Neighborhood Level Design

5.1 Compatibility

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

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

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

Livable Communities Element- Southshore AreaWide Systems The community desires to:

- **4.** Maintain housing opportunities for all income groups.
 - a. Explore and implement development incentives throughout SouthShore that will increase the housing opportunities for all income groups, consistent with and furthering the goals, objectives and policies within the Comprehensive Plan Housing Element

Staff Analysis of Goals, Objectives, and Policies:

The approximately 4.87± acre site is located in the Rural Service Area and is located at 10526 Walter Hunter Road, south of Lithia Pinecrest Road, and east of Walter Hunter Road. The property is within the limits of the SouthShore Areawide Systems Plan. The property is developed with single-family residential uses. The applicant is requesting a rezoning from Agricultural Rural (AR) to Agricultural Single-Family (AS-1) for a lot split for two single-family homes.

Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area. The subject site is within the Rural Service Area and the proposed rezoning meets the intent of Objective 4 and Policy 4.1 of the FLUE by maintaining the low-density, large lot residential character of the Rural Area. According to Objective 9 of the FLUE, all development must comply with all federal, state and local land development regulations. Policy 9.1 states that "each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category." The subject site is located in the Rural Area and has a Future Land Use Classification of Residential-1 (RES-1) which permits 1 dwelling unit per gross acre (du/ga). The intent of the RES-1 category is to designate areas for low density, large lot residential uses that are compatible with short-term agricultural uses. The proposed AS-1 zoning district requires a one (1) acre minimum parcel size which is consistent and permitted within the RES-1 FLU category. The proposal meets the requirements of the RES-1 Future Land Use category, Objective 9, and Policies 9.1 and 9.2.

Objective 16 and its accompanying policies 16.1, 16.2, and 16.3 protect existing neighborhoods and development by ensuring compatibility with the surrounding area through various buffering requirements and mitigation techniques. Policy 16.8 specifically

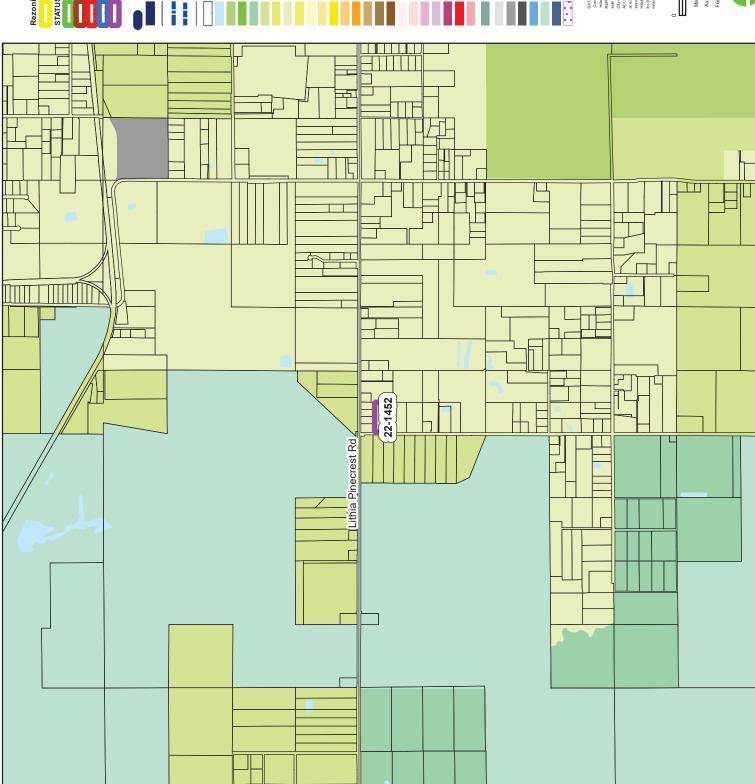
requires the density and lot sizes of the surrounding area to be compatible with new development. The existing uses in the area are primarily agricultural with low density residential dwellings interspersed throughout. Policy 16.10 states that "any density increase shall be compatible with existing, 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." The subject property is surrounded by the Residential-1 (RES-1) Future Land Use category to the north, south, and east. Agricultural Rural-1/5 (AR-1/5) exists to the west, across Walter Hunter Road. The surrounding area is primarily residential and agricultural with a variety of lot sizes, ranging from one (1) acre to ten (10) acres. The vast majority of lots in this area are approximately five (5) acres in size or larger. However, there are several one (1) acre lots located north of the property and the proposed rezoning would allow for a lot size that is compatible with the surrounding area.

The property is in the SouthShore Areawide Systems and is consistent with the community desire to maintain housing opportunities for all income levels. The request will provide additional single-family housing on large lots and will help maintain a rural character. There are no other policies or strategies that apply to the request or the subject property.

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Element of the Unincorporated Hillsborough County Comprehensive Plan. The rezoning request is compatible with the existing residential development pattern in the 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 22-1452

STATUS

<all other values>

WITHDRAWN CONTINUED APPROVED DENIED

Tampa Service Urban Service PENDING

Major Roads

Jurisdiction Boundary

County Boundary

Shoreline

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

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

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

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

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

URBAN MIXED USE-20 (1.0 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)

LIGHT INDUSTRIAL PLANNED (.50 FAR) HEAVY INDUSTRIAL (.50 FAR) LIGHT INDUSTRIAL (.50 FAR)

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

PUBLIC/QUASI-PUBLIC

CITRUS PARK VILLAGE

3,300 2,200

1,100

FIe: G\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd Map Printed from Rezoning System: 9/26/2022 Author: Beverly F. Daniels

Hillsborough County
City-County
Planning Commission

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

REVIE	wining Technician, Development Services Department WER: Alex Steady, Senior Planner NING AREA/SECTOR: South Rural/ South	DATE: 11/02/2022 AGENCY/DEPT: Transportation PETITION NO.: STD 22-1452
	This agency has no comments.	
X	This agency has no objection.	
	This agency objects for the reasons set forth below.	

REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 29 average daily trips, 2 trips in the a.m. peak hour, and 3 trips in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 4.87 acres from Agricultural Residential (AR) to Agricultural Single Family– 1 (AS-1). The site is located +/- 321 feet south of the intersection of Lithia Pinecrest Road and Walter Hunter Road. The Future Land Use designation of the site is Residential – 1 (RES-1).

Trip Generation Analysis

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

Approved Zoning:

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

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
AS-1, 4 Single Family Dwelling Units (ITE Code 210)	38	3	4

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+29	+2	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Walter Hunter Road. Walter Hunter Road is a 2-lane, substandard, undivided, Hillsborough County maintained, collector roadway with +/- 9-foot travel lanes. Walter Hunter Road does not have sidewalks, bike facilities, 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 Walter Hunter Road. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

ROADWAY LEVEL OF SERVICE

Walter Hunter Road is not a Hillsborough County regulated roadway and as such was not included in the 2020 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		
Walter Hunter 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	9	1	1		
Proposed	38	3	4		
Difference (+/-)	+29	+2	+3		

^{*}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				
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

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 Diana M. Lee, P.E. AIR DIVISION Rick Muratti, Esq. LEGAL DEPT Steffanie L. Wickham WASTE DIVISION Sterlin Woodard, P.E. WETLANDS DIVISION

AGENCY COMMENT SHEET

REZONING			
HEARING DATE: 11/14/2022	COMMENT DATE: 10/25/2022		
PETITION NO.: 22-1452	PROPERTY ADDRESS: 10526 Walter Hunter Rd,		
EPC REVIEWER: Melissa Yanez	Lithia, FL 33547 FOLIO #: 0938864000		
CONTACT INFORMATION: (813) 627-2600 X1360	STR: 27-30S-22E		
EMAIL: yanezm@epchc.org			
REQUESTED ZONING: From AR to AS-1			

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	10/20/2022	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	Site Visit - No wet	
SOILS SURVEY, EPC FILES)		

INFORMATIONAL COMMENTS:

Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected 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. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.

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.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.:	STD22-1452	2_ REVIEWED	BY:	: <u>R</u>	andy Rochel	<u>le</u>	DATE: <u>10/20/2022</u>
FOLIO NO.:		93886.4000						
			WA	TER				
	The proper	rty lies within provider to	the determine the ava	_Wa ailab	ater oility	Service Area of water ser	a. The a vice.	pplicant should
	site)additional :	and/or differe	This will be the lik	ely _l ecti	poir	nt-of-connect determined a	ion, how	ely feet from the ever there could be see of the application
	the County be comple	's water sys	tem. The improve prior to is	mer	nts i	nclude	· ·	rior to connection to and will need to mits that will create
			WASTE	WA	TEF	२		
			the rider to determine					
	feet from there could	he site) d be addition	Th	is w t po	vill b oints	e the likely p -of-connection	ooint-of-c on deterr	(approximately _ onnection, however mined at the time of
	connection and will ne	to the Coured to be con	nty's wastewater	syst	tem.	. The improv prior to issu	ements/	completed prior to includeany building permits
COMM	Area, there required or systems, the closest	efore water a rotherwise a here will be o t location with	n existing infrastru	ser to t nts r uctui	vice the prequ requ	e is not gener potable wate uired that ext These points	rally allover and/or end beyon-	ved. If the site is

make the final determination .

VERBATIM TRANSCRIPT

	NOVELIDEL 14, 2022
	LLSBOROUGH COUNTY, FLORIDA RD OF COUNTY COMMISSIONERS
TN DE.	X)
IN RE: ZONE HEARING MASTER))
HEARINGS)) X
	ING HEARING MASTER HEARING PT OF TESTIMONY AND PROCEEDINGS
BEFORE:	Susan Finch, Zoning Hearing Master Land Use Hearing Master
DATE:	Monday, November 14, 2022
TIME:	Commencing at 6:00 p.m. Concluding at 10:13 p.m.
_	ia Cisco Webex Videoconference by: aJon Irving, CER No. 1256

housing opportunities for all income groups and the proposed 1 rezoning would facilitate this goal especially in an area where 2 the development pattern is residential. 3 The site also meets the intent of the affordable 4 housing and neighborhood goals and strategies of the Wimauma Village Community Plan. The Plan seeks to encourage affordable housing that accommodates a diverse population and wide range of income levels. 8 So based upon the above considerations, Planning 9 Commission Staff finds the proposed rezoning consistent with the 10 11 Unincorporated Hillsborough County Comprehensive Plan. 12 HEARING MASTER: Thank you. I appreciate it. 13 there anyone in the room that would like to speak or online that 14 would like to speak in support? I'm seeing no one. Anyone in 15 opposition to this request? No one. 16 Mr. Grady, anything else? MR. GRADY: Nothing further. 17 18 HEARING MASTER: Ms. Conte, anything further before we close? 19 20 MS. CONTE: Nothing further. Thank you. 21 HEARING MASTER: All right. Then we'll close rezoning 22 22-1449. You go to the next case. 23 MR. GRADY: The next item is Item C.4, Rezoning Standard 22-1452. The app is Sandra Gray. The request is 24 rezone from agricultural rural to agricultural single-family 25

Isis Brown will provide staff recommendation after 1 one. presentation by the applicant. HEARING MASTER: All right. It's the applicant here. 3 Good evening evening. MR. KOSAN: Good evening, Madam Hearing Master. name is Richard Kosan. My address is 330 Pauls Drive, Suite 100, Brandon, Florida 33511. I'm here on behalf of Sandra Gray, who's the trustee of the James Rowland and Jacqueline Rowland The provisions of that trust were when the last of Mr. and Mrs. Rowland passed, the property -- subject property 10 11 would be divided between the son and the daughter. Sandra Gray is the daughter of this -- of the -- the Trustees and she's the 12 13 current trustee. 14 We were looking to do a family homestead subdivision, 15 but it's 4.87 acres, so it does not comply with that -- with the family homestead provision. So we have to do a rezoning from AR 16 17 The property is to be serviced by private well and 18 septic tank, which is appropriate in this where the property is located. 19 The property is not located with any service areas. 20 The property is to be rezoned from AR to AS-1, as I noted and is 21 compatible with the future land use comprehensive plan designation of R-1. The zoning complies with the -- or the --22 23 when we do the partial certification, it will comply with the minimum standards for the zoning district AS-1. Their -- the 24 properties to the north and the east or zone AS-1 and the 25

properties to the west and the south or zoned AR. So this 1 property is compatible with the neighborhood in which it's located and the rezoning would be compatible. There are no 3 identified wetlands on the subject property. There is no identified upland wildlife area on the subject property. was made according to county code on October 14th. Proof of notice was provided October 21st. I received one phone call from a neighborhood pursuant to that notice. It was a -- to 8 clarify what was happening, it was not objection. I received no other objections from or clarifications from anyone else on --10 based upon the notice that was provided in this case, we believe 11 12 that the property is approvable as requested and is consistent 13 with the comprehensive plan and would request approval. 14 HEARING MASTER: Thank you so much. I appreciate it. 15 If you could please sign in. 16 I would if you have any questions, I'm MR. KOSAN: 17 available. 18 HEARING MASTER: None at this time, but thank you. I 19 appreciate it. Development Services. MS. BROWN: Good evening. Isis brown, Development 20 Services, case 22-1452. 21 The request is to rezone from the 22 existing AR agricultural rural zoning district to the proposed 23 agricultural single-family residential AS-1 zoning district. The proposed zoning for AS-1 permits agricultural and related 24 uses and single-family development on lots containing a minimum 25

of one acre. The current lot size, plus or minus five aces. 1 The site is adjacent to properties with similar zoning districts and the site is located in the RES-1 of future land use category, which permits agricultural and single-family residential. Additionally, the site -- the parcel is located at --6 in the Lithia southeast county overly district and subject to requirements of part 3.25.00 of the Land Development Code. 8 The site is located outside of the county urban service area, therefore subject property shall be serviced by private well 10 11 water and septic system for wastewater. Based on the above 12 consideration, Staff finds the proposed AS-1 zoning district is 13 compatible with the zoning district and development pattern in 14 the zone -- in the area and the request is approvable. 15 available for any questions. 16 HEARING MASTER: No questions, but thank you. 17 Planning Commission. 18 MS. PAPANDREW: Andrea Papandrew, Planning Commission Staff. 19 The subject property is within the Residential-1 future 20 land use category. It's within the limits of the SouthShore 21 Areawide Systems Community Plan. The property is developed with 22 single-family residential uses. The site is within the rural 23 service area. And the proposed rezoning meets the intent of 24 Objective 4, Policy 4.1 of the Future Land Use Element by maintaining the low density, large lot residential character of 25

the rural area. According to Objective nine, all development 1 must comply with all federal, state and local land development regulations. Policy 9.1 states that each land use planning category shall have a set of zoning districts that may be permitted within that land use planning category. The subject site has a future land use classification 6 of Residential-1 the intend to this category is to designate areas for low density, large lot residential uses that are 8 compatible short term agricultural uses. 9 The proposed AS-1 zoning district requires a one acre 10 minimum parcel size, which is consistent and meets the 11 12 requirements of the Residential-1 future land use category, 13 Objective nine and Policies 9.1 and 9.2. Objective 16 Policies 14 16.1, 16.2 and 16.3 protect existing neighborhoods and 15 development by ensuring compatibility with the surrounding area 16 to various buffering requirements and mitigation techniques. Policy 16.8 specifically requires the density and lot sizes of 17 18 the area to be compatible with new development. Existing uses in the area are primarily agricultural with low density 19 20 residential dwellings. 21 Policy 16.10 states that any density increase shall be 22 compatible with existing proposed or planned surrounding 23 development. Compatibility does not mean the same as, rather it 24 refers to the sensitivity of development proposals and 25 maintaining the character of existing development.

1	The subject property is surrounded by the
2	Residential-1 future land use category from the north, south and
3	east. Agricultural rural 1/5 exists the west, across Walter
4	Hunter road. Surrounding area is primarily residential and
5	agricultural with a variety of lot sizes ranging from one acre
6	to ten acres. There are several one acre lots located north of
7	the property and the proposed rezoning would allow for a lot
8	size that is compatible.
9	The properties in the SouthShore Areawide Systems
10	Community Plan and is consistent with the community desire to
11	maintain housing opportunities for all income levels and the
12	request to provide additional single-family housing on large
13	lots and maintain a rural character.
14	Based upon the above considerations, Planning
15	Commission Staff finds the proposed rezoning consistent with the
16	Unincorporated Hillsborough County Comprehensive Plan. Thank
17	you.
18	HEARING MASTER: Thank you. Appreciate it. All
19	right. Is there anyone in the room or online that would like to
20	speak in support? Anyone in favor? I see no one. Anyone in
21	opposition to this request? No one.
22	Mr. Grady, anything else?
23	MR. GRADY: Nothing further.
24	HEARING MASTER: All right. And we go back to the
25	applicant, if you have anything. All right. Then with that,

we'll close Rezoning 22-1452 and go to the next case. 1 2 MR. GRADY: The next item is -- is Agenda Item D.1 3 Rezoning PD 22-0461. The applicant is Truett Gardner with Gardener Brewer and Hudson. The request is a rezone from AR, RSC-9 in plan development to a plan development. Michelle Heinrich with County Staff will provide Staff recommendation after presentation by the applicant. 8 HEARING MASTER: All right. Good evening. MR. GARDNER: How are you? 9 10 HEARING MASTER: I'm good. 11 MR. GARDNER: Good. Truett Gardner, 400 North Ashley Drive. And we do have a Powerpoint, but just preliminarily 12 13 wanted to introduce our team. We've got Chad Weaver sitting in 14 the middle of the back with Camden Properties. And then 15 Brett Roth with Bollar (phonetically). And then presenting tonight are Addie Clark and Steve Henry. And we filed this 16 17 application in January of 2022. And and so we've been working 18 closely with staff for the last 11 months. It is a complex and 19 complicated one, but we've worked it all the way through. And given the complexity, I'm happy to answer any questions you may 20 21 have that I can assure you the staff report would put you to 22 sleep and also anything that we've submitted as well. 23 HEARING MASTER: Thank you. Appreciate it. MR. GARDNER: And we're proud of the final product. 24 25 And we have sent notice out a total of six times and all the

EXHIBITS SUBMITTED DURING THE ZHM HEARING

NONE

PARTY OF RECORD

Rome, Ashley

From: Hearings

Sent: Friday, October 21, 2022 11:50 AM

To: Timoteo, Rosalina; Rome, Ashley; Brown, Isis

Subject: FW: 22-1452 Rezoning from AR to AS-1 22-1452

From: zman8741@aol.com <zman8741@aol.com>

Sent: Friday, October 21, 2022 11:35 AM

To: Hearings Hearings@HillsboroughCounty.ORG **Subject:** 22-1452 Rezoning from AR to AS-1 22-1452

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

To Whom it Concerns, @ Hillsborough County Florida Development Services:

Regarding Application Number: 22-1452

Requesting a Rezoning at 10526 (which is the street number on the Letter of Notice - but I believe the actual address to be 10528) Walter Hunter Rd. Lithia, FL 33547 from current zone of AR to AS-1

Rezoning to AS-1 should most definitely *not* be allowed!

This may very well be a sibling rivalry in order to divide their land (as the current owners seem to be implying to us neighbors) - well that's just to bad!

Even if this was accurate about the true intention for this requested zoning variance this can not be be approved because this means an end to our rural essentially 5 acre minimum lot size community as any and all lots could then be and will be changed to the new zoning of minimum 1 acre lot size AND to include Mobile Homes (potentially a big "eye sore"!). As an example upon sale of this specific lot separating it into 1 acre Mobile Home lots = potentially more money to the seller than just selling it as one 5 acre lot; even if it became 1 acre site-built homes it's the start of a CITY and therefore not congruent with our rural community and it's values.

Allowing this change will forever more, negatively change this community. The impact will be horrible - tracts of land jammed with mobile homes and or site built homes or any and all combinations in between packed in or squeezed in between beautiful homes standing majestically on their minimum 5 acre lots; a dichotomy that this neighborhood community will not accept!

Appreciate your investment of time in allowing me to voice my concern over this potential zoning change variance - WHICH I VEHETMLY OPPOSE!

Thank you, Concerned Neighbor Miriam Rashid 10223 Lithia Pinecrest Rd Lithia, FL 33547