STAFF REPORT

SUBJECT:	RZ 20-1271	**PLANNING AREA:**	East Rural
REQUEST:	Rezone to Office Residential (OR)	**SECTOR:**	Central
APPLICANT:	Cherry Hallback		
Existing Zoning District: Agricultural, Single-Family (AS-1)		**Future Land Use Category:** Residential-1 (RES-1)	

Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 1.66 acres from the existing Agricultural, Single-Family (AS-1) zoning district to the proposed Office Residential (OR) zoning district to specifically open a nurse registry office. The site is located at 1404 Holloman Road, which is approximately 1,490 feet northwest of the intersection of Smith Ryals Road and Holloman Road. The underlying future land use (FLU) category of the subject parcel is Residential-1 (RES-1).

1.2 Compliance Overview with Land Development Code and Technical Manuals

No variation or variances to the Hillsborough County Land Development Code (LDC) are being requested at this time. The site will comply with and conform to applicable policies and regulations, including but not limited to, the LDC, Site Development and Technical Manuals.

1.3 Analysis of Recommended Conditions

N/A

1.4 Evaluation of Existing and Planned Public Facilities

The site is located within the Rural Service Area where potable water and wastewater services are not provided by Hillsborough County. Therefore, the site will be served by private well and septic.

Transit service is not conveniently located to service this site. The closest transit stop is located approximately 9.7 miles away at the Dover Park-n-Ride.

The subject property is located on Holloman Road, an undivided 2-lane local substandard roadway. The roadway consists of approximately 50 feet of right-of-way. No turn lanes, gutters, median, sidewalks, bicycle lanes, and paved shoulders are present on the roadway. Currently, there are no plans to widen Holloman Road.

Transportation staff has reviewed the application and offers no objections. Their review notes that this is a standard district rezoning and does not require a transportation analysis. The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 166 average daily trips, 20 trips in the a.m. peak hour, and 20 trips in the p.m. peak hour. Due to Holloman Road being a local substandard roadway and the resulting increase of peak hour trips, the applicant will be required to improve the roadway, from the project driveway to the nearest standard roadway, to current County standards or obtain recommendation of approval by the County Engineer of a Section 6.04.02.B. variance from Section 6.04.03.L.

A calculation of the estimated fees has been performed based on the fees at the time the review was made. The estimated fees include a $5,410.00 Mobility Fee and $158.00 Fire Fee for a single tenant office type use. Actual fees will be based on permit applications received and based on the fee schedule at the time of building permit application.

1.5 Environmental/Natural Resources

The Environmental Protection Commission (EPC) reviewed the request and finds that no wetland or other

surface water areas exist on the site

1.6 Comprehensive Plan Consistency

The site is located within the RES-1 FLU category and outside the limits of a Community Plan Area. Planning Commission staff finds the request to be inconsistent with the commercial locational criteria and compatibility policies of the Comprehensive Plan for Unincorporated Hillsborough County.

1.7 Compatibility

The site is located in an area comprised of low-density rural residential and agricultural uses. Half of the general area is within the RES-1 FLU category that can potentially permit commercial, office, and multi-purpose uses that meet the locational criteria and the other half of the general area is within the Agricultural/Mining FLU category that can potentially permit residential, rural scale neighborhood commercial, office, and industrial uses that meet the locational criteria. The overall area is also within the Rural Service Area with no publicly owned and operated potable water and wastewater facilities available.

As shown in Exhibit 2, the site is adjacent to properties zoned AR (to the north and east), AS-1 (to the south and west), and PD (to the northwest, west, and south), but within the general area there is one property zoned CN (to the northeast).

Based on the above considerations, staff finds the proposed OR zoning district incompatible with the existing zoning districts and development pattern in the area.

1.8 Agency/Department Comments

The following agencies and departments reviewed the request and offer no objections:

- Water Resource Services
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Transportation

1.9 Exhibits

Exhibit 1: Project Aerial
Exhibit 2: Zoning Map
Exhibit 3: Future Land Use Map

2.0 Recommendation

Based on the above considerations, staff finds request not supportable.

Staff's Recommendation: Not Supported	
Zoning Administrator Sign-off:	J. Brian Grady Mon Nov 9 2020 14:08:29

EXHIBIT 1

E STATE ROAD 60
60
SMITH RYALS RD
HOLLOMAN RD
Hillsborough County Florida
Project Location Map
RZ-STD 20-1271
Folio: 93033.0500
Application Site
Parcels
N
0
240
480
Feet
STR: 27-29-22
R17 18 19 20 21 22R
T 27 28 29 30 31 32 S
TEMPLE TERRACE
TAMPA
PLANT CITY

EXHIBIT 2

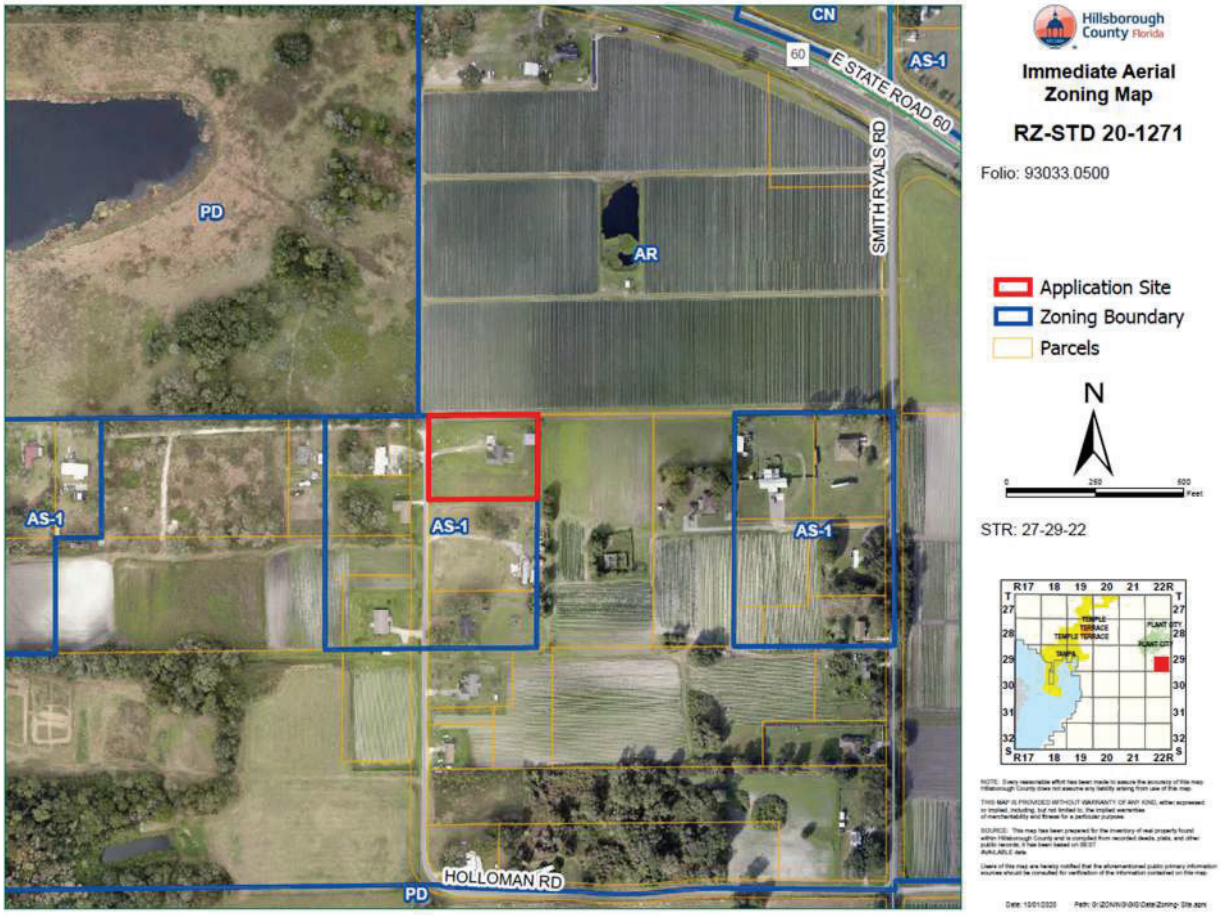
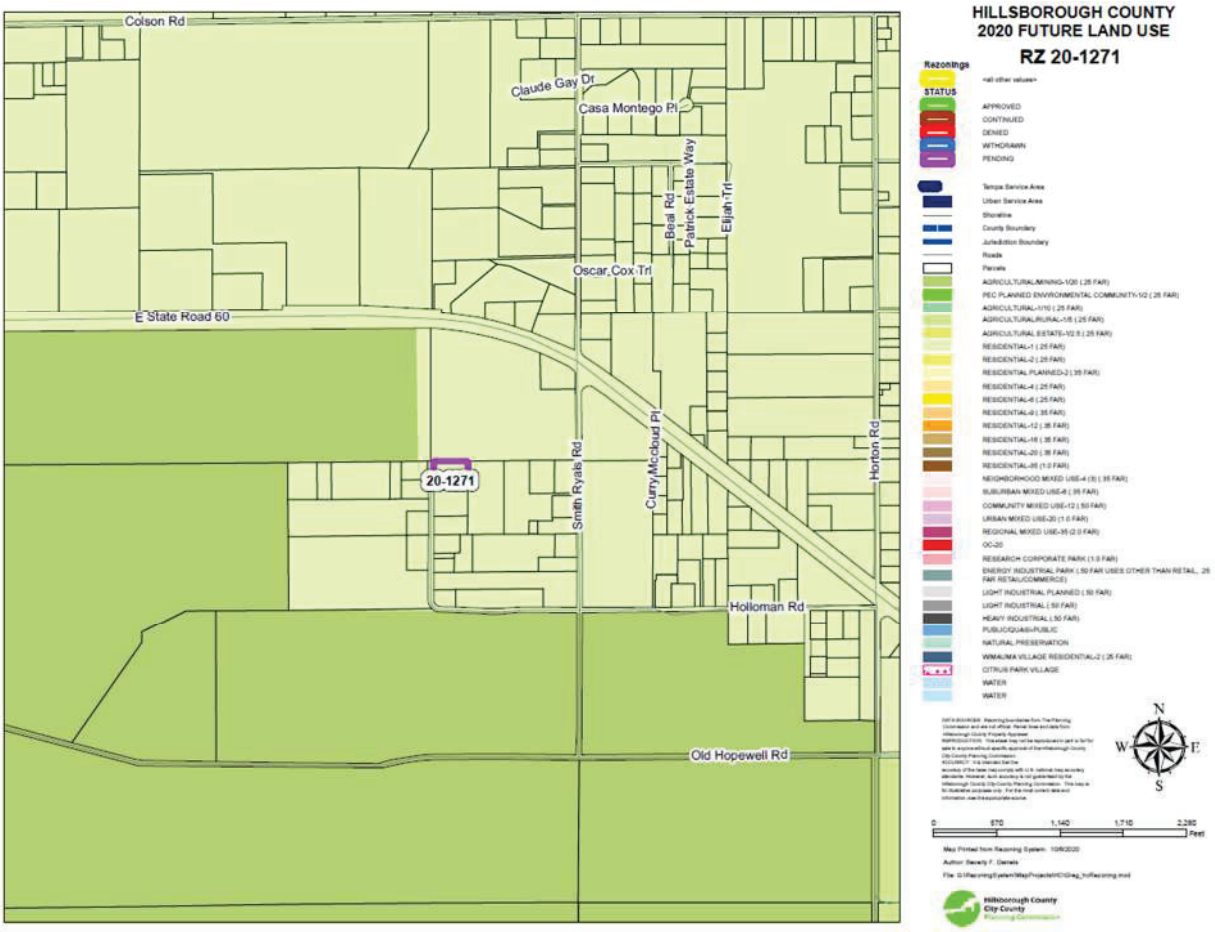

CN
60
E STATE ROAD 60
AS-1
SMITH RYALS RD
PD
AR
AS-1
AS-1
AS-1
HOLLOMAN RD
PD
Hillsborough County Florida
Immediate Aerial Zoning Map
RZ-STD 20-1271
Folio: 93033.0500
Application Site
Zoning Boundary
Parcels
N
STR: 27-29-22

EXHIBIT 3


HILLSBOROUGH COUNTY
2020 FUTURE LAND USE
RZ 20-1271
Colson Rd
Claude Gay Dr
Casa Montego Pl
Beal Rd
Patrick Estate Way
Elijah Trl
Oscar Cox Trl
E State Road 60
20-1271
Smith Ryals Rd
Curry Mcloud Pl
Horton Rd
Holloman Rd
Old Hopewell Rd
N
S
E
W

COUNTY OF HILLSBOROUGH
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ-STD 20-1271
DATE OF HEARING:	November 16, 2020
APPLICANT:	Cherry Hallback
PETITION REQUEST:	The request is to rezone the subject parcel from the existing Agricultural, Single-Family (AS-1) zoning district to a proposed Office Residential (OR) zoning district.
LOCATION:	1404 Holloman Rd.
SIZE OF PROPERTY:	1.66 Acres±
EXISTING ZONING:	AS-1
FUTURE LAND USE:	R - 1
SERVICE AREA:	Rural
COMMUNITY PLAN:	N/A – None

APPLICATION REVIEW SUMMARY AND RECOMMENDATION

DEVELOPMENT REVIEW STAFF REPORT

1.0 Summary

1.1 Project Narrative

The request is to rezone one parcel totaling approximately 1.66 acres from the existing Agricultural, Single-Family (AS-1) zoning district to the proposed Office Residential (OR) zoning district to specifically open a nurse registry office. The site is located at 1404 Holloman Road, which is approximately 1,490 feet northwest of the intersection of Smith Ryals Road and Holloman Road. The underlying future land use (FLU) category of the subject parcel is Residential-1 (RES-1).

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Transit service is not conveniently located to service this site. The closest transit stop is located approximately 9.7 miles away at the Dover Park-n-Ride.

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Transportation staff has reviewed the application and offers no objections. Their review notes that this is a standard district rezoning and does not require a transportation analysis. The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 166 average daily trips, 20 trips in the a.m. peak hour, and 20 trips in the p.m. peak hour. Due to Holloman Road being a local substandard roadway and the resulting increase of peak hour trips, the applicant will be required to improve the roadway, from the project driveway to the nearest standard roadway, to current County standards or obtain recommendation of approval by the County Engineer of a Section 6.04.02.B. variance from Section 6.04.03.L.

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As shown in Exhibit 2, the site is adjacent to properties zoned AR (to the north and east), AS-1 (to the south and west), and PD (to the northwest, west, and south), but within the general area there is one property zoned CN (to the northeast).

Based on the above considerations, staff finds the proposed OR zoning district incompatible with the existing zoning districts and development pattern in the area.

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- Water Resource Services
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Transportation

1.9 Exhibits

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Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

2.0 Recommendation

Not supportable.

Staff's Recommendation: Not Supported

SUMMARY OF HEARING[1]

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 16, 2020. Mr. Brian Grady of Hillsborough County Development Services introduced the Petition.

Cherry Hallback, 1404 Holloman Road, Plant City, Florida 33567, testified that she had submitted an application to change her current home use from Agricultural Residential to Office Residential in order to operate a nurse registry that sends out certified nursing assistants and home health aids into elderly

[1] The summary of testimony is intended only to summarize pertinent points of testimony received. For a thorough understanding of testimony the reader is referred to the verbatim transcript made part of the hearing record.

homes to provide assistance with baths and do grocery shopping. They also provide wound care, skilled nursing home infusion, etc.

Ms. Hallback provided a brief history of the property and neighborhood, indicating that she had been born and raised on this street. It is in the Bealsville community where she has lived all of her life. Her father had deeded her the property and she built the three-bedroom, two baths home on an acre and a half. In 2016 she had the home zoned as an assisted living facility, but due to the pandemic and the low census count, she had to close it. On July 2nd, she received a "contingency home-base permit" from Hillsborough County to operate the nurse registry. It is her goal to change it to where she can have a full office and paid staff in order to expand her services to the elderly and the disabled persons in the Bealsville community and also nearby communities.

Ms. Hallback stated that her request is compatible with Policy 22.2 because it would not require any modification to the building whatsoever, thereby keeping this homelike environment in the community. Additionally, the homes are far apart, and the nurse registry is operated virtually. Even new hires are being interviewed virtually. No one comes into the office, especially during the COVID and the pandemic. Furthermore, customers being served would not visit the office. Hence, there would be no disturbance as far as noise or an increase of traffic. Ms. Hallback stated that the rezoning would best fit the need of the nurse registry in order to serve Hillsborough County residents. She pointed out that regarding Policy 22.8, she had requested a waiver to the required proximity to an intersection or highway, because there is no need. They would not be having customers or recruiting candidates come into the office, only maybe three to five office staff, which would handle the scheduling for the home visits. The proposed rezoning would not impose any risk and will remain in harmony with the community.

Ms. Hallback indicated that they would not need any increased parking. As far as deliveries, they would not have any other than maybe once per month from Amazon, some personal protective equipment. She stated that the rezoning would benefit the community especially now with the rise of the COVID by providing homecare for the elderly so they would not have to go to the stores as they would do the grocery shopping for them as needed and keep them safe.

Kevie Defranc with Development Services provided a summary of his previously submitted staff report.

Melissa Lienhard with the Planning Commission staff testified that the subject property is located in the Residential-1 Future Land Use category. It is in the Rural Service Area, and the subject property is not located within the limits of a community plan. The applicant is requesting to rezone the subject site from Agricultural Single-Family-1 to Office Residential. Regarding the Rural Area, Objective 4 of the Future Land Use Element provides for the Rural Area long-term agricultural uses and large lot and low density rural residential areas. The established standard is that no more than 20 percent of all the population growth within the county is to occur within the Rural Area. This is to prevent the encroachment of suburban or urban development. Any new development within the rural community is to be permitted in a limited manner as infill but not permitted to expand into areas that are designated with lower land use densities. It is expected that those non-residential uses within the Rural Area be established along major transportation routes and centered at intersections. Objective 16 and its accompanying policies in the Future Land Use Element require the protection of existing neighborhoods through various mechanisms. Specifically, Policy 16.2 states that gradual transition of intensities between 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. In this case, Planning Commission staff has determined that a rezoning to Office Residential would not provide for a transition between the surrounding residential single-family homes and the neighborhood allowing for a creation of complementary uses. As a result, the proposed use is not compatible with the surrounding area and does not meet the intent of this policy. Regarding Future Land Use Objective 22, along with Future Land Use Policy 22.7 and 22.8, the site does not meet commercial locational criteria

and a waiver has been submitted by the applicant. The proposed Office Residential use does not meet the character of the surrounding neighboring area, and staff does not recommend approval of the submitted waiver. With the Community Design Component and the Future Land Use Element, several policies apply to this request. It is not supported by Objective 12-1, which recognizes an existing community and the need of compatibility for any new developments. Policy 12-1.3 clarifies that new development in existing lower density communities should utilize the Planned Development process for rezoning to fully address impacts on the community. Based upon those considerations, Planning Commission staff found the proposed rezoning inconsistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

The Hearing Officer pointed out that the Planning Commission report contained a typo at the bottom of Page 5. Ms. Lienhard replied that she had noticed the typo with Commercial Neighborhood. She would update it and submit it into the record. She stated that she believed the original application was for a CN use; hence, the mistake, but she would correct that for the record.

The Zoning Hearing Master then asked for audience members in support of the request. There were none.

The Zoning Hearing Master then asked for audience members in opposition to the request. There were none.

Ms. Hallback provided final testimony. She stated that she was born in the community and has been contacted by some community members that are in support. In listening to Ms. Lienhard, this is an existing property and existing development. It is not new development and she feels that it still would be compatible in the area because it would not require any modification to the home and keep a homelike environment.

The hearing was then concluded.

EVIDENCE SUBMITTED

The following evidence was submitted at the hearing:

None

FINDINGS OF FACT

1. The subject site is presently zoned AS-1 (Agricultural Single-Family) and lies within the Residential-1 Future Land Use category of the Comprehensive Plan, as well as within the Rural Service Area. It is not located within the boundary of a Community Plan.
2. The applicant is requesting to rezone the subject site from Agricultural Single-Family – 1 (AS-1) to Office Residential (OR). While the applicant intends to operate a nurse registry office, the OR zoning district requested is not restricted.
3. The site is located at 1404 Holloman Road, which is approximately 1,490 feet northwest of the intersection of Smith Ryals Road and Holloman Road.
4. The subject site is currently zoned Agricultural Single-Family – 1 (AS-1). AS-1 is located to the south, west and southwest of the site. To the northwest, south and southwest, the zoning pattern includes several Planned Developments (PDs). Agricultural-Rural (AR) is located to the north, east and northeast of the site. There is a Commercial Neighborhood (CN) zoned parcel directly north of the East State Road 60 and Smith Ryals Road intersection.
5. The subject property currently has one single-family residential dwelling located on site. Adjacent and northwest of the site is a large undeveloped parcel. Single-family homes and agricultural uses

are located west and south of the subject site. To the north and northeast are agriculture uses. To the east are single-family homes and agricultural uses. There are single-family homes and agricultural uses located to the south of Holloman Road. Overall, the area is characterized by agricultural uses, large lot residential uses and mining uses.

6. FLUE Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (Policies 16.1, 16.3). Policy 16.2 states that "*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.*" In this case, a rezoning to Office Residential (OR) would not provide for a transition between the surrounding residential single-family homes and the neighborhood allowing for a creation of complementary uses. As a result, this proposed office residential use is not compatible with the surrounding area and does not meet the intent of Policy 16.10.

7. The site does not meet office residential locational criteria and a waiver to said criteria has been requested by the applicant citing that the dwelling is compatible with the surrounding rural residential area and considering minimal impacts of the proposed use (notwithstanding that the requested OR district is not restricted). However, the proposed office use does not meet the character of the neighborhood or the availability of public facilities. Furthermore, the site's location is at a dead end, two lane local road and does not provide the necessary frontages for neighborhood serving office residential uses. Adequate access does not exist at this location.

8. This rezoning proposal is not supported by Objective 12-1 of the Community Design Component which recognizes an existing community and the need for compatibility of any new development.

9. Overall, the proposed rezoning would result in development that is **incompatible** with the pattern of development in the area.

FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH COMPREHENSIVE PLAN

The rezoning request, including the requested waiver to locational criteria, is not in compliance with and does not further the intent of the Concept Plan and the Goals, Objectives and the Policies of the Future of Hillsborough Comprehensive Plan.

CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, the subject request for an Office Residential (OR) zoning district is ***INCONSISTENT*** with the Future of Hillsborough Comprehensive Plan and is not in conformance with the requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting to rezone the subject site from Agricultural Single-Family – 1 (AS-1) to Office Residential (OR). While the applicant intends to operate a nurse registry office, the OR zoning district requested is not restricted.

The site does not meet office residential locational criteria and a waiver to said criteria has been requested by the applicant. The proposed office use does not meet the character of the neighborhood or the availability of public facilities. Furthermore, the site's location is at a dead end, two lane local road and does not provide the necessary frontages for neighborhood serving office residential uses. Adequate access does not exist at this location. Further, this rezoning proposal is not supported by Objective 12-1 of the Community Design Component which recognizes an existing community and the need for compatibility of any new development.

Overall, the proposed rezoning would result in development that is **incompatible** with the pattern of development in the area.

RECOMMENDATION

Based on the foregoing, this recommendation is for **DENIAL** of the rezoning request to an OR zoning district, as indicated by the Findings of Fact and Conclusions of Law stated above.

12/5/20

James A. Scarola **Date**
Land Use Hearing Officer

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Hillsborough County City-County Planning Commission

Unincorporated Hillsborough County Rezoning	
Hearing Date: November 16, 2020 **Report Prepared:** November 17, 2020	**Petition: 20-1271** **1404 Holloman Road** *Southwest of East State Road 60/Smith Ryals Road intersection*
Summary Data:	
Comprehensive Plan Finding:	**INCONSISTENT**
Adopted Future Land Use:	**Residential-1 (1 du/ga; 0.25 FAR)**
Service Area	**Rural**
Community Plan:	**N/A**
Requested Zoning:	Agricultural - Single-Family – 1 (AS-1) to Office Residential (OR)
Parcel Size (Approx.):	1.65 +/- acres (71,874 square feet)
Street Functional Classification:	Holloman Road – **Local**
Locational Criteria	Does not meet; waiver submitted
Evacuation Zone	The subject property is not in an Evacuation Zone

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

Context

- The 1.65 +/- acre subject site is located southwest of the East State Road 60 and Smith Ryals Road intersection. It is in the Rural Service Area and south of the city of Plant City. The site is not located within the limits of a Community Plan.

- The subject site is designated as Residential-1 (RES-1) on the Future Land Use Map. Typical allowable uses within the RES-1 Future Land Use category include farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.

- RES-1 surrounds the subject site on all sides. The Agricultural Mining 1/20 (AM 1/20) Future Land Use category is located to the west. Further east are the Agricultural Estate 1/2.5 (AE 1/2.5) and the Natural Preservation (N) Future Land Use categories.

- The subject site is currently zoned Agricultural Single-Family – 1 (AS-1). AS-1 is located to the south, west and southwest of the site. To the northwest, south and southwest, the zoning pattern includes several Planned Developments (PD). Agricultural-Rural (AR) is located to the north, east and northeast of the site. There is a Commercial Neighborhood (CN) zoned parcel directly north of the East State Road 60 and Smith Ryals Road intersection.

- The subject property currently has one single family residential dwelling located on site. Adjacent and northwest of the site is a large undeveloped parcel. Single family homes and agricultural uses are located west and south of the subject site. To the north and northeast are agriculture uses. To the east are single family homes and agricultural uses. There are single family homes and agricultural uses located to the south of Holloman Road. Overall, the area is characterized by agricultural uses, large lot residential uses and mining uses.

- The applicant is requesting to rezone the subject site from Agricultural Single-Family – 1 (AS-1) to Office Residential (OR).

- The site does not meet office residential locational criteria and a waiver to said criteria has been requested by the applicant.

Compliance with Comprehensive Plan:
The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for an inconsistency 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.

Policy 4.2: *For the purpose of this Plan, planned villages shall be considered areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

Policy 4.3: *The Residential Planned-2 or Wimauma Village-2 land use category shall not be expanded outside of the Urban Service Area.*

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.*

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

Commercial-Locational Criteria

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

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

- *provide a means of ensuring appropriate neighborhood serving commercial development without requiring that all neighborhood commercial sites be designated on the Future Land Use Map;*

- *establish a maximum square footage for each proposed neighborhood serving commercial intersection node to ensure that the scale of neighborhood serving commercial development defined as convenience, neighborhood, and general types of commercial uses, is generally consistent with surrounding residential character; and*

- *establish maximum frontages for neighborhood serving commercial uses at intersections ensuring that adequate access exists or can be provided.*

Policy 22.2: *The maximum amount of neighborhood-serving commercial uses permitted in an area shall be consistent with the locational criteria outlined in the table and diagram below. The table identifies the intersection nodes that may be considered for non-residential uses. The locational criteria is based on the land use category of the property and the classification of the intersection of roadways as shown on the adopted Highway Cost Affordable Long Range Transportation Plan. The maximums stated in the table/diagram may not always be achieved, subject to FAR limitations and short range roadway improvements as well as other factors such as land use compatibility and environmental features of the site.*

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

Policy 22.7: *Neighborhood commercial activities that serve the daily needs of residents in areas designated for residential development in the Future Land Use Element shall be considered provided that these activities are compatible with surrounding existing and planned residential development and are developed in accordance with applicable development regulations, including phasing to coincide with long range transportation improvements.*

The locational criteria outlined in Policy 22.2 are not the only factors to be considered for approval of a neighborhood commercial or office use in a proposed activity center. Considerations involving land use compatibility, adequacy and availability of public services, environmental impacts, adopted service levels of effected roadways and other policies of the Comprehensive Plan and zoning regulations would carry more weight than the locational criteria in the approval of the potential neighborhood commercial use in an activity center. The locational criteria would only designate locations that could be considered, and they in no way guarantee the approval of a particular neighborhood commercial or office use in a possible activity center.

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

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN
5.1 COMPATIBILITY

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

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

Policy 12-1.3: *New development in existing, lower density communities should utilize the planned development process of rezoning in order to fully address impacts on the existing community. Additionally, pre-application conferences are strongly encouraged with the staffs of the Planning Commission and Hillsborough County Planning and Growth Management Department.*

Staff Analysis of Goals, Objectives and Policies:

The applicant is requesting to rezone the subject site from Agricultural Single-Family – 1 (AS-1) to Office Residential (OR).

Regarding the Rural Area, Objective 4 provides for the Rural Area long term, agricultural uses and large lot, and low density rural residential uses. The established standard is that no more than 20% of all population growth within the County is to occur in the Rural Area. This is to prevent the encroachment of urban or suburban development. Any new development within the rural community is to be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. It is expected that those non-residential uses within the rural area be established along major transportation routes and centered at intersections.

Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (Policies 16.1, 16.3). Policy 16.2 states that *"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."* In this case, Planning Commission staff have determined that a rezoning to Office Residential (OR) would not provide for a transition between the surrounding residential single-family homes and the neighborhood allowing for a creation of complementary uses. As a result, this

proposed office residential use is not compatible with the surrounding area and does not meet the intent of Policy 16.10.

The applicant has provided a location criteria waiver request citing that the dwelling is compatible with the surrounding rural residential area based that the single-family home will not require any restructuring or modification, thereby keeping its homelike environment in the community. The home is on an approximate 1.5 acres and is located approximately 110 feet from the paved road which becomes a dead end. The applicant states that the dwelling is compatible with the surrounding rural residential area.

The operations of the Nurse Registry business is expected to be mostly done virtually. Visitors, caregivers, and customers are not expected to regularly visit the office since scheduling and communication is computerized and/or done by phone. The applicant does expect some delivery of medical supplies along with the need to regularly meet with the home health staff to review nursing cases.

The applicant further states that a rezoning to Office Residential (OR) will best fit the needs of the Nurse Registry to effectively schedule in-home care needs for the elderly and disabled persons within Hillsborough County. The applicant is seeking this waiver of the office to be near a major intersection (East State Road 60, per commercial locational criteria) for easy access. The office does not need to have a structure accessible to the public since customers and health caregivers will not regularly visit the office due contacts done virtually.

Regarding Objective 22, along with Policy 22.7 and 22.8, the site does not meet commercial locational criteria. The proposed office use does not meet the character of the neighborhood area or the availability of public facilities. Furthermore, the site's location is at dead end two lane local road and does not provide the necessary frontages for neighborhood serving office residential uses. Adequate access does not exist at this location.

Additionally, it is expected that periodic deliveries of medical supplies along with the need to regularly meet with home health staff is to occur at this location. Again, there is inadequate access at this location for those business activities and is incompatible with the surrounding residential development.

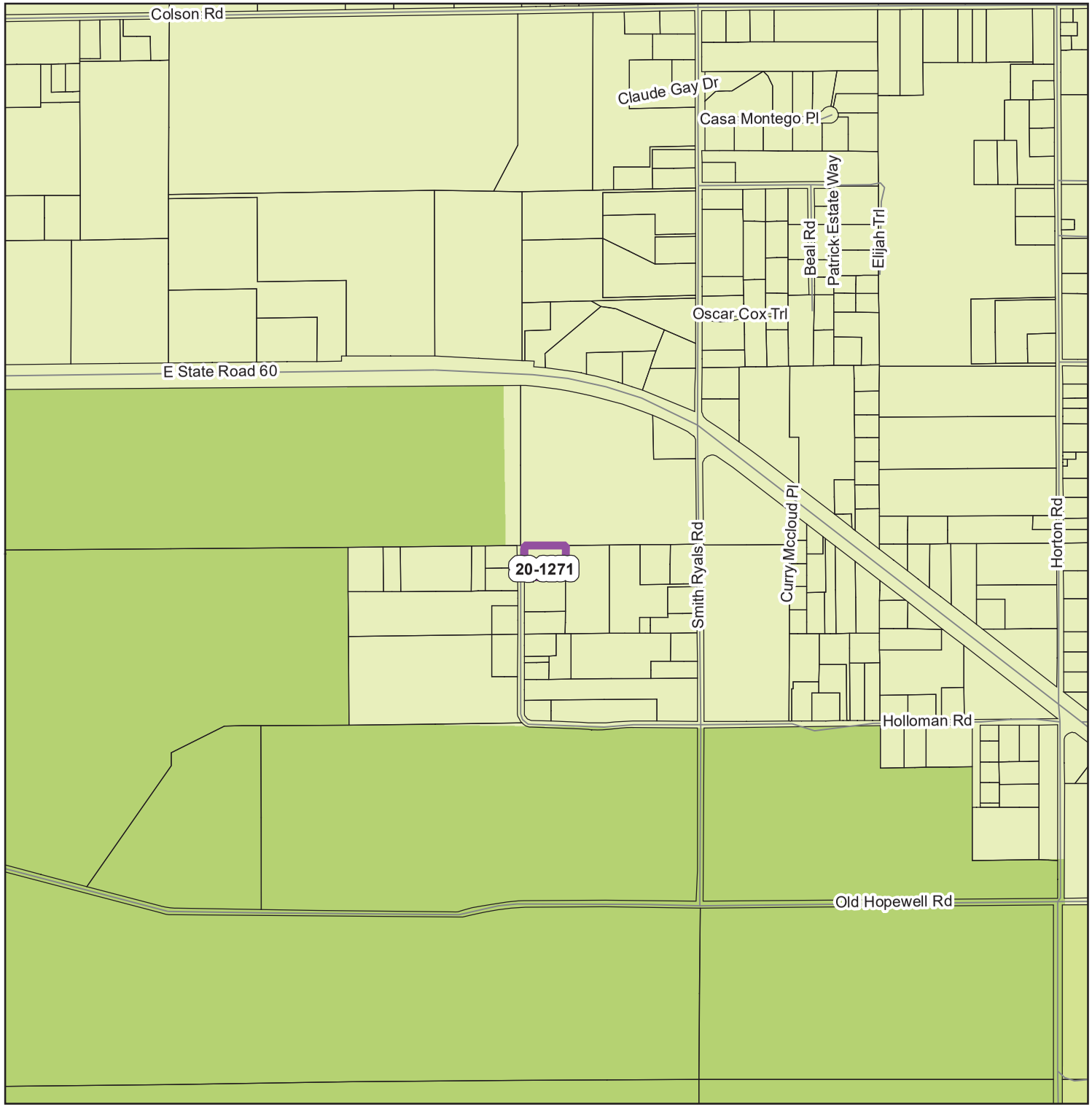
Looking at the Community Design Component, this rezoning proposal is not supported by Objective 12-1, which recognizes an existing community and the need of compatibility of any new development. Furthermore, Policy 12-1.3 clarifies that new development in existing, lower density communities, utilize the planned development process of rezoning to fully address impacts on the community.

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

Recommendation

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

HILLSBOROUGH COUNTY
2020 FUTURE LAND USE
RZ 20-1271



Rezonings

- <all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.

N
W E
S

0 570 1,140 1,710 2,280 Feet

Map Printed from Rezoning System: 10/6/2020

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning.mxd

Hillsborough County City-County Planning Commission

AGENCY COMMNENTS

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AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	**DATE:** 11/09/2020
REVIEWER: Sofia Garantiva, Senior Planner	**AGENCY/DEPT:** Transportation
PLANNING AREA/SECTOR: East Rural (ER)	**PETITION NO:** RZ-STD 20-1271

	This agency has no comments.
X	**This agency has no objection.**
	This agency has no objection, subject to the listed or attached conditions.
	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 166 average daily trips, 20 trips in the a.m. peak hour, and 20 trips in the p.m. peak hour
- Holloman Road is a substandard local roadway. As this is a Euclidean zoning request, substandard road improvements will be reviewed at the time of plat/site/construction plan review.
- 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; however, it is anticipated that access to the lots would be from Booth Drive.

PROJECT SUMMARY AND TRANSPORTATION ANALYSIS

The applicant is requesting to rezone from Agricultural Single Family (AS-1) to Office Residential (OR). The site is on located 1490 feet northwest of the intersection of Holloman Rd and Smith Ryals Road (Folio # 93033.0500) and consists of 1.66 acres. The Future Land Use designation is R-1. The applicant is proposing a nurse registry.

Trip Generation Analysis

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. However, staff has prepared a comparison of the potential trips generated by development permitted, based upon the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, under the existing and proposed zoning designations utilizing a generalized worst-case scenario. Please note rural scale neighborhood commercial, office multi-purpose projects in the R-1 Future Land Use designation is limited to 30,000 sq. ft. or .25 FAR, whichever is less intense. Staff's analysis is summarized below.

Existing Use:

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

Proposed Use:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
OR, 18,077 SF Maximum of General Office (ITE Code 210)	175	21	21

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	**(+) 166**	**(+) 20**	**(+) 20**

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 166 average daily trips, 20 trips in the a.m. peak hour, and 20 trips in the p.m. peak hour

TRANSPORTATION INFRASTRUCTURE ANALYSIS

Holloman Road is a local substandard roadway within 50 feet of right-of-way. There are no sidewalks or no paved shoulders/ curb and gutter on either side of the roadway.

Holloman Road is a substandard local roadway. By policy of the County Engineer, projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum fire safety standards (i.e. 15 feet of pavement in a 20-foot clear area). Per the trip generation prepared by staff, the peak hour trips exceed 10 and the threshold for this policy. As this is a Euclidean zoning request, substandard road improvements will be reviewed at the time of plat/site/construction plan review. Please note that, the applicant will be required to improve the roadway, from the project driveway to the nearest standard roadway, to current County standards or obtain recommendation of approval by the County Engineer of a Section 6.04.02.B. variance from Section 6.04.03.L. Recommendations of approval for deviations from Transportation Technical Manual standards may be considered through the Design Exception process.

Holloman Road is not shown on the Hillsborough County Corridor Preservation Plan as such no right-of-way preservation is needed at this time.

SITE ACCESS ANALYSIS & CONNECTIVITY

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; however, it is anticipated that access to the lots would be from Holloman Road. Please note the Section 6.04.03.I. of the LDC governs the number of allowable access points.

ROADWAY LEVEL OF SERVICE (LOS)

Holloman Road is not considered major county or state roadways and are not included in the 2019 Hillsborough County Level of Service (LOS) Report.

COMMISSION

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Sterlin Woodard, P.E. AIR DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 11/16/2020 **PETITION NO.:** 20-1271 **EPC REVIEWER:** Chantelle Lee **CONTACT INFORMATION:** (813) 627-2600 X 1358 **EMAIL:** leec@epchc.org	**COMMENT DATE:** 11/05/2020 **PROPERTY ADDRESS:** 1404 Holloman Road, Plant City, FL 33567 **FOLIO #:** 093033-0500 **STR:** 27-29S-22E
REQUESTED ZONING: From AS-1 to commercial property	

FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	11/05/2020
WETLAND LINE VALIDITY	N/A
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	N/A

INFORMATIONAL COMMENTS:

Wetlands Management 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.

cl/mst

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	10/15/2020
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Cherry Hallback	**PETITION NO:**	20-1271
LOCATION:	1404 Holloman Rd		
FOLIO NO:	93033.0500		

Estimated Fees:

Single Tenant Office
(Per 1,000 s.f.)
Mobility: $5,410.00
Fire: $158.00

Project Summary/Description:

Rural Mobility, Central Fire - Office - Single Tenant

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 28 Sep 2020

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

APPLICANT: Cherry Hallback **PETITION NO:** RZ-STD 20-1271

LOCATION: 1404 Holloman Rd, Plant City, FL 33567

FOLIO NO: 93033.0500 **SEC:** 27 **TWN:** 29 **RNG:** 22

☒ This agency has no comments.

☐ This agency has no objection.

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

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

COMMENTS: _____.

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: STD20-1271_ **REVIEWED BY:** **Randy Rochelle** **DATE:** 9/28/2020

FOLIO NO.: 93033.0500

☒ This agency would ☒ (support), ☐ (conditionally support) the proposal.

WATER

☐ The property lies within the _____Water Service Area. The applicant should contact the provider to determine the availability of water service.

☐ No Hillsborough County water line of adequate capacity is presently available.

☐ A ____ inch water main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.

☐ Water distribution improvements may be needed prior to connection to the County's water system.

☐ No CIP water line is planned that may provide service to the proposed development.

☐ The nearest CIP water main (_____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at _____). Expected completion date is _____.

WASTEWATER

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

☐ No Hillsborough County wastewater line of adequate capacity is presently available.

☐ A ___ inch wastewater force main exists ☐ (adjacent to the site), ☐ (approximately ____ feet from the site) _____.

☐ Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.

☐ No CIP wastewater line is planned that may provide service to the proposed development.

☐ The nearest CIP wastewater main (_____ inches), will be located ☐ (adjacent to the site), ☐ (feet from the site at _____). Expected completion date is _____.

COMMENTS: This site is located outside of the Hillsborough County Urban Service Area, therefore Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels the that the proposed development is located within the County Urban Service Area and can provide verifiation then it's possible that Hillsborugh County Water and Wastewater Service could be provided .

VERBATIM TRANSCRIPT

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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

BEFORE: JAMES SCAROLA and SUSAN FINCH
Land Use Hearing Masters

DATE: Monday, November 16, 2020

TIME: Commencing at 6:00 p.m.
Concluding at 11:38 p.m.

PLACE: Appeared via Webex Videoconference

Reported By:

Christina M. Walsh, RPR
Executive Reporting Service
Ulmerton Business Center
13555 Automobile Blvd., Suite 100
Clearwater, FL 33762
(800) 337-7740

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1 HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS
2
ZONING HEARING MASTER HEARINGS
3 November 16, 2020
ZONING HEARING MASTER: JAMES SCAROLA
4
5
C4:
6 Application Number: RZ-STD 20-1271
Applicant: Cherry Hallback
7 Location: 1404 Holloman Rd.
Folio Number: 093033.0500
8 Acreage: 1.66 acres, more or less
Comprehensive Plan: R-1
9 Service Area: Rural
Existing Zoning: AS-1
10 Request: Rezone to OR
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1 MR. GRADY: The next item is agenda item
2 C-4, Rezoning Standard 20-1271. The applicant is
3 Cherry Hallback, and the request is to rezone from
4 AS-1 to Office Residential.
5 Kevie Defranc will provide staff
6 recommendation after presentation by the applicant.
7 HEARING MASTER SCAROLA: All right. And the
8 applicant, please. This is 20-1271.
9 MS. HALLBACK: Yes. My name is Cherry
10 Hallback, 1404 Holloman Road, Plant City, Florida.
11 I submitted an application to change my home
12 current use from Agricultural Residential to Office
13 Residential in order to operate a nurse registry
14 that sends out certified nursing assistants and
15 home health aids into the elderly home, to provide
16 baths, do grocery shopping. And we also provide
17 wound care such as wound care skilled nursing home,
18 infusion, etc.
19 To give a little history of the property, I
20 was born and raised on this street. It's in the
21 Bealsville community, and I've lived out here all
22 my life. My dad deed me this property and we built
23 the home. I built the home, rather, that sits on
24 an acre and a half. It's a three-bedroom, two
25 bath.

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1 Fast-forward, I once had this home zoned as
2 an assisted living facility in 2016, but due to the
3 pandemic and the low census count, we had to close
4 that. And I got -- was -- received a contingency
5 home-base permit from Hillsborough County on
6 July 2nd to operate the nurse registry.
7 My goal is to change it where I can actually
8 have a full office here and have paid staff in
9 order to expand our services in the Bealsville
10 community to the elderly and the disabled persons
11 and also nearby communities.
12 I've also -- how it is compatible along with
13 the policy of 22 point -- excuse me, 22.2, it's
14 compatible because it would not require any
15 modification to the building whatsoever. Thereby
16 keeping this homelike environment in the community,
17 and the homes are still yet, you know, far apart,
18 and the nurse registry is operated virtually.
19 Even those that we hire, we do virtual
20 interviews. No one comes into the office, you
21 know, here and especially during the COVID and the
22 pandemic. And also with the customers that we
23 serve, they would not be visiting here at the
24 office.
25 So, thereby, there would be no disturbance

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1 as far as noise or increase of traffic foreseen,
2 and the rezoning will, you know, best fit the need
3 of the nurse registry in order to serve
4 Hillsborough County residents.
5 And then, secondly, the policy 22.8, I had
6 submitted a waiver -- requested a waiver in
7 reference to that as far as being close to an
8 intersection or highway. Because there is no need,
9 we would not be having customers or -- or
10 recruiting candidates come into the office.
11 Just only those that would be scheduling,
12 and that would be like about five, maybe -- three
13 to five office staff. And we do scheduling as far
14 as visits to the homes.
15 And what risks that it impose, it really
16 won't impose any risk. It will keep the nature in
17 harmony within the community. I do not -- we would
18 not need any increased parking. As far as
19 deliveries, we don't have any deliveries other than
20 I would have maybe once per month from Amazon, some
21 personal protective equipment, but that's pretty
22 much it.
23 And the recent -- you know, especially now,
24 it will help in the community and benefit the
25 community especially with the rise of the COVID and

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1 the providing care in the home for the elderly so
2 they won't have to go to the stores, because we do
3 the grocery shopping for them as needed and, you
4 know, keeping them safe. And that's all I have at
5 this time.
6 HEARING MASTER SCAROLA: Thank you for your
7 testimony.
8 And Development Services.
9 MR. DEFRANC: Good evening, everyone. Kevie
10 Defranc with Development Services.
11 As Ms. Hallback, the applicant, stated, the
12 request to rezone one parcel totaling approximately
13 1.66 acres from the existing AS-1 zoning district
14 to the proposed OR zoning district to specifically
15 allow for a nurse registry office.
16 And the site is located in an area comprised
17 of low density rural, residential, and agricultural
18 uses. Half of the general area is within the RES-1
19 FLU category that could potentially permit
20 commercial office and multipurpose uses that meet
21 the locational criteria and the other half of the
22 general areas within the agricultural mining FLU
23 category that could potentially permit the
24 identical uses that meet the locational criteria.
25 Also, the overall areas within the Rural

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1 Service Area with no publically owned and operative
2 potable water and wastewater facilities available,
3 and the site is adjacent to properties zoned AR,
4 AS-1, and PD. But within the general area, there
5 is one other property zoned CN.
6 And based on those considerations, staff
7 finds the proposed OR zoning district incompatible
8 with the existing zoning districts and development
9 pattern in the area. And, therefore, staff finds
10 the request not supportable. Thank you, and I'm
11 available for questions.
12 HEARING MASTER SCAROLA: I don't have any
13 right now, but thank you for that.
14 And the Planning Commission.
15 MS. LIENHARD: Thank you. Melissa Lienhard,
16 Planning Commission staff.
17 The subject property is located in the
18 Residential-1 Future Land Use category. It is in
19 the Rural Area, and the subject property is not
20 located within the limits of a community plan.
21 The applicant is requesting to rezone the
22 subject site from Agricultural Single-Family-1 to
23 Office Residential. Regarding the Rural Area,
24 Objective 4 of the Future Land Use Element provides
25 for the Rural Area long-term Agricultural uses and

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1 large lot and low density rural residential areas.
2 The established standard is that no more
3 than 20 percent of all the population growth within
4 the county is to occur within the Rural Area. This
5 is to prevent the encroachment of suburban or urban
6 development.
7 Any new development within the rural
8 community is to be permitted in a limited manner as
9 infill but not permitted to expand into areas that
10 are designated with lower land use designations.
11 It is expected that those nonresidential
12 uses within the Rural Area be established along
13 major transportation routes and centered at
14 intersections.
15 Objective 16 and its accompanying policies
16 in the Future Land Use Element require that
17 protection of existing neighborhoods through
18 various mechanisms.
19 Specifically, Policy 16.2 states that
20 graduated transition of intensities between uses
21 shall be provided for as new development is
22 proposed and approved through the use of
23 professional site planning, buffering, and
24 screening techniques and control of specific land
25 uses.

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1 In this case Planning Commission staff has
2 determined that a rezoning to Office Residential
3 would not provide for a transition between the
4 surrounding residential single-family homes and the
5 neighborhood allowing for a creation of
6 complementary uses.
7 As a result, the proposed use is not
8 compatible with the surrounding area and does not
9 meet the intent of this policy.
10 Regarding Future Land Use Objective 22,
11 along with Future Land Use Policy 22.7 and 22.8,
12 the site does not meet commercial locational
13 criteria and a waiver has been submitted by the
14 applicant.
15 The proposed -- I'm sorry. The proposed
16 Office Residential use does not meet the character
17 of the neighbor -- the surrounding neighboring
18 area, and staff does not recommend approval of the
19 submitted waiver.
20 With the Community Design Component and the
21 Future Land Use Element, several policies apply to
22 this request. It is not supported by Objective
23 12-1, which recognizes an existing community and
24 the need of compatibility for any new developments.
25 Policy 12-1.3 clarifies that new development

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1 in existing lower density communities should
2 utilize the Planned Development process for
3 rezoning to fully address impacts on the community.
4 Based upon those considerations, Planning
5 Commission staff finds the proposed rezoning
6 inconsistent with the Future of Hillsborough
7 Comprehensive Plan for unincorporated Hillsborough
8 County. Thank you.
9 HEARING MASTER SCAROLA: Melissa, do you
10 have your report handy in front of you?
11 MS. LIENHARD: Yes, I do.
12 HEARING MASTER SCAROLA: Bottom of page 5.
13 MS. LIENHARD: Yes, sir. I noticed there's
14 a typo with Commercial Neighborhood.
15 HEARING MASTER SCAROLA: I figured you
16 probably knew. Can you address that one? Just can
17 you do a staff report change?
18 MS. LIENHARD: Absolutely. We will do that
19 and submit that for the record. I do believe the
20 original application was for a CN use; hence, the
21 mistake, but we will correct that for the record.
22 Thank you.
23 HEARING MASTER SCAROLA: Thanks again.
24 Is there anybody here today in support of
25 this request? I see none.

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1 Is there any opposition to the request?
2 Nope. Okay.
3 And the applicant has an opportunity for a
4 final rebuttal.
5 MS. HALLBACK: Yes. Since I was born in
6 this community, I have been contacted by some that
7 was all in support of it, and listening to
8 Ms. Melissa, this is an existing property and
9 existing development. It's not new development.
10 And I do feel that it still would be
11 compatible here in this area because it would not
12 required any modification to the home or -- and
13 keeping it a homelike environment.
14 HEARING MASTER SCAROLA: (Not on audio),
15 ma'am?
16 MR. LAMPE: Is there anything else, ma'am?
17 MS. HALLBACK: No. That's it.
18 THE CLERK: Please state your name for the
19 record.
20 MS. HALLBACK: Cherry Hallback.
21 HEARING MASTER SCAROLA: Thank you,
22 Ms. Hallback.
23 And with that, we're going to close Rezoning
24 20-1271.
25

Electronically signed by Christina Walsh (401-124-891-9213) 90503997-aa0f-49f3-92b3-b9f63dc357c2

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