



Hillsborough County Florida

STAFF REPORT

SUBJECT:	RZ 21-0303	PLANNING AREA:	East Rural
REQUEST:	Rezone to ASC-1 (Agricultural SF Conventional-1)	SECTOR	Central
APPLICANT:	Sizemore Properties LLC		
Existing Zoning:	AR (Agricultural Rural)	Comp Plan Category:	RES-1, AG/Rural-1



Immediate Aerial Zoning Map RZ-STD 21-0303

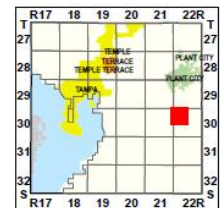
Folio: 93259.0100

- Application Site
- Zoning Boundary
- Parcels



0 460 920 Feet

STR: 8-30-22



NOTE: Every reasonable effort has been made to ensure the accuracy of this map. Hillsborough County does not assume any liability arising from use of the map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records. It has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

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Application Review Summary and Recommendation

1.0 Summary

1.1 Project Narrative

The request is to rezone two parcels totaling approximately 15.86 acres from AR (Agricultural, Rural) to ASC-1 (Agricultural, Single-Family Conventional). The parcel is located on the south side of W. Keysville Road, approximately 900 feet east of the intersection of W. Keysville Road and Swilley Road. The underlying comprehensive plan designation of the subject parcel is predominantly RES – 1 with a 1,040-square-foot area designated AG/Rural-1. A maximum of 15 lots would be permissible under the requested ASC-1 district.

1.2 Compliance Overview with Land Development Code and Technical Manuals

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

1.3 Evaluation of Existing and Planned Public Facilities

The site is located in the Rural Service Area. The project will therefore be served by private well and septic.

Transportation Review staff indicated the subject segment of Keysville Road is operating at Level of Service C. According to Transportation Review staff the rezoning would result in a potential increase in trips generated by the project by 114 trips, with an increase of 9 trips in the a.m. peak hour, and 12 trips in the p.m. peak hour. Keysville Road is a 2-lane undivided rural collector roadway with +/-10-foot travel lanes and 20 feet of pavement within a 58-foot wide right-of-way and is considered a substandard road. At the time of construction, the developer will be required to improve W. Keysville Road to current County standards unless otherwise approved through the Section 6.04.02.B. administrative variance process.

The School Board of Hillsborough County will provide a determination of school concurrency, and a school concurrency review will be issued prior to preliminary plat or site plan approval.

1.4 Comprehensive Plan Consistency

The Comprehensive Plan Designation for the parcel is RES – 1. The Planning Commission finds the application **Consistent** with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County. Planning Commission staff does not see any initial concerns with the proposed use.

1.5 Compatibility

The subject area contains a mixture of AR (Agricultural Rural), Agricultural, Single-Family (AS-

1), Agricultural, Single-Family Conventional) and Planned Development (PD) zoning districts. The AR zoning permits a minimum lot size of 5 acres. The AS-1 and ASC-1 districts permit a minimum lot size of 1 acre, with mobile/manufactured homes prohibited in the ASC-1 district. To the east are parcels zoned AS-1 and ASC-1. Immediately adjacent to the east is a 14.75 -acre property that was rezoned from AR (Agricultural, Rural) and AS-1 (Agricultural, Single-Family) to ASC-1 on June 9, 2020, allowing a maximum of 14 lots.

To the immediate north are parcels zoned AS-1 and ASC-1. To the west are parcels zoned AS-1 and AR. Further northwest, is a parcel zoned PD (conditioned to ASC-1 zoning district standards). To the south the parcels are zoned AR. The immediately adjacent parcels are all located within the RES-1 Future Land Use Classification, which permits consideration of a maximum density of 1 unit per acre. The AR, AS-1 and ASC-1 zoning districts have the same minimum lot width (150 feet), minimum front and rear yard setbacks (50 feet) and maximum building height (50 feet). Side yard setback vary by 10 feet between the AR (25 feet) and AS-1/ASC-1 (15 feet) districts.

Based on the above considerations staff finds the requested ASC-1 zoning district compatible with the existing zoning and development pattern in the area.

1.6 Agency Comments

The following reviewing agencies provided comments and had no objections to this request:

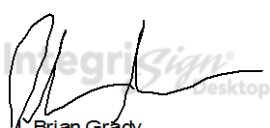
- Conservation and Environmental Lands Management
- Environmental Protection Commission
- Hillsborough County School Board
- Water Resource Services
- Transportation Review

1.7 Exhibits

- Exhibit 1: Project Zoning Map
- Exhibit 2: General Aerial Map
- Exhibit 2: Future Land Use Map

2.0 Recommendation

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

Staff's Recommendation: Approvable	
Adminstrator's Sign-off	 Brian Grady Fri Mar 5 2021 11:53:39



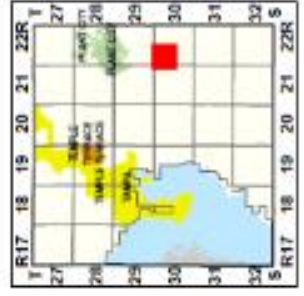
**Immediate Aerial
Zoning Map
RZ-STD 21-0303**

Folio: 93259.0100

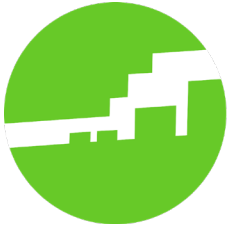
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**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: March 15, 2021	Petition: RZ 21-0303
Report Prepared: March 1, 2021	<i>Immediately south of Keysville Road, north of the CSX railroad and west of the Keysville Road and County Road 39 intersection</i>
Summary Data:	
Comprehensive Plan Finding:	CONSISTENT
Adopted Future Land Use:	Residential-1 (1 du/ga; 0.25 FAR)
Service Area:	Rural
Community Plan:	None
Requested Zoning:	Agricultural Rural (AR) to Agricultural - Single-Family Conventional-1 (ASC-1)
Parcel Size (Approx.):	15.86 +/- acres (690,861.6 square feet)
Street Functional Classification:	Keysville Road – Collector S. County Road 39 – Arterial
Locational Criteria:	N/A
Evacuation Area:	The site is not within an Evacuation Zone.



Context

- The subject property is located on 15.86 acres immediately south of Keysville Road, north of the CSX railroad and west of the Keysville Road and County Road 39 intersection. The subject property is located within the Rural Area and is not within the limits of a Community Plan.
- The subject property is designated as Residential-1 (RES-1) on the Future Land Use Map. RES-1 is located all around the subject property. Typical uses in this 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. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The general area has a rural characteristic with single family homes on large lots. The subject site is surrounded by the RES-1 Future Land Use category to the west, north and east. The Agricultural Rural – 1/5 (AR-1/5) Future Land Use category is located further northeast and southwest of the property and further east of the site across S. County Road 39. Further southeast of the subject site is the Natural Preservation (N) Future Land Use category.
- The subject property is currently classified as an agricultural use by the Hillsborough County Office of the Property Appraiser. The property is currently zoned Agricultural Rural (AR). Immediately to the north of the subject property are agricultural and single-family lots zoned Agricultural Single-Family-1 (AS-1). Agricultural and single-family residential lots zoned AR are located further north across Keysville Road. Single-family and vacant lots with AS-1 and Agricultural Single-Family Conventional-1 (ASC-1) zoning are located to the east. Vacant, agricultural and single-family lots located to the west of the subject property are zoned AR. Overall the area is rural in nature with a mixture of large residential lots and agricultural uses.
- The application requests to rezone the subject property from Agricultural Rural (AR) to Agricultural Single-Family Conventional-1 (ASC-1).

Compliance with Comprehensive Plan:

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

Future Land Use Element

Rural Area

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

Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities.

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

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

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

Neighborhood/Community Development

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.*

Staff Analysis of Goals Objectives and Policies:

The applicant is requesting to rezone to the Agricultural Single Family Conventional-1 (ASC-1) zoning district for the purpose of subdividing the site. This zoning district is consistent with the Residential-1 (RES-1) Future Land Use classification. The area is a

combination of agricultural and residential land uses, which are compatible with the applicant's request. The request is consistent with Future Land Use Element (FLUE) Objective 4, as the subject property is in the Rural Area, which is reserved for large lot, low-density residential uses.

Overall, the 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* and is compatible with the existing development pattern found within the surrounding area. Planning Commission staff finds the request would encourage development that complements the surrounding character of the area.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 21-0303

Rezoning

<all other values>

STATUS

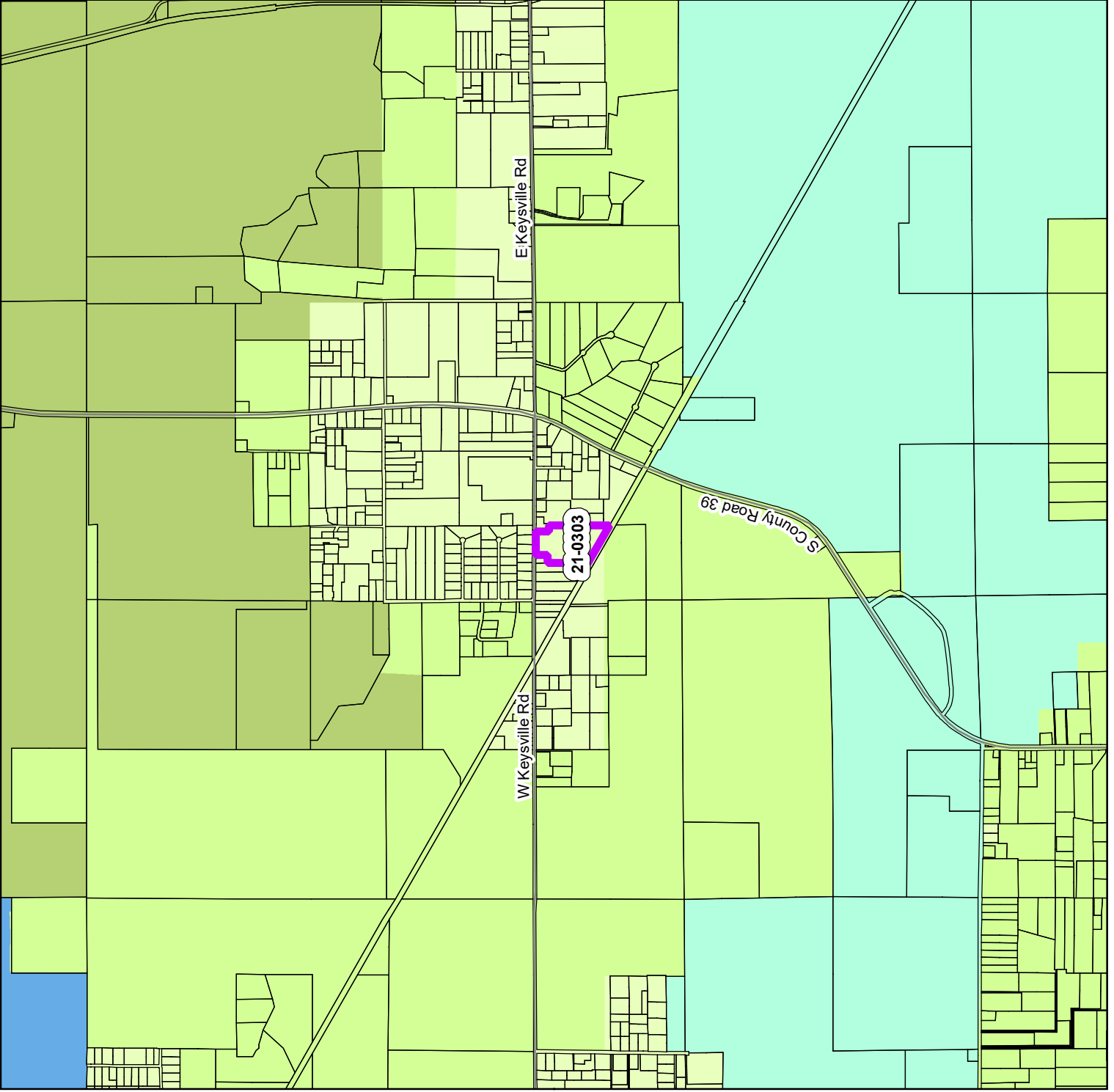
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

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

- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25)
- AGRICULTURAL/RURAL-1/15 (.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)
- 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)
- CITRUS PARK VILLAGE
- WATER
- WATER



Map Printed from Rezoning System: 2/5/2021
 Author: Beverly F. Daniels
 File: C:\Rezoning\System\Map\Project\HilCo\Reg_16\Rezoning.mxd



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information on this map is accurate to the best of our knowledge and belief. 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.

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