

**Rezoning Application: 22-0580**

**Zoning Hearing Master Date: May 16, 2022**

**BOCC Land Use Meeting Date: July 26, 2022**

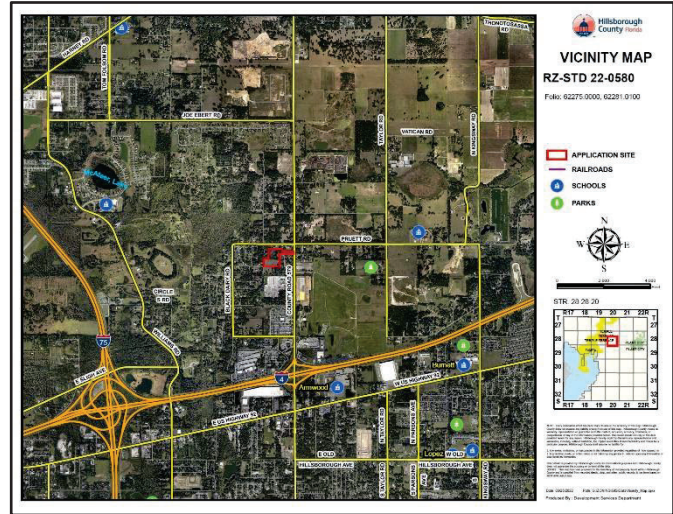


**Hillsborough County Florida**

**Development Services Department**

**1.0 APPLICATION SUMMARY**

Applicant: Haridas B. & Prabhavati H. Bhogade  
 FLU Category: Residential -4 (Res-4)  
 Service Area: Rural  
 Site Acreage: 11.51+/-  
 Community Plan Area: Thonotosassa  
 Overlay: None  
 Request: Rezone from **Agricultural Single-Family Residential-1 (AS-1) and Residential- Single-Family Conventional – 4 – (RSC-4) to Residential- Single-Family Conventional – 4 - Mobile Home Overlay (RSC-4 MH)**.



**Request Summary:**

The request is to rezone from the existing Agricultural Single-Family Residential-1 (AS-1) and Residential- Single-Family Conventional – 4 (RSC-4) zoning district to the proposed Residential- Single-Family Conventional – 4 - Mobile Home Overlay (RSC-4 MH) zoning district. The proposed zoning for RSC-4 (MH) permits single-family conventional and mobile home development on lots containing a minimum area of 10,000 square feet (sf).

**Zoning:**

	<b>Current AS-1 Zoning</b>	<b>Current RSC-4 Zoning</b>	<b>Proposed RSC-4 MH Zoning</b>
Uses	Agricultural Single Family Residential	Single-Family Residential (Conventional Only)	Residential (Conventional/Mobile Home)
Acreage	10.71+/- Acres (ac); 466527.60 Square feet (sq. ft)	0.80+/- Acres; 34, 848 sq. ft	11.51+/- ac
Density / Intensity	1 dwelling unit (du)/ 1 acres	1 du/ 10, 000 sq. ft	1 du/ 10, 000 sq. ft
Mathematical Maximum*	10 dwelling units	3 dwelling units	46 dwelling units

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

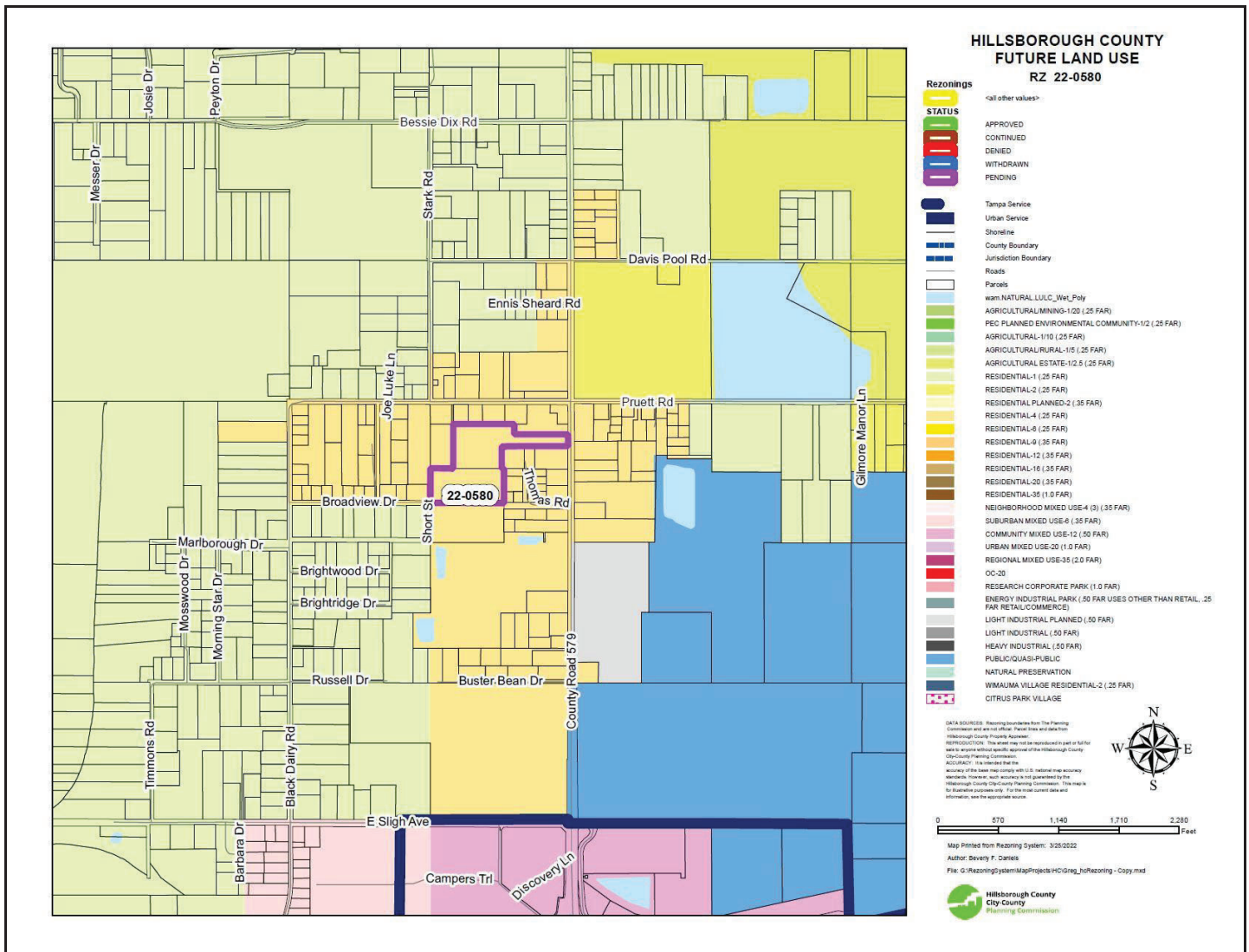
**Development Standards:**

	<b>Current AS-1 Zoning</b>	<b>Current RSC-4 Zoning</b>	<b>Proposed CN Zoning</b>
Density/Intensity	1 du/ 1 Ac	1 du/ 10, 000 sq. ft	1 du/ 10, 000 sq. ft
Lot Size / Lot Width	1 acre (43,560 sf)/150'	10, 000 sq. ft/ 75'	10, 000 sq. ft/ 75'
Setbacks/Buffering and Screening	50' - Front 15' - Sides 50' - Rear	25' - Front 7.5' - Sides 25' - Rear	25' - Front 7.5' - Sides 25' - Rear
Height	50'	35'	35'



2.0 LAND USE MAP SET AND SUMMARY DATA

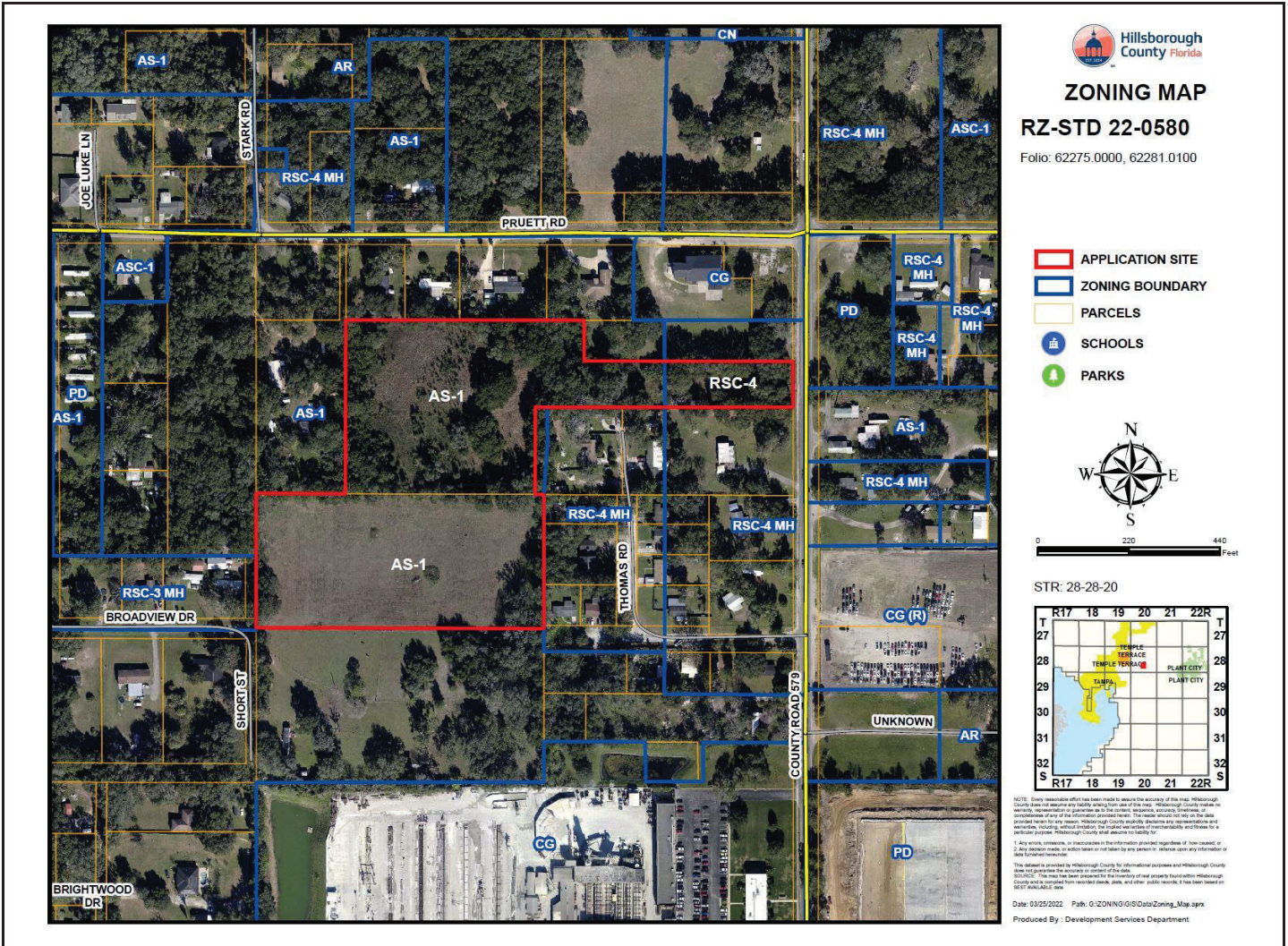
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R.:	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use. 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



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	Agricultural - Single-Family (AS-1)	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
	RSC -4 (MH)	1 du / 10,00sq. ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
	CG	10,000 sq. ft	General Commercial, Office and Personal Services	Church
South	RSC -4 (MH)	1 du / 10,00sq. ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
	AS-1	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
	CG	0.27 FAR	General Commercial, Office and Personal Services	Concrete Factory (Cast-Crete)

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
West	Agricultural - Single-Family (AS-1)	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
	RSC -4 (MH)	1 du/ 10,00sq. ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
East	County Road 579	n/a	Street	Street
	RSC -4 (MH)	1 du/ 10,00sq. ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
	PD 03-1308	0.20 FAR	Neighborhood Commercial, Office and Personal Services	BPO – Professional Office

**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)

<p>Not Applicable</p>
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**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
Mango Road (CR 579)	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadview Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	122	9	13
Proposed	425	33	45
Difference (+/-)	<b>+303</b>	<b>+24</b>	<b>+32</b>

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

Connectivity and Cross Access <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> 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 &amp; AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY			
Environmental:	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	"No wetlands onsite"
Natural Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
Conservation & Environmental Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	This agency has no comments.
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Well head Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Public Facilities:	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities Service Area/ Water &amp; Wastewater</b> <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Hillsborough County School Board</b> Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	No comments provided
<b>Impact/Mobility Fees</b> N/A			
Comprehensive Plan:	Findings	Conditions Requested	Additional Information/Comments
<b>Planning Commission</b> <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**5.0 IMPLEMENTATION RECOMMENDATIONS**

**5.1 Compatibility**

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with business, professional office uses, and commercial general uses. The immediate surrounding area consist of properties within the Res-4 FLU category (to the north, south, east and west). The Res-4 FLU category has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.


The subject site is surrounded by properties zoned: AS-1, RSC-4 (MH) and CG to the north and south. To the east properties are zoned: County Road 579, RSC-4 (MH) and PD 03-1308 which has BPO type uses. And to the west, properties are zoned AS-1 and RSC-4 (MH).

The site is located in an area comprised of rural low-density Residential, rural low-density Residential with Mobile Home Overlay and planned development with Mobile Home Overlay. A majority of the area surrounding the site is of residential uses with Mobile Home Overlay; and thus, the proposed rezoning is consistent with the surrounding development pattern.

The site is located in the Rural Service Area and is outside the Hillsborough County Urban Service 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. Notwithstanding the 10,000 square foot minimum lot size allowance under the RSC-4 (MH) zoning district, use of septic will require a minimum lot size of 0.5 acres. The size and depth of the subject parcel in relation to other adjacent residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

**5.2 Recommendation**

Based on the above considerations, staff finds the proposed RSC-4 (MH) zoning district is compatible with the existing zoning districts and development pattern in the area.

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Thu May 5 2022 08:54:04</p>
<p><b>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN &amp; BUILDING REVIEW AND APPROVAL.</b></p> <p>Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for</p>	



**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

N/A

**8.0 PROPOSED SITE PLAN (FULL)**

Not Applicable

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department      DATE: 05/04/2022  
 REVIEWER: Alex Steady, Senior Planner      AGENCY/DEPT: Transportation  
 PLANNING AREA/SECTOR: Thonotosassa/ Northeast      PETITION NO.: STD 22-0580

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 303 average daily trips, 24 trips in the a.m. peak hour, and 32 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 two parcels totaling +/- 11.49-acres from Agricultural, Single Family (AS-1) and Residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 4 (RSC-4). The site is located +/- 282 feet south of the intersection of Pruett Road and County Road 579. The Future Land Use designation of the site is Residential-4 (RES-4).

*Trip Generation Analysis*

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

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 10 Single Family Detached Dwelling Units (ITE Code 210)	94	7	10
RSC-4, 3 Single Family Detached Dwelling Units (ITE Code 210)	28	2	3
Subtotal	122	9	13

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 45 Single Family Detached Dwelling Unit (ITE Code 210)	425	33	45

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+303</b>	<b>+24</b>	<b>+32</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 303 average daily trips, 24 trips in the a.m. peak hour, and 32 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on County Road 579 and Broadview Road. County Road 579 is a 2-lane, undivided, substandard, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. County Road 579 lies within +/- 51 feet of Right of Way in the vicinity of the project. County Road 579 does not have bike lanes or curb or gutter on either side within the vicinity of the project. County Road 579 has sidewalk on only the western side of the roadway. Broadview Road is a Hillsborough County 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with a total of +/- 14-feet of pavement width. Broadview Road lies within +/- 50 feet of Right of Way in the vicinity of the project. County Road 579 does not have sidewalk, bike lanes or curb and gutter on either side within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to County Road 579 and/or Broadview Drive. 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**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 579	SLIGH AVE	JOE EBERT RD	D	C
BROADVIEW DR	N/A*	N/A*	N/A*	N/A*

\*Broadview Dr was not included in the Hillsborough County 2020 Level of Service Report  
Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

<b>APPLICATION NUMBER:</b>	RZ STD 22-0580
<b>DATE OF HEARING:</b>	May 16, 2022
<b>APPLICANT:</b>	Haridas B. & Prabhavati H. Bhogade
<b>PETITION REQUEST:</b>	The request is to rezone a parcel of land from AS-1 and RSC-4 to RSC-4 (MH)
<b>LOCATION:</b>	West side of County Road 579 and 240 feet south of Pruett Road
<b>SIZE OF PROPERTY:</b>	11.51 acres m.o.l.
<b>EXISTING ZONING DISTRICT:</b>	AS-1 and RSC-4
<b>FUTURE LAND USE CATEGORY:</b>	RES-4
<b>SERVICE AREA:</b>	Rural
<b>COMMUNITY PLANNING AREA:</b>	Thonotosassa

## DEVELOPMENT REVIEW STAFF REPORT\*

**\*Please note that formatting issues prevented the entire staff report from being included in the Hearing Master's Recommendation. Please refer to the Hillsborough County Development Services Department website for the complete staff report.**

### 1.0 APPLICATION SUMMARY

Applicant: Haridas B. & Prabhavati H. Bhogade

FLU Category: Residential -4 (Res-4)

Service Area: Rural

Site Acreage: 11.51+/-

Community Plan Area: Thonotosassa

Overlay: None

Request: Rezone from **Agricultural Single- Family Residential-1 (AS-1) and Residential- Single-Family Conventional – 4 – (RSC-4) to Residential- Single-Family Conventional – 4 - Mobile Home Overlay (RSC-4 MH).**

#### Request Summary:

The request is to rezone from the existing Agricultural Single-Family Residential-1 (AS-1) and Residential- Single-Family Conventional –4 (RSC-4) zoning district to the proposed Residential-Single-Family Conventional– 4-MobileHomeOverlay(RSC-4MH) zoning district. The proposed zoning for RSC-4(MH) permits single-family conventional and mobile home development on lots containing a minimum area of 10,000 square feet (sf).

**Zoning:**

	<b>Current AS-1 Zoning</b>	<b>Current RSC-4 Zoning</b>	<b>Proposed RSC-4 MH Zoning</b>
Uses	Agricultural Single Family Residential	Single-Family Residential (Conventional Only)	Residential (Conventional/Mobile Home)
Acreage	10.71+/- Acres (ac); 466527.60 Square feet (sq. ft)	0.80+/- Acres; 34,848 sq. ft	11.51+/- ac
Density / Intensity	1 dwelling unit (du)/1 acres	1 du/ 10, 000 sq. ft	1 du/ 10, 000 sq. ft
Mathematical Maximum*	10 dwelling units	3 dwelling units	46 dwelling units

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

**Development Standards:**

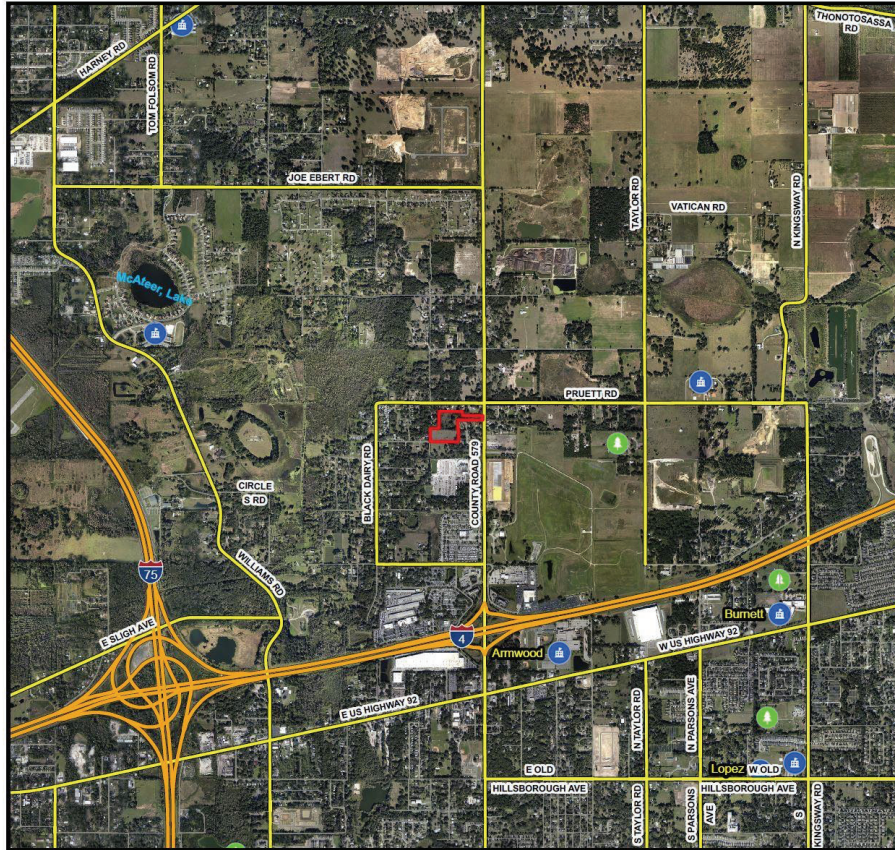
	<b>Current AS-1 Zoning</b>	<b>Current RSC-4 Zoning</b>	<b>Proposed CN Zoning</b>
Density/ Intensity	1 du/ 1 Ac	1 du/ 10, 000 sq. ft	1 du/ 10, 000 sq. ft
Lot Size / Lot Width	1 acre (43,560 sf)/150'	10, 000 sq. ft/ 75'	10, 000 sq. ft/ 75'
Setbacks/Buffering and Screening	50' - Front 15' – Sides 50' - Rear	25' - Front 7.5' – Sides 25' - Rear	25' - Front 7.5' – Sides 25' - Rear
Height	50'	35'	35'


**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



  
**VICINITY MAP**  
**RZ-STD 22-0580**  
 Folio: 62275.0000, 62281.0100

 APPLICATION SITE  
 RAILROADS  
 SCHOOLS  
 PARKS

  
 0 2,000 4,000 Feet

STR: 28-28-20

T	R17	18	19	20	21	22R	T
27							27
28				RZ-STD 22-0580			28
29							29
30							30
31							31
32							32
S	R17	18	19	20	21	22R	S

NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not warrant or make any liability arising from use of this map. Hillsborough County does not assume any responsibility for any of the information provided herein. The reader should not rely on the data provided herein for any purpose. Hillsborough County makes no warranty or representation as to the accuracy, completeness, or timeliness of the information provided herein. Hillsborough County does not accept any liability for any errors, omissions, or other losses or damages that may result from the use of this map.

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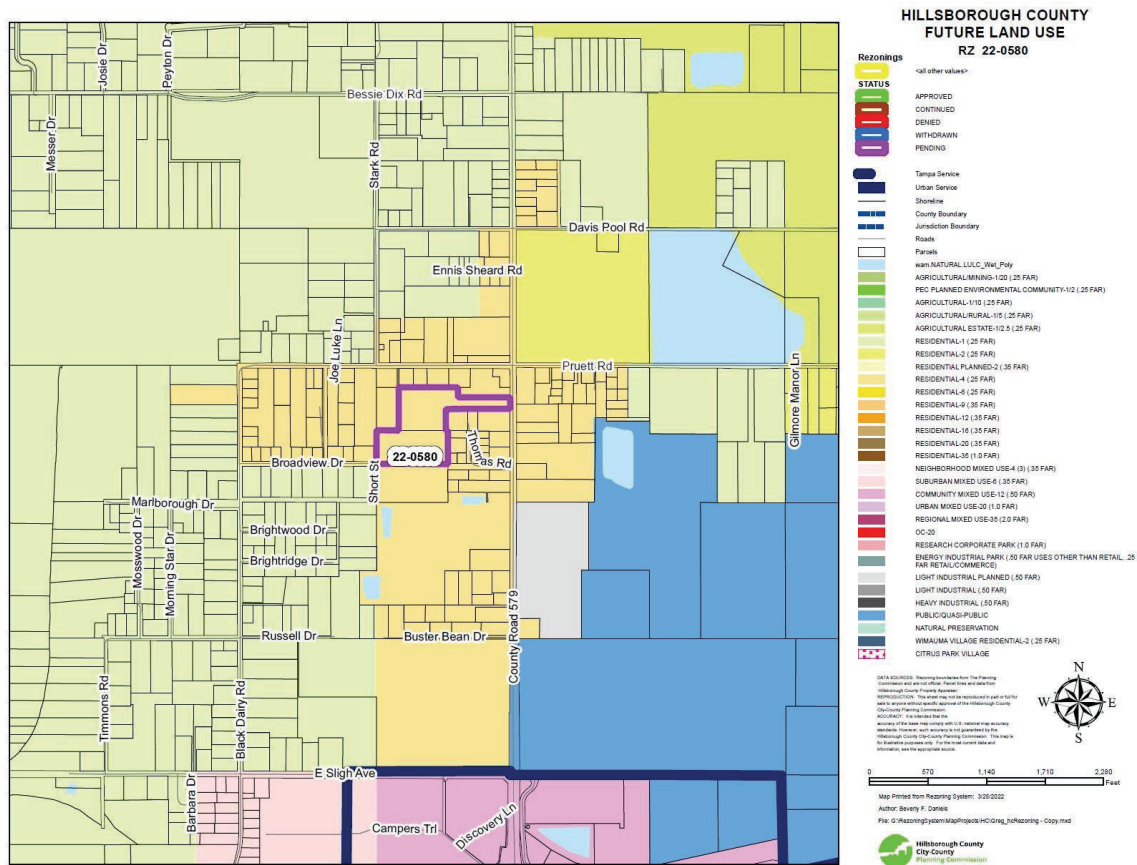
Date: 03/25/2022 Path: G:\ZONING\GIS\GISData\County\_Map.aprx  
 Produced By: Development Services Department

### Context of Surrounding Area:

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, Planned Development with Business, Professional Office (BPO), and Commercial General uses. Subject site's immediate surrounding area consist of properties within the Res-4 FLU category. Surrounding properties are zoned as follows:AS-1, RSC-4 MH and CG (North), PD 02-1308 with business, professional office type uses (to the east); AS-1 (to the north and east) and, ASC-1 (to the west).



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



Subject Site Future Land Use Category:	Residential 4 (Res-4)
Maximum Density/F.A.R. ::	4 dwelling unit per Gross Acre (ga)/ 0.25 F.A.R.
Typical Uses:	Residential,suburbanscaleneighborhoodcommercial,officeuses,an dmulti- purpose projects. Non-residential uses shall meet locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.



South	RSC -4 (MH)	1 du/10,00sq.ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
	AS-1	1 du/ 1 a	Single-Family Residential/Agricultural	Agricultural-Single-Family
	CG	0.27 FAR	General Commercial, Office and Personal Services	Concrete Factory (Cast-Crete)

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
West	Agricultural - Single-Family(AS-1)	1 du / 1 a	Single-Family Residential/Agricultural	Agricultural - Single-Family
	RSC-4 (MH)	1 du/10,00sq.ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
East	County Road 579	n/a	Street	Street
	RSC-4 (MH)	1 du/10,00sq.ft	Single-Family Residential (Conventional/Mobile Home)	Single Family Residential
	PD 03-1308	0.20 FAR	Neighborhood Commercial, Office and Personal Services	BPO – Professional Office

**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)

<b>3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)</b>			
<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Mango Road (CR 579)	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadview Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	122	9	13
Proposed	425	33	45
Difference (+/-)	<b>+303</b>	<b>+24</b>	<b>+32</b>

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

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

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

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

**Environmental:**

**Objections**

Yes  No

**Conditions Requested**

**Additional Information/Comments**

Yes  No

Environmental Protection Commission

**“No wetlands onsite”**

Natural Resources

**No comments provided**

Yes  No

Yes  No

Conservation & Environmental Lands Mgmt.

**This agency has 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

Significant Wildlife Habitat

Coastal High Hazard Area

Urban/Suburban/Rural Scenic Corridor  Adjacent to ELAPP property

Other \_\_\_\_\_

**Transportation**

Design Exception/Adm. Variance Requested  Off-site Improvements Provided

N/A

Yes  No  N/A

Yes  No  N/A

**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 comments provided**

**Impact/Mobility Fees**

N/A

**Comprehensive Plan:**

**Planning Commission**

Meets Locational Criteria  N/A  Locational Criteria Waiver Requested

Minimum Density Met  N/A

Inconsistent  Consistent

Yes  No

Density Bonus Requested Consistent Inconsistent

## **5.0 IMPLEMENTATION RECOMMENDATIONS**

### **5.1 Compatibility**

The site is located in an area which comprises of a mixture of uses to include: agricultural use, single-family residential use, and Planned Development with business, professional office uses, and commercial general uses. The immediate surrounding area consist of properties within the Res-4 FLU category (to the north, south, east and west). The Res-4 FLU category has the potential to permit agricultural, single-family residential and some commercial, office and multi-purpose uses.

The subject site is surrounded by properties zoned: AS-1, RSC-4 (MH) and CG to the north and south. To the east properties are zoned: County Road 579, RSC-4 (MH) and PD 03-1308 which has BPO type uses. And to the west, properties are zoned AS- 1 and RSC-4 (MH).

The site is located in an area comprised of rural low-density Residential, rural low-density Residential with Mobile Home Overlay and planned development with Mobile Home Overlay. A majority of the area surrounding the site is of residential uses with Mobile Home Overlay; and thus, the proposed rezoning is consistent with the surrounding development pattern.

The site is located in the Rural Service Area and is outside the Hillsborough County Urban Service 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. Notwithstanding the 10,000 square foot minimum lot size allowance under the RSC-4 (MH) zoning district, use of septic will require a minimum lot size of 0.5acres. The size and depth of the subject parcel in relation to other adjacent residential uses would create a zoning/development pattern that is consistent with the existing zoning and development pattern of the residential uses/zoning districts in the area.

### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RSC-4 (MH) zoning district is compatible with the existing zoning districts and development pattern in the area.

## **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on May 16, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.



Ms. Isabelle Albert 1000 North Ashley Drive Suite 900 testified on behalf of the applicant. Ms. Albert showed a PowerPoint presentation and stated that the property is located in the southeast corner of County Road 579 which is also known as Mano Road and Pruett Road and is located in the Rural Service Area. She described the surrounding area is a mix of industrial, manufacturing, commercial and residential land uses. The request is to rezone the site to RSC-4 with a mobile home overlay. Because the property is located in the Rural Service Area, the lots cannot connect to water and sewer and must be a minimum of 0.5 acre in size. Ms. Albert concluded her presentation by stating that there were no objections from reviewing agencies and that both planning staffs found the request compatible with the area and consistent with the Comprehensive Plan.

Ms. Isis Brown, Development Services staff, testified regarding the County's staff report. Ms. Brown stated that the request is to rezone the property from Agricultural Single-Family Residential-1 and Residential Single-Family Conventional-4 to RSC-4 with a Mobile Home Overlay on lots with a minimum lot size of 10,000 square feet. She described the surrounding zoning districts and land uses. She testified that the surrounding area is a mix of agricultural single-family, Planned Development with Business-Professional Office and Commercial General land uses. Ms. Brown stated that the rezoning is consistent with the existing zoning and development pattern and staff finds the request approvable.

Ms. Karla Llanos, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Llanos stated that the subject property is within the Residential-4 Future Land Use classification and the Rural Service Area and Thonotosassa Community Planning Area. Ms. Llanos testified that the maximum number of lots at a minimum lot size of 0.50 acre would be 22 lots. She described consistency with numerous other Future Land Use policies including Objective 12 regarding minimum lot size and stated that the Planning Commission finds the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Ms. Albert did not have additional comments.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

Ms. Albert submitted a copy of her PowerPoint presentation which included graphics and her written presentation into the record.

## **PREFACE**

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

## **FINDINGS OF FACT**

1. The subject property is 11.51 acres in size and is currently zoned Agricultural Single-Family Residential-1 (AS-1) and Residential Single-Family Conventional-4 (RSC-4) and is designated Residential-4 (RES-4) by the Comprehensive Plan. The property is located within the Rural Service Area and the Thonotosassa Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-4 with a Mobile Home Overlay (RSC-4 MH) zoning district.
3. The subject property is located in the Rural Service Area and proposes to utilize private well and septic tank for utilities with the required minimum lot size of one-half acre lots.
4. The Planning Commission staff supports the request. The Planning Commission staff stated that the maximum number of lots at a minimum lot size of one-half acre would be 22 lots. Staff found the request consistent with numerous Future Land Use policies including Objective 12 regarding minimum lot size. The Planning Commission found the application consistent with the Comprehensive Plan.
5. The Development Services Department staff also supports the request as the property is located in a mixed use are with agricultural, single-family, office and commercial land uses.
6. The request for the RSC-4 MH zoning district on the subject property is appropriate given the existing zoning districts which permit mobile homes (AS-1) and one-half acre lot sizes (RSC-4). The request is compatible with the surrounding zoning districts and the RES-4 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**

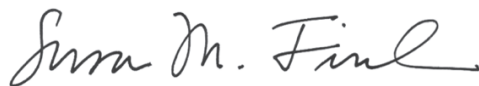
The applicant is requesting a rezoning to the RSC-4 MH zoning district. The property is 11.51 acres in size and is currently zoned AS-1 and RSC-4 and designated RES-4 by the Comprehensive Plan. The property is located in the Rural Service Area and the Thonotosassa Community Planning Area. The proposed minimum lot size is one-half acre as the property proposes to utilize private well and septic tank.

The Planning Commission found the request compatible with the surrounding area and consistent with numerous Policies regarding compatibility with the surrounding area.

The request for the RSC-4 MH zoning district on the subject property is appropriate given the existing zoning districts which permit mobile homes (AS-1) and one-half acre lot sizes given the proposed use of septic tanks (RSC-4). The request is compatible with the surrounding zoning districts and the RES-4 Future Land Use category.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-4 MH rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

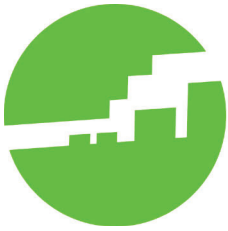


June 7, 2022

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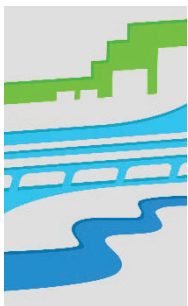
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> May 16, 2022	<b>Petition: RZ 22-0580</b>
<b>Report Prepared:</b> May 4, 2022	<b>0 County Road 579 &amp; 3406 Short Street</b>  <i>West side of County Road 579 and south of West Pruet Road and east of Short Street</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-4 (4 du/ga;0.25 FAR)</b>
<b>Service Area:</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>Thonotosassa</b>
<b>Rezoning Request:</b>	Rezone 11.49 acres of Agricultural - Single-Family (AS-1) and Residential Single Family Conventional-4 (RSC-4) with a Mobile Home overlay to RSC-4 with a Mobile Home overlay.
<b>Parcel Size (Approx.):</b>	11.49 +/- acres (500,504 square feet)
<b>Street Functional Classification:</b>	County Road 579 – <b>County Arterial</b> West Pruet Road – <b>County Collector</b> Short Street – <b>Local Road</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	Evacuation Zone E



## Context

- The subject site is located on approximately 11.49 acres on the west side of County Road 579 and south of West Pruett Road and east of Short Street. The subject site is within the Rural Area and is within the limits of the Thonotosassa Community Plan.
- The parcel has a Future Land Use designation of Residential-4 (RES-4) and is surrounded by RES-4 to the west, east, south, and north. Further southwest and northwest of the site is the Residential-1 (RES-1) Future Land Use designation.
- The subject site is currently vacant. Single family residential and vacant land uses surround the site. Immediately south of the site are agricultural uses. Further east and west of the site are mobile home parks. Immediately to the northeast is a church.
- The subject site is currently Agricultural - Single-Family (AS-1) and Residential Single Family Conventional-4 (RSC-4) with a Mobile Home overlay. AS-1 zoning surrounds the site on the north, west and south. To the southeast is Residential Single Family Conventional-3 (RSC-3). To the east of the site are the AS-1, RSC-4, Commercial General (CG) and Planned Development (PD) zoning districts. To the north of the site are the AS-1, RSC-4, CG and Agricultural Rural (AR) zoning districts.
- **The applicant requests to** rezone 11.49 acres of Agricultural - Single-Family (AS-1) and Residential Single Family Conventional-4 (RSC-4) with a Mobile Home overlay to RSC-4 with a Mobile Home overlay

### 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 (FLUE)**

### ***Rural Area***

*Rural Area Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. 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:** 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 4.6:** Rural Levels of Service will be established for certain County services, such as emergency services, parks, and libraries.

### **Relationship to the Future Land Use Map**

**Objective 7:** The Future Land Use Map is a graphic illustration of the county's policies governing the determination of its pattern of development in the unincorporated areas of Hillsborough County through the year 2025.

**Policy 7.1:** The Future Land Use Map shall be used to make an initial determination regarding the permissible locations for various land uses and the maximum possible levels of residential densities and/or non-residential intensities, subject to any special density provisions, locational criteria and exceptions of the Future Land Use Element text. **Policy 7.2:** All land use category boundaries on the Future Land Use Map coinciding with and delineated by man-made or natural features, such as but not limited to roads, section lines, property boundaries, surface utility rights-of-way, railroad tracks, rivers, streams or other water bodies or wetlands are precise lines.

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

**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 the 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 (CDC)**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

**OBJECTIVE 12-1:** *New developments should recognize the existing community and be designed in a way that is compatible 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**

### **Thonotosassa Community Plan**

#### **Goals**

1. *Community Control – Empower the residents, property owners and business owners in setting the direction and providing ongoing management of Thonotosassa’s future growth and development, toward a community that adds value and enhances quality of life.*

3. *Rural Character, Open Space and Agriculture – Provide improved yet affordable infrastructure and a balance of residential, commercial, and other land uses while maintaining the rural nature of the Thonotosassa area. This goal includes encouragement for agriculture, protection of property owners’ rights and values, and the establishment of open space and green space and low density, rural residential uses.*

4. *Diversity of People, Housing and Uses – Maintain the existing diversity of housing types and styles. Provide for commerce and jobs but protect the community identity and limit the location, type and size of new businesses to fit the surrounding area.*

### **Comprehensive Plan Strategies**

- *Protect the area's rural character.*
- *Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.*

### **One Water Section**

**Objective 4.3:** *Limit public potable water and wastewater lines from being extended into the Rural Area, except under specified conditions*

**Policy 4.3.2:** *Connections to existing water/wastewater systems in the Rural Area may be considered on a very limited basis, so long as such connections do not foster a development pattern that is in conflict with other Plan policies. The intent of this policy is to allow some utilization of existing infrastructure for those properties located along existing lines, not to allow extensions to those systems. Details of implementation shall be outlined in the LDC. Connections to the Limited Access Transmission Main are prohibited.*

**Policy 4.3.3:** *Any extension or utilization of existing potable water/wastewater lines under the previous Policies outlined in this Objective are subject to the following criteria:*

- A. New development shall be responsible for infrastructure and services outside the current Urban Service Area. Any such connection and extension of lines shall be at the expense of the party requesting such service and permitted at the discretion of Hillsborough County.*
- B. The only jurisdiction permitted to extend lines into the Rural Area shall be Hillsborough County, unless provided for in a pre-existing service area agreement or a public health issues as identified in Policy 4.3.1(c) above.*
- C. Any extension or connection shall not be considered a justification for increases in densities or intensities through the Future Land Use Map amendment process, nor shall these provisions be used as a basis for a rezoning to allow uses that require public utility connections but would be incompatible with the surrounding development pattern or inconsistent with other Rural Area policies.*

### **Staff Analysis of Goals Objectives and Policies:**

The subject site is located on approximately 11.49 acres on the west side of County Road 579 and south of West Pruett Road and east of Short Street. The subject site is within the Rural Area and is within the limits of the Thonotosassa Community Plan. Rezone 11.49 acres of Agricultural - Single-Family (AS-1) and Residential Single Family Conventional-4 (RSC-4) with a Mobile Home overlay to RSC-4 with a Mobile Home overlay.

The subject property is designated as Residential-4 (RES-4) on the Future Land Use Map. The intent of the RES-4 Future Land Use category is areas that are suitable for low density residential development. Based on the Future Land Use designation up to four dwelling units per acre are permitted. On the proposed 11.49 acre site, up to 45 dwelling units are permitted on site. However, the Rural Area limits lot sizes to 0.5 acre minimum. The maximum units on site would be 22 units to meet the minimum lot size requirement.

Per FLUE Policy 9.2, developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County. Per the One Water Section of the *Future of Hillsborough Comprehensive Plan for Unincorporated*



*Hillsborough County Florida*, any extension, connection, or utilization of water/wastewater systems in the Rural Area are considered on a limited basis if they meet specific exemptions as outlined in the Land Development Code (LDC). In addition, new development is responsible for infrastructure and services outside the Urban Service Area. The site does not meet the specific exemptions and must provide septic system connections for the proposed new residential development in the Rural Area. While the submitted narrative states 10,000 sq. ft. lots or 0.5 acre lots, per the LDC the applicant in the Rural Area is required to build 0.5 acre lots at a minimum. Compliance with this requirement is essential to the proposed rezoning being consistent with FLUE Policy 9.2 and One Water Objective 4.3, and Policies 4.3.2 and 4.3.3.

Per FLUE Objective 4, the intent of the Rural Area is to provide areas for large lot, low density rural residential or agricultural uses. FLUE Policies 16.1, 16.2, and 16.3 require new development to be compatible with surrounding uses. Single family residential and vacant land uses surround the site. Immediately south of the site are agricultural uses. Further east and west of the site are mobile home parks. Immediately to the northeast is a church. The proposed development is for single family residential and mobile home lots which is consistent with the development pattern of the area. While the narrative states 10,000 sq. ft. lots or 0.5 acre lots, only the proposed 0.5 acre lot sizes will meet the intent of the rural area in maintain large lots and low density residential uses. The proposed 0.5 acre lot sizes, as required in the Rural Area per the LDC, are consistent with the surrounding residential densities. Therefore, the proposal meets Policy 1.4 of the FLUE and Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, and 16.10 of the FLUE.

The subject site is located within the limits of the Thonotosassa Community Plan. The applicant's proposal of 10,000 sq. ft. lots does not meet the LDC or Community Plan rural area and water and sewer service requirements. However, the applicant's proposal for residential 0.5 acre lots on a septic system meets the Community Plan intent to protect the area's rural character and restrict central water and sewer services within the Rural Service Area.

Overall, staff finds that the proposed 0.5 acre lot sizes and RSC-4 zoning would provide compatible lot sizes and densities within the Rural Area and supports the vision of the Thonotosassa Community Plan. The proposed rezoning would allow for residential development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*.

#### **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 Florida*.





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Thonotosassa/ Northeast

**DATE:** 05/04/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0580

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

### **REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 303 average daily trips, 24 trips in the a.m. peak hour, and 32 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 two parcels totaling +/- 11.49-acres from Agricultural, Single Family (AS-1) and Residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 4 (RSC-4). The site is located +/- 282 feet south of the intersection of Pruett Road and County Road 579. The Future Land Use designation of the site is Residential-4 (RES-4).

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

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

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, 10 Single Family Detached Dwelling Units (ITE Code 210)	94	7	10
RSC-4, 3 Single Family Detached Dwelling Units (ITE Code 210)	28	2	3
Subtotal	122	9	13

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, 45 Single Family Detached Dwelling Unit (ITE Code 210)	425	33	45

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+303</b>	<b>+24</b>	<b>+32</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 303 average daily trips, 24 trips in the a.m. peak hour, and 32 trips in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on County Road 579 and Broadview Road. County Road 579 a 2-lane, undivided, substandard, Hillsborough County maintained, arterial roadway with +/- 11-foot travel lanes. County Road 579 lies within +/- 51 feet of Right of Way in the vicinity of the project. County Road 579 does not have bike lanes or curb or gutter on either side within the vicinity of the project. County Road 579 has sidewalk on only the western side of the roadway. Broadview Road is a Hillsborough County 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with a total of +/- 14-feet of pavement width. Broadview Road lies within +/- 50 feet of Right of Way in the vicinity of the project. County Road 579 does not have sidewalk, bike lanes or curb and gutter on either side within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to County Road 579 and/or Broadview Drive. 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**

Level of Service (LOS) information is reported below.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr Directional LOS
CR 579	SLIGH AVE	JOE EBERT RD	D	C
BROADVIEW DR	N/A*	N/A*	N/A*	N/A*

*\*Broadview Dr was not included in the Hillsborough County 2020 Level of Service Report  
Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)*

Transportation Comment Sheet

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

<b>Adjoining Roadways (check if applicable)</b>			
<b>Road Name</b>	<b>Classification</b>	<b>Current Conditions</b>	<b>Select Future Improvements</b>
Mango Road (CR 579)	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
Broadview Road	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

<b>Project Trip Generation</b> <input type="checkbox"/> Not applicable for this request			
	<b>Average Annual Daily Trips</b>	<b>A.M. Peak Hour Trips</b>	<b>P.M. Peak Hour Trips</b>
Existing	122	9	13
Proposed	425	33	45
Difference (+/-)	+303	+24	+32

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

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

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

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

**COMMISSION**

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
Kimberly Overman  
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Elaine S. DeLeeuw ADMIN DIVISION  
Sam Elrabi, P.E. WATER DIVISION  
Rick Muratti, Esq. LEGAL DEPT  
Reginald Sanford, MPH AIR DIVISION  
Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<b>HEARING DATE:</b> May 16, 2022  <b>PETITION NO.:</b> 22-0580  <b>EPC REVIEWER:</b> Jackie Perry Cahanin  <b>CONTACT INFORMATION:</b> (813) 627-2600 X 1241  <b>EMAIL:</b> <a href="mailto:cahaninj@epchc.org">cahaninj@epchc.org</a>	<b>COMMENT DATE:</b> April 26, 2022  <b>PROPERTY ADDRESS:</b> 3406 Short St, 579 HWY, Seffner, FL 33584  <b>FOLIO #:</b> 062275-0000; 062281-0100  <b>STR:</b> 28-28S-20E
<b>REQUESTED ZONING: : From AS-1 to RSC-6</b>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	04/19/2022
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<b>INFORMATIONAL COMMENTS:</b>  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.	

Jpc/mst

cc: Isabelle Albert - [ialbert@half.com](mailto:ialbert@half.com)

*Environmental Excellence in a Changing World*

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

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 25 Apr. 2022**

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

**APPLICANT: Isabelle Albert**

**PETITION NO: RZ-STD 22-0580**

**LOCATION: Not listed**

**FOLIO NO: 62275.0000 & 62281.0100**

**SEC: \_\_\_\_\_ TWN: \_\_\_\_\_ RNG: \_\_\_\_\_**

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- 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**

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PETITION NO.: STD22-0580    REVIEWED BY: Randy Rochelle    DATE: 5/17/2022

FOLIO NO.: 62275.0000 & 62281.0100

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**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 12 inch water main exists  (adjacent to the site),  (approximately 55 feet from the site) and is located within the east Right-of-Way of County Road 579. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater force main exists  (adjacent to the site),  (approximately 55 feet from the site) and is located within the east Right-of-Way of County Road 579. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are outside of the Urban Service Area, therefore connection to the County water and/or wastewater service is not generally allowed. As there are water and wastewater mains located adjacent to the subject site a single metered connection and wastewater connection could be allowed. No water line extension would allowed unless it is required or allowed as a condition of the rezoning of the development meets the exception criteria for the connections outside the Urban Service Area .



# **VERBATIM TRANSCRIPT**



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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
May 16, 2022  
ZONING HEARING MASTER: SUSAN FINCH

C3:  
Application Number: RZ-STD 22-0580  
Applicant: Haridas B. & Prabhavati H.  
Bhodage  
Location: W side of County Road 579 &  
240' S of Pruett Rd.  
Folio Number: 062275.0000 & 062281.0100  
Acreage: 11.51 acres, more or less  
Comprehensive Plan: R-4  
Service Area: Rural  
Existing Zoning: RSC-4, AS-1 & MH  
Request: Rezone to RSC-6 MH

1 MR. GRADY: The next item is agenda item  
2 C-3, Rezoning-Standard 22-0580. The request is to  
3 rezone from RSC-4, AS-1 to RSC-4 with a Mobile Home  
4 Overlay.

5 Isis Brown will provide staff recommendation  
6 after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MS. ALBERT: Good evening. Isabelle Albert  
9 with Halff, 1000 North Ashley Drive, Suite 900.  
10 I'm here representing the applicant and I have a  
11 presentation for you. Next, please.

12 So the 1 1/2-acre site is located in  
13 Thonotosassa, more specifically the southeast  
14 corner of County Road 579, also known as Mango Road  
15 and Pruett Road, and it is also located in the  
16 Rural Service Area. Next, please.

17 The surrounding zoning is quite a  
18 modge-podge of it. The brown area is the  
19 Residential-4 with a Mobile Home Overlay that  
20 you'll see along Mango Road.

21 You'll see the red area, which is  
22 Commercial, and the big portion of there on the  
23 west side is the Cast-Crete, just to give you an  
24 idea. The blue areas are the Planned Development  
25 zoning area. The one on the east side is approved

1           for Manufacturing a little bit more than 4,000 --  
2           400,000 square feet of Manufacturing, and to the  
3           west side, that's the Lazydays service and sales  
4           and RV service there.

5           The green area -- you'll see a light green  
6           area on the east side of Mango Road, and that's the  
7           Hillsborough County household hazardous waste  
8           collection area. And on the west side, you'll see  
9           more of the residential portion of it. And the  
10          Future Land Use is Residential-4. Next, please.

11          So the request is to rezone the site to an  
12          RSC-4 with a Mobile Home Overlay similarly to the  
13          site to the east, but it is located in the Rural  
14          Service Area. And therefore, they cannot connect  
15          to the water and sewer along Mango Road and  
16          therefore, they're required to have a half-acre  
17          lots. Next, please.

18          And recommendations, there was no objections  
19          from reviewing agencies. The planning Development  
20          Services staff found it compatible with the area,  
21          and the Planning Commission staff found the request  
22          consistent. And I'm here if you have any  
23          questions.

24          HEARING MASTER FINCH: No questions at this  
25          time, but thank you.

1 MS. ALBERT: Thank you.

2 HEARING MASTER FINCH: Development Services.

3 MS. BROWN: Good evening, Development  
4 Services, Isis Brown.

5 The request is to rezone from the existing  
6 Agricultural Single-Family Residential and -- which  
7 is RS-1, Residential Single-Family Conventional-4,  
8 RSC-4, to proposed RSC zoning four with the Mobile  
9 Home Overlay.

10 The proposed zoning for RSC-4 with Mobile  
11 Home Overlay permits single-family conventional and  
12 mobile home development on lots containing a  
13 minimum of 10,000 square feet.

14 The site is located in an area which  
15 comprises a mixture of uses including Agricultural  
16 Single-Family Residential uses and Planned  
17 Development with Business Professional Office uses  
18 and Commercial General uses.

19 The immediate surrounding area consists of  
20 properties within the RES-4 Future Land Use  
21 Category to the north, south, east, and west. The  
22 RES-4 Future Land Use Category has a potential to  
23 submit Agricultural Single-Family Residential and  
24 some Commercial Office and Multipurpose uses.

25 The subject property is surrounded by

1 property zoned AS-1, RSC-4 with Mobile Home  
2 Overlay, and CG to the north and south. To the  
3 east, properties are zoned with the County Road 579  
4 and RSC-4 with Mobile Home Overlay and a PD  
5 03-1308, which has a BPO-type use. And to the  
6 west, properties are zoned AS-1 and RSC-4 with  
7 Mobile Home Overlay.

8 This site is located in a Rural Service Area  
9 and outside of the Hillsborough County Urban  
10 Service Area and, therefore, will have to have a  
11 minimum of -- will require septic and well and will  
12 require a minimum of .5 acres.

13 The size and depth of the subject parcel in  
14 relation to other adjacent residential uses will  
15 create a zoning development pattern that is  
16 consistent with the existing zoning and development  
17 pattern of residential uses zoning districts in the  
18 area.

19 Based on the above conditions, staff find  
20 the proposed RSC-4 with Mobile Home Overlay zoning  
21 district is compatible with the existing districts  
22 and development pattern in the area. And staff  
23 finds the request approvable. I'm available for  
24 any questions.

25 HEARING MASTER FINCH: No questions at this



1 time, but thank you so much.

2 Planning Commission, please.

3 MS. LLANOS: Karla Llanos, senior planner  
4 with Planning Commission staff.

5 The subject site is within the Rural Area  
6 and within the limits of Thonotosassa Community  
7 Plan. The parcel has a Future Land Use designation  
8 of Residential-4.

9 The applicant is requesting, again, to  
10 rezone the property for -- from Agricultural  
11 Single-Family, AS-1, and Residential Single-Family  
12 Conventional-4, RSC-4, with a Mobile Home Overlay  
13 to Residential Single-Family Conventional-4 with a  
14 Mobile Home Overlay.

15 The intent of the Residential-4 Future Land  
16 Use Category is to provide for areas that are  
17 suitable for low density residential development.  
18 The Residential-4 land use designation allows up to  
19 four dwelling units per the acre.

20 However, the Rural Area limits lot sizes to  
21 half-acre minimums. The maximum units allowed on  
22 this site would be 22 units.

23 The applicant's revised narrative submitted  
24 May 2nd, 2022, states that 10,000-square-foot lots  
25 are being proposed. Since the property is located

1 in that Rural Area, the applicant is requested to  
2 build 21,780 square feet or half-acre lot at the  
3 minimum.

4 For plans with this requirement is essential  
5 to the proposed rezoning being consistent with the  
6 Future Land Use Policies 9.2 and the one Objective  
7 4.3 and Policies 4.3.2, 4.3.3.

8 Therefore, the proposal meeting the minimum  
9 half-acre lots is consistent with Objective 12 and  
10 all the applicable policies stated in the report  
11 and is also consistent with Objective 16 of the  
12 Community Design Component.

13 Overall, staff finds that the proposed  
14 half-acre lot sizes and the RSC-4 zoning would  
15 provide compatible lot sizes and densities within  
16 the rural and supports the vision of the  
17 Thonotosassa Community Plan.

18 Proposed rezoning would allow for  
19 residential development that is consistent with the  
20 goals, objectives, and policies of the Future Land  
21 Use Element of the Future of Hillsborough County  
22 Comprehensive Plan for the unincorporated  
23 Hillsborough County.

24 Based upon those considerations, Planning  
25 Commission staff finds the proposed

1 Rezoning-Standard consistent with the Future of  
2 Hillsborough Comprehensive Plan and the  
3 unincorporated Hillsborough County. I will stand  
4 if you have any questions.

5 HEARING MASTER FINCH: No questions at this  
6 time. Thank you so much.

7 I'll call at this point for anyone that  
8 would like to speak in support of this application?  
9 Anyone that wants to testify in support in the room  
10 or online? No one.

11 Anyone in opposition to this request?

12 Seeing no one in the room, no one online.

13 Mr. Grady, anything else?

14 MR. GRADY: Nothing further.

15 HEARING MASTER FINCH: All right.

16 Ms. Albert, nothing? All right.

17 Then with that, we'll close Rezoning 22-0580  
18 and go to the next case.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0423 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # RZ 22-0456 VS	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO Box 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE <u>(813) 230-7423</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Mark Ben Fley</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>T/A</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE _____
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>Sandy Council</u> MAILING ADDRESS <u>PO Box 1115</u> CITY _____ STATE <u>FL</u> ZIP <u>33575</u> PHONE <u>813-812-9760</u>
APPLICATION # RZ 18-0798	PLEASE PRINT NAME <u>William Bredsefank</u> MAILING ADDRESS <u>109 2nd St NW</u> CITY <u>Rusk</u> STATE <u>FL</u> ZIP <u>33520</u> PHONE <u>913-617-2720</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd, Ste 3700 Tampa, FL</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-227-8421</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Dr. Dale Maryman</u> MAILING ADDRESS <u>10408 Bloomingdal Avenue</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-309-6618</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>LUKE LIROT</u> MAILING ADDRESS <u>2240 BELLEAIR RD. #190</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33764</u> PHONE <u>727-536-2100</u>
APPLICATION # RZ 20-1253 VS	PLEASE PRINT NAME <u>Max Forgey</u> MAILING ADDRESS <u>236 SE 45th St</u> CITY <u>Cape Coral</u> STATE <u>FL</u> ZIP <u>33904</u> PHONE <u>(239)560-5864</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>SAM A. CALCO JR.</u> MAILING ADDRESS <u>18422 SWAN LAKE DR.</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-500-0202</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Jay A. MUFFLY</u> MAILING ADDRESS <u>102 5TH AVE SE</u> CITY <u>LUTZ</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813-949-2224</u>
APPLICATION # RZ 20-1253	PLEASE PRINT NAME <u>Susan Guess</u> MAILING ADDRESS <u>505 Old Grove Dr</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33548</u> PHONE <u>813-949-6559</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0586	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 Washley Dr, Suite 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 331 0976</u>
APPLICATION # RZ 22-0690	PLEASE PRINT NAME <u>CAYTON BRUCKEMER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # RZ 22-0697	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>1000 2nd Ave. #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1760</u>
APPLICATION # RZ 22-0699	PLEASE PRINT NAME <u>CAYTON BRUCKEMER</u> MAILING ADDRESS <u>4427 W. KENNEDY BLVD</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>(813) 229-7700</u>
APPLICATION # RZ 22-0699	PLEASE PRINT NAME <u>JEFF MARPLE</u> MAILING ADDRESS <u>12401 GUSTAZA AVE</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 503 7282</u>
APPLICATION # RZ 22-0702	PLEASE PRINT NAME <u>Juana Soto</u> MAILING ADDRESS <u>4103 N. Habana Ave</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 833-4477</u>

DATE/TIME: 5/16/2022

HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 22-0702	PLEASE PRINT NAME Todd Pressman MAILING ADDRESS 200 24th Ave S #455 CITY St. Pete STATE FL ZIP 3374 PHONE 804-7760
APPLICATION # RZ 22-0702	PLEASE PRINT NAME Helena Fernandez MAILING ADDRESS 6610 - 36TH Ave So - CITY Tampa STATE FL ZIP 33619 PHONE 813-215-1181
APPLICATION # RZ 22-0702	PLEASE PRINT NAME W.L. Sartor Cook Jr MAILING ADDRESS 6210 36th Ave So CITY Tampa STATE FL ZIP 33618 PHONE 813/621-8098
APPLICATION # RZ 22-0439	PLEASE PRINT NAME David M. Smith MAILING ADDRESS 401 E. Jackson Street # 2100 CITY Tampa STATE FL ZIP 33601 PHONE 813 222-5010
APPLICATION # RZ 22-0439	PLEASE PRINT NAME Jessica Ierman MAILING ADDRESS 401 East Jackson St # 2100 CITY Tampa STATE FL ZIP 33602 PHONE 813-222-5006
APPLICATION # RZ 22-0441	PLEASE PRINT NAME William Madly MAILING ADDRESS 325 S 1st CITY Tampa STATE FL ZIP 33606 PHONE



DATE/TIME: 5/16/2022HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>TODD AMADEN</u> MAILING ADDRESS <u>8515 Palm River Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>421-7841</u>
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Alex Azca</u> MAILING ADDRESS <u>3923 Coconut Palm Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Geord Vernon</u> MAILING ADDRESS <u>12916 Parson Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # <u>RZ 22-0441</u>	PLEASE PRINT NAME <u>Susan Martin</u> MAILING ADDRESS <u>7901 Race Track Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33635</u> PHONE <u>727-542-8382</u>
APPLICATION # <u>MM 22-0452</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kernerly Blvd Ste 3700</u> CITY <u>Thryph</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 227-8420</u>
APPLICATION # <u>MM 22-0452</u> <u>US</u>	PLEASE PRINT NAME <u>Dallas Evans</u> MAILING ADDRESS <u>3810 Northdale Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>(813) 394-0591</u>

HEARING TYPE: **ZHM**, PHM, VRH, LUHO

DATE: 5/16/2022

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 22-0452	Brian Grady	1. Revised Staff Report	Yes (copy)
MM 22-0452	Kami Corbett	2. Applicant Presentation Packet	No
RZ 22-0439	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 22-0439	Jessica Icerman	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Brian Grady	1. Revised Staff Report	Yes (copy)
RZ 18-0798	Mark Bentley	2. Applicant Presentation Packet	Yes (copy)
RZ 18-0798	Sandy Council	3. Opposition Presentation Packet	No
RZ 20-1253	Kami Corbett	1. Applicant Presentation Packet	No
RZ 20-1253	Dr. Dale Merryman	2. Applicant Presentation Packet	No
RZ 20-1253	Sam Calco	3. Opposition Presentation Packet	No
RZ 20-1253	Jay A. Muffly	4. Opposition Presentation Packet	No
RZ 20-1253	Susan Guess	5. Opposition Presentation Packet	No
RZ 20-1253	Christopher Capkovic	6. Opposition Presentation Packet	No
RZ 22-0580	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 22-0697	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0702	Todd Pressman	1. Applicant Presentation Packet	No
RZ 22-0441	William Molloy	1. Applicant Presentation Packet	No
RZ 22-0441	Susan Martin	2. Opposition Presentation Packet	No

MAY 16, 2022 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, May 16, 2022, at 6:00 p.m., held virtually.

📄 Susan Finch, ZHM, calls the meeting to order and leads in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

📄 Brian Grady, Development Services, introduces staff and reviews changes/withdrawals/continuances.

C.1. RZ 22-0423

📄 Brian Grady, Development Services, calls RZ 22-0423.

📄 David Wright, applicant rep, requests continuance for RZ 22-0423.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0423.

C.2. RZ 22-0456

📄 Brian Grady, Development Services, calls RZ 22-0456.

📄 David Wright, applicant rep, requests continuance for RZ 22-0456.

📄 Susan Finch, ZHM, calls proponents/opponents/grants continuance for RZ 22-0456.

📄 Brian Grady, Development Services, continues changes/withdrawals/continuances.

📄 Susan Finch, ZHM, overview of ZHM process.

📄 Senior Assistant County Attorney Cameron Clark overview of oral argument/ZHM process.

📄 Susan Finch, ZHM, Oath.

📄 Brian Grady, Development Services, introduces staff.

MONDAY, MAY 16, 2022

B. REMANDS

B.1. RZ 18-0798

- 📄 Brian Grady, Development Services, calls RZ 18-0798.
- 📄 Mark Bentley, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers ZHM questions.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Sandy Council, opponent, provides testimony
- 📄 William Bredbenner, opponent, provides testimony.
- 📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.
- 📄 Mark Bentley, applicant rep, gives rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Mark Bentley, applicant rep, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Brian Grady, Development Services, answers.
- 📄 Susan Finch, ZHM, calls applicant rebuttal/closes RZ 18-0798.

MONDAY, MAY 16, 2022

B.2. RZ 20-1253

- 📄 Brian Grady, Development Services, calls RZ 20-1253.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Dr. Dale Meryman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 Dr. Dale Meryman, answers ZHM questions.
- 📄 Kami Corbett, applicant rep, continues testimony.
- 📄 Brian Grady, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Luke Lirot, opponent, provides testimony
- 📄 Max Forgey, opponent, provides testimony.
- 📄 Sam Calco, opponent, provides testimony.
- 📄 Jay A. Muffly, opponent, provides testimony.
- 📄 Susan Guess, opponent, provides testimony.
- 📄 Sam Calco, opponent, continues testimony.
- 📄 Kami Corbett, applicant rep, questions to opponent.
- 📄 Susan Guess, opponent, answers applicant rep questions.
- 📄 Kami Corbett, applicant rep, provides rebuttal.
- 📄 Dr. Dale Merryman, applicant rep, provides rebuttal.
- 📄 Kami Corbett, applicant rep, continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 20-1253.

MONDAY, MAY 16, 2022

C. REZONING STANDARD (RZ-STD) :

C.3. RZ 22-0580

- 📄 Brian Grady, Development Services, calls RZ 22-0580.
- 📄 Isabelle Albert, applicant rep, presents testimony.
- 📄 Isis Brown, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0580.

C.4. RZ 22-0690

- 📄 Brian Grady, Development Services, calls RZ 22-0690.
- 📄 Clayton Bricklemyer, applicant rep, presents testimony.
- 📄 Isis Brown, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0690.

C.5. RZ 22-0697

- 📄 Brian Grady, Development Services, calls RZ 22-0697.
- 📄 Todd Pressman, applicant rep, presents testimony.
- 📄 Chris Grandlienard, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal/closes RZ 22-0697.

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C.6. RZ 22-0699

- 📄 Brian Grady, Development Services, calls RZ 22-0699.
- 📄 Clayton Brickleyer, applicant rep, presents testimony.
- 📄 Isis Brown, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/closes RZ 22-0699.
- 📄 Susan Finch, ZHM, reopens RZ 22-0699.
- 📄 Jeff Marple, opponent, provides testimony.
- 📄 Susan Finch, ZHM, questions to opponent.
- 📄 Jeff Marple, opponent, answers ZHM questions.
- 📄 Clayton Brickleyer, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Clayton Brickleyer, applicant rep, answers ZHM questions and continues rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0699.
- 📄 Susan Finch, ZHM, calls break.
- 📄 Susan Finch, ZHM, resumes meeting.

C.7. RZ 22-0702

- 📄 Brian Grady, Development Services, calls RZ 22-0702.
- 📄 Susan Finch, ZHM, Oath.
- 📄 Todd Pressman, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.

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- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Juana Soto, applicant rep, answers ZHM questions
- 📄 Todd Pressman, applicant rep, continues testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Todd Pressman, applicant rep, answers ZHM questions and continues testimony.
- 📄 Chris Grandlienard, Development Services, staff report.
- 📄 Susan Finch, ZHM, questions to Development Services.
- 📄 Chris Grandlienard, Development Services, answers ZHM questions.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, questions to Planning Commission.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, questions to Planning Commission.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Thelma Fernandez, opponent, provides testimony.
- 📄 W. L. Saxton Cook Jr., opponent, provides testimony.
- 📄 Karla Llanos, Planning Commission, answers ZHM questions.
- 📄 Susan Finch, ZHM, calls Development Services/applicant rebuttal.
- 📄 Todd Pressman, applicant rep, provides rebuttal.



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📄 Juana Soto, applicant, provides rebuttal.

📄 Susan Finch, ZHM, closes RZ 22-0702.

D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 22-0439

📄 Brian Grady, Development Services, calls RZ 22-0439.

📄 Jessica Icerman, applicant rep, provides testimony.

📄 David M. Smith, applicant rep, provides testimony

📄 Susan Finch, ZHM, questions to applicant rep.

📄 David M. Smith, applicant rep, answers ZHM questions.

📄 Israel Monsanto, Development Services, staff report.

📄 Susan Finch, ZHM, questions to Development Services.

📄 Israel Monsanto, Development Services, answers ZHM questions.

📄 Karla Llanos, Planning Commission, staff report.

📄 Susan Finch, ZHM, calls proponents/opponents/Development Services/applicant rebuttal.

📄 Jessica Icerman, applicant rep, provides rebuttal.

📄 Susan Finch, ZHM, questions to applicant rep.

📄 Jessica Icerman, applicant rep, answers ZHM questions.

📄 Susan Finch, ZHM, closes RZ 22-0439.

D.2. RZ 22-0441

📄 Brian Grady, Development Services, calls RZ 22-0441.

📄 Susan Finch, ZHM, Oath.

📄 William Molloy, applicant rep, presents testimony.


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- 📄 Susan Finch, ZHM, questions to applicant rep
- 📄 William Molloy, applicant rep, answers ZHM questions and continues testimony.
- 📄 Todd Amaden, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony
- 📄 Alex Azan, applicant rep, provides testimony.
- 📄 William Molloy, applicant rep, continues testimony.
- 📄 Michelle Heinrich, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents.
- 📄 Gerod Vernon, opponent, presents testimony.
- 📄 Susan Martin, opponent, presents testimony.
- 📄 Susan Finch, ZHM, calls Development Service/applicant rebuttal.
- 📄 William Malloy, applicant rep, provides rebuttal.
- 📄 Susan Finch, ZHM, closes RZ 22-0441.

D.3. MM 22-0452


- 📄 Brian Grady, Development Services, calls MM 22-0452.
- 📄 Kami Corbett, applicant rep, presents testimony.
- 📄 Susan Finch, ZHM, questions to applicant rep.
- 📄 Kami Corbett, applicant rep, answers ZHM questions.
- 📄 Timothy Lampkin, Development Services, staff report.
- 📄 Karla Llanos, Planning Commission, staff report.
- 📄 Susan Finch, ZHM, calls proponents/opponents/Development Services


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 Susan Finch, ZHM, questions to Development Services.


 Timothy Lampkin, Development Services, answers ZHM questions.

 Kami Corbett, applicant rep, provides rebuttal.

 Dallas Evans, applicant rep, provides rebuttal.

 Susan Finch, ZHM, closes MM 22-0452.

ADJOURNMENT

 Susan Finch, ZHM, adjourns meeting.

Application No. RZ 22-0580  
Name: Isabelle Albert  
Entered at Public Hearing: 3M17  
Exhibit # 1 Date: 5/16/2022

ZONING HEARING MASTER HEARING  
RZ 22-0580

May 16, 2022





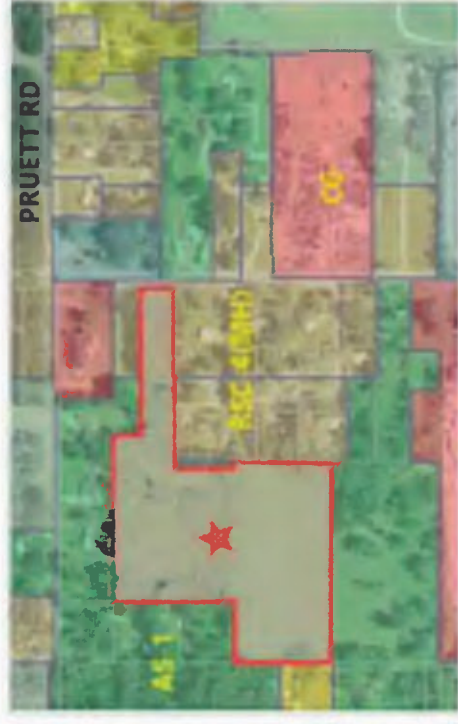
**SURROUNDING ZONING**

- BROWN: RSC-4(MH)
- RED: COMMERCIAL
  - CAST CRETE
- BLUE: PLANNED DEVELOPMENT
  - EAST – PD 18-0704 – 422,500 SF OF MANUFACTURE USES
  - WEST – PD 98-0667 – LAZY DAYS RV SALES AND RESORT
- GREEN: AGRICULTURAL SINGLE FAMILY AND AGRICULTURAL RURAL
  - EAST - HILLSBOROUGH COUNTY HOUSEHOLD HAZARDOUS WASTE COLLECTION
  - WEST – SINGLE FAMILY RESIDENTIAL



**FUTURE LAND USE**

**PROPOSAL:  
REZONING TO RSC-4 (MH)**



- THE SITE IS LOCATED WITHIN THE RURAL SERVICE AREA
- NOT PERMITTED TO CONNECT TO THE WATER AND SEWER LINE ALONG CR 579 (MANGO RD)
- REQUIRED TO BE SERVED BY SEPTIC SYSTEM REQUIRING 0.5 ACRE OF UPLAND

**AGENCY AND STAFF  
RECOMMENDATION**

REVIEWING AGENCY:

**NO OBJECTIONS**, INCLUDING EPC AND TRANSPORTATION STAFF

DEVELOPMENT SERVICES STAFF:

REQUEST IS **COMPATIBLE** WITH THE EXISTING ZONING DISTRICTS AND DEVELOPMENT PATTERN IN THE AREA

PLANNING COMMISSION STAFF:

REQUEST IS **CONSISTENT** WITH THE HILLSBOROUGH COUNTY COMPREHENSIVE PLAN





**PARTY OF  
RECORD**

**NONE**