



# Hillsborough County Florida

## STAFF REPORT

<b>SUBJECT:</b>	RZ 20-1269	<b>PLANNING AREA:</b>	EAST RURAL
<b>REQUEST:</b>	Rezone to Residential- Single-Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH)	<b>SECTOR:</b>	Rural
<b>APPLICANT:</b>	Amador Reynoso-Sandoval		
<b>Existing Zoning District:</b>	Residential- Single-Family Conventional – 6 (RSC-6)		<b>Future Land Use Category:</b>
			Community Mixed Use -12 (CMU-12)



## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone one parcel totaling approximately 1.02 acres from the existing Residential- Single-Family Conventional – 6 (RSC-6) zoning district to the proposed Residential- Single-Family Conventional – 6 - Mobile Home Overlay (RSC-6 MH) zoning district. The site is located at 14654 Montayne Avenue, which is approximately 160 feet west of the intersection of Montayne Avenue and Pettie Road. The underlying future land use (FLU) category of the subject parcel is Residential 4 (Res -4).

#### **1.2 Compliance Overview with Land Development Code and Technical Manuals**

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

#### **1.3 Analysis of Recommended Conditions**

In accordance with the Planning Commissions staff's preliminary review comments, Planning Commission staff has no compatibility concerns at this time.

#### **1.4 Evaluation of Existing and Planned Public Facilities**

The site is currently serviced by well water and septic system. This site is located outside of the Hillsborough County Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification, then it's possible that Hillsborough County Water and Wastewater Service could be provided.

Transit service is not located to service this site.

The subject property is located on Montayne Avenue, an undivided 2-lane local roadway. The roadway consists of approximately 10-foot-wide lanes. Based on the property appraiser linework, it appears there is +/- 30 feet of right-of-way.

Although Montayne Avenue is substandard by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum fire safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

Transportation staff has reviewed the application and offers no objections. Their review notes that this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it is anticipated that access would be from Montayne Avenue.

A calculation of the estimated fees has been performed based on the fees at the time the review was made. The estimated fees include a \$2,725.00 Mobility Fee, \$385.64 Parks Fee, \$7,027.00 School Fee, and \$299.00 Fire Fee bringing it to a total of \$10,436.64. Actual fees will be based on permit applications received and based on the fee schedule at the time of building permit application.

### **1.5 Environmental/Natural Resources**

The Environmental Protection Commission (EPC) has offered no comments.

The site is located within a Coastal High Hazard Area and therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code (LDC). The property is also located within 500 feet of a mapped Potable Water Well; and therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the LDC. The site appears to have no wetland or other surface water areas exist on the site.

### **1.6 Comprehensive Plan Consistency**

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan.

### **1.7 Compatibility**

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.

As shown in Exhibit 2, the site is adjacent to properties zoned RSC-6 MH (to the north), RSC-6 MH (to the east and west), and RCS-6 MH and Planned Development PD 03-0101 (to the south).

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.

Based on the above considerations, staff finds the proposed RSC-6 MH zoning district is compatible with the existing zoning districts and development pattern in the area.

### **1.8 Agency/Department Comments**

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

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

### **1.9 Exhibits**

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

---

---

APPLICATION: RZ 12-1269

ZHM HEARING DATE: November 16, 2020

BOCC MEETING DATE: January 12, 2021

CASE REVIEWER: Isis Brown

---


---

## 2.0 Recommendation

Based on the above considerations, staff recommends approval of the request.

**Staff's Recommendation: Approvable**

Zoning  
Administrator  
Sign-off:



J. Brian Grady  
Mon Nov 9 2020 14:38:34



EXHIBIT 1



EXHIBIT 2

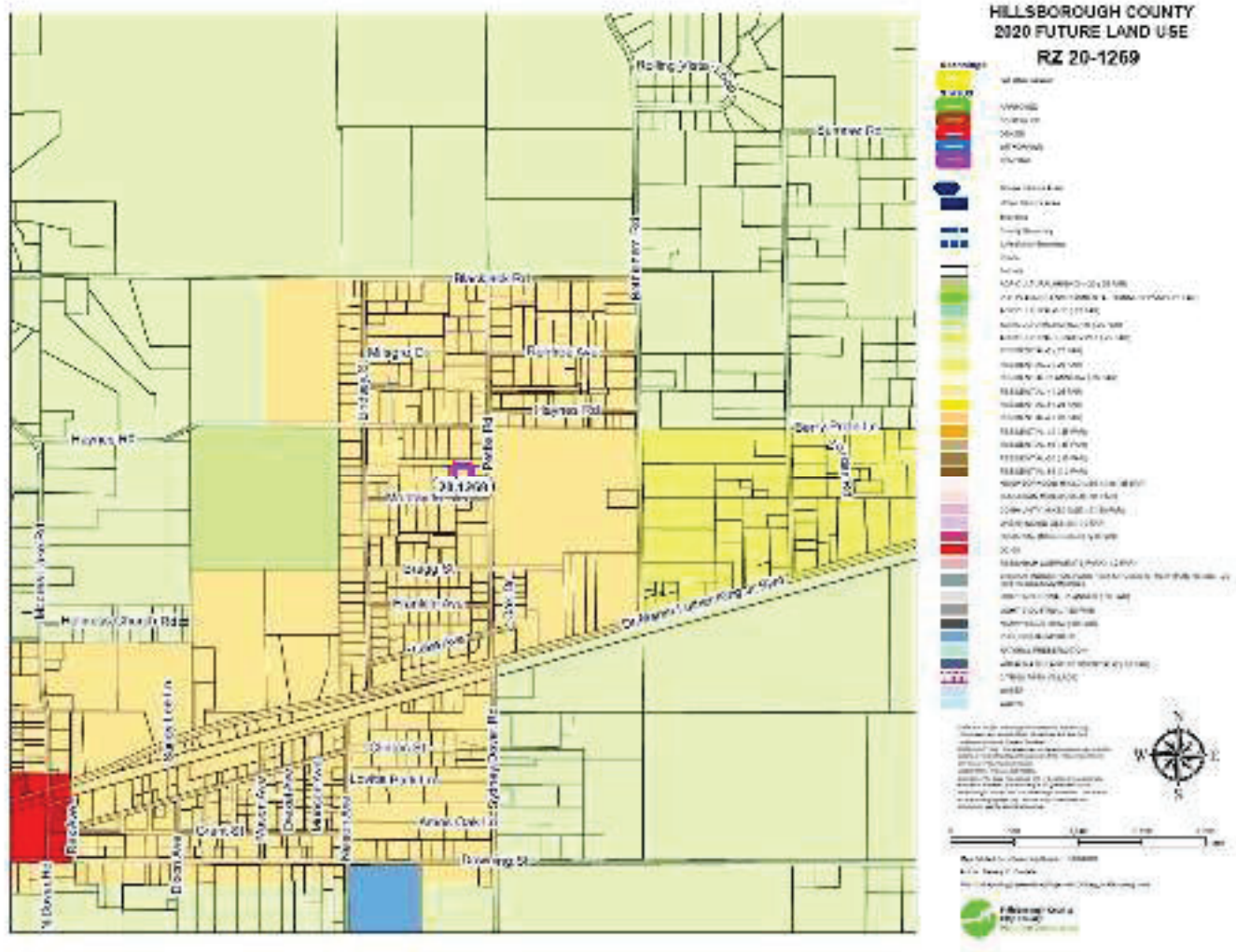


EXHIBIT 3

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**COUNTY OF HILLSBOROUGH  
RECOMMENDATION OF THE LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ-STD 20-1269

**DATE OF HEARING:** November 16, 2020

**APPLICANT:** Amador Reynoso Sandoval

**PETITION REQUEST:** The request is to rezone the subject parcel from the existing Residential Single-Family Conventional-6 (RSC-6) zoning district to the proposed Residential Single-Family Conventional-6 with Mobile Home Overlay (RSC-6 MH) zoning district.

**LOCATION:** 14654 Montayne Ave.

**SIZE OF PROPERTY:** 1.02 Acre±

**EXISTING ZONING:** RSC-6

**FUTURE LAND USE:** R - 4

**SERVICE AREA:** Rural

**COMMUNITY PLAN:** No Plan – N/A

# **APPLICATION REVIEW SUMMARY AND RECOMMENDATION**

## **DEVELOPMENT REVIEW STAFF REPORT**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone one parcel totaling approximately 1.02 acres from the existing Residential-Single-Family Conventional-6 (RSC-6) zoning district to the proposed Residential- Single-Family Conventional-6 - Mobile Home Overlay (RSC-6 MH) zoning district. The site is located at 14654 Montayne Avenue, which is approximately 160 feet west of the intersection of Montayne Avenue and Pettie Road. The underlying future land use (FLU) category of the subject parcel is Residential 4 (Res -4).

#### **1.2 Compliance Overview with Land Development Code and Technical Manuals**

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

#### **1.3 Analysis of Recommended Conditions**

In accordance with the Planning Commissions staff's preliminary review comments, Planning Commission staff has no compatibility concerns at this time.

#### **1.4 Evaluation of Existing and Planned Public Facilities**

The site is currently serviced by well water and septic system. This site is located outside of the Hillsborough County Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property. If the applicant feels that the proposed development is located within the County Urban Service Area and can provide verification, then it's possible that Hillsborough County Water and Wastewater Service could be provided.

Transit service is not located to service this site.

The subject property is located on Montayne Avenue, an undivided 2-lane local roadway. The roadway consists of approximately 10-foot-wide lanes. There are no sidewalks existing on either side of the roadway. There appears to be a swale on both the north and south side of the roadway. There are No turn lanes, median, bicycle lane or paved shoulder present on the roadway. Currently, there are no plans to widen Montayne Avenue.

Transportation staff has reviewed the application and offers no objections. Their review notes that this is a standard district rezoning and does not require a transportation analysis. Additionally, Transportation staff notes that if approved, the proposed rezoning would result in no change to the trips generated. Based on the total peak hour trips generated, one access point is permitted.

A calculation of the estimated fees has been performed based on the fees at the time the review was made. The estimated fees include a \$2,725.00 Mobility Fee, \$385.64 Parks Fee, \$7,027.00 School Fee, and \$299.00 Fire Fee bringing it to a total of \$10,436.64. Actual fees will be based on permit applications received and based on the fee schedule at the time of building permit application.

#### **1.5 Environmental/Natural Resources**

The Environmental Protection Commission (EPC) has offered no comments.

The site is located within a Coastal High Hazard Area and therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.04.00 of the Land Development Code (LDC). The property is also located within 500 feet of a mapped Potable Water Well; and

therefore, allowable uses may be further prohibited or restricted in accordance with the requirements of Part 3.05.05 of the LDC. The site appears to have no wetland or other surface water areas exist on the site.

### **1.6 Comprehensive Plan Consistency**

The subject property is designated Residential-4 (RES-4) on the Future Land Use Map. Planning Commission staff sees no initial concerns with the proposed use and finds the proposed use consistent with Comprehensive Plan.

### **1.7 Compatibility**

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.

As shown in Exhibit 2, the site is adjacent to properties zoned RSC-6 MH (to the north), RSC-6 MH (to the east and west), and RCS-6 MH and Planned Development PD 03-0101 (to the south).

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.

Based on the above considerations, staff finds the proposed RSC-6 MH zoning district is compatible with the existing zoning districts and development pattern in the area.

### **1.8 Agency/Department Comments**

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

- Water Resource Services
- Conservation and Environmental Lands Management

### **1.9 Exhibits**

Exhibit 1: Project Aerial

Exhibit 1: Zoning Map

Exhibit 2: Future Land Use Map

### **2.0 Recommendation**

**Approvable**

## **SUMMARY OF HEARING<sup>1</sup>**

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

Keri Reynoso, 14654 Montayne Avenue, Dover, Florida 33527, testified that she is the representative for this application. She is requesting to rezone the property from RSC-6 to a RSC-6 MH, Mobile Home. She explained that she wants to install a dwelling unit onto the property, but instead of building a home, she wants to install a mobile home. When speaking to zoning staff, she was advised to request the rezoning. She has talked to all of her neighbors and they are in support of the request. Ms.

---

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

Reynoso stated that all the properties on her side of the road are RSC-6, Mobile Home. Across the street, on the corner of Pettie and Montayne, is the Fresh Start Mobile Home Park, a migrant mobile home park. She explained that the Fresh Start Mobile Home Park is not fully occupied throughout the year, mostly from September through March. She thought that her request for rezoning would be beneficial for the community as members from her family would reside on the property permanently and provide revenue for the local Dollar Store and the other little Hispanic-based community stores. Initially, she had considered requesting a medical hardship to install a mobile home but she did not want to invest money into something temporary if she can just rezone it to an RSC-6 Mobile Home Overlay.

Isis Brown with Development Services provided a summary of her previously submitted staff report.

Melissa Lienhard, Planning Commission staff testified that the subject property is located in the Residential-4 Future Land Use category. It is in the Rural Service Area, and it is not located within the limits of a community plan. Future Land Use Element Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms. Future Land Use Policy 16.2 specifically states that gradual transitions between intensities are necessary as new developments are proposed and developed. In this case, Planning Commission staff has determined that a rezoning to Residential Single-Family Conventional-6 with a Mobile Home Overlay would provide for a transition between the residential single-family homes and the mobile homes allowing for creation of complimentary uses. As a result, the use is compatible with the surrounding area and meets the intent of Future Land Use Policy 16.10. Hillsborough County's elderly population is expected to increase in the future and consideration should take into account those needs of people who still live on their own. Future Land Use Objective 20 and its accompanying Policy 20.3 encourages new development and redevelopment of residential housing for special targeted groups of people and additionally identifies manufactured housing as a suitable use for affordable housing. Since a Planned Development with the single-family residential dwellings and mobile homes occurred directly to the south of the subject property, the rezoning proposal to RSC-6 MH would be compatible with the surrounding single-family residential character of the area. The proposed use of manufactured housing on the site is encouraged by the Comprehensive Plan as a viable means to provide affordable housing. Looking at the Community Design Component in the Future Land Use Element, the rezoning proposal is further supported with Objective 12.1, which recognizes an existing community and a need for compatibility with any new development. Furthermore, Policy 12-1.3 clarifies that new development in existing lower density communities utilize the Planned Development process of rezoning to fully address impacts on the community. Based upon those considerations, Planning Commission staff found the proposed rezoning consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

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

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

The hearing was then concluded.

### **EVIDENCE SUBMITTED**

The following evidence was submitted at the hearing: None

### **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 site is presently zoned RSC-6 and lies within the Residential-4 Future Land Use category of the Comprehensive Plan within the Rural Service Area. The site not located within the limits of a Community Plan.
2. The request is to rezone one parcel totaling approximately 1.02 acres from the existing Residential-Single-Family Conventional-6 (RSC-6) zoning district to the proposed Residential Single-Family Conventional-6 - Mobile Home Overlay (RSC-6 MH) zoning district.
3. The site is adjacent to properties zoned RSC-6 MH (to the north), RSC-6 MH (to the east and west), and RCS-6 MH and Planned Development PD 03-0101 (to the south).
4. The subject property currently contains one single-family residential dwelling.
5. Future Land Use Policy 16.2 states that gradual transitions between intensities are necessary as new developments are proposed and developed. In this case, a rezoning to Residential Single-Family Conventional-6 with a Mobile Home Overlay would provide for a transition between the residential single-family homes and the mobile homes allowing for creation of complimentary uses.
6. FLUE Policy 20.3 encourages new development and redevelopment of residential housing for special targeted groups of people and additionally identifies manufactured housing as a suitable use for affordable housing.
7. The rezoning would allow for development that is comparable and compatible with the existing development pattern in the area.

### FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH COMPREHENSIVE PLAN

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

### CONCLUSIONS OF LAW

Based on the Findings of Fact cited above, there is competent substantial evidence to demonstrate that the requested rezoning to the RSC-6 (MH) zoning district is in conformance with the requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

### SUMMARY

The applicant is requesting a mobile home overlay to be added to an existing RSC-6 zoning district for the purposes of allowing mobile home use. The surrounding area is developed with a mixture of mobile homes and conventional homes. The rezoning would allow for development that is comparable and compatible with the existing development pattern in the area.

### RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the rezoning request to the RSC-6(MH) zoning district as indicated by the Findings of Fact and Conclusions of Law stated above.

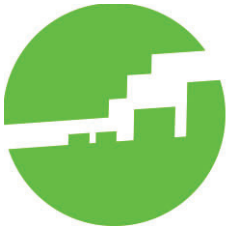
  
James A. Scarola

Land Use Hearing Officer

12/5/20  
Date

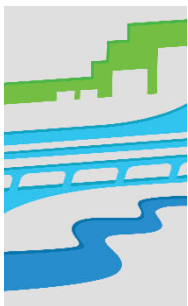
< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> November 16, 2020  <b>Report Prepared:</b> November 5, 2020	<b>Petition: 20-1269</b>  <b>14654 Montayne Avenue</b>  <i>West of Montayne Avenue and Pettie Road intersection</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>N/A</b>
<b>Requested Zoning:</b>	Residential - Single-Family Conventional – 6 (RSC-6) to Residential - Single-Family Conventional – 6 Mobile Home Overlay (RSC-6 MH)
<b>Parcel Size (Approx.):</b>	1.01 +/- acres (43,996.6 square feet)
<b>Street Functional Classification:</b>	Montayne Avenue – <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not in an Evacuation Zone



## **Context**

- The 1.01 +/- acre subject site is located approximately ¼ mile north of the East Martin Luther King Jr. Blvd. and Pettie Road intersection. It is in the Rural Service Area and the site does not fall within the limits of a Community Plan. The applicant has indicated that they would like to split the lot, which is approximately 1.01 acres in size, in half and add a 900 square foot mobile home to the rear of the parcel.
- The subject site is designated as Residential-4 (RES-4) on the Future Land Use Map. Typical allowable uses within the RES-4 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects. Non-residential uses must meet established locational criteria for specific land use.
- RES-4 surrounds the subject site on all sides. The Residential-2 (RES-2) Future Land Use category is located to the east of the subject property and to the west is the Agricultural Rural 1/5 (AR 1/5) Future Land Use category. Further west along Dr. Martin Luther King Jr. Boulevard, the Future Land Use categories start to intensify and include the Office Commercial (OC-20) and the Light Industrial (LI) Future Land Use categories.
- The subject site is currently zoned Residential – Single-Family Conventional-6 (RSC-6). RSC-6 is located to the north and east of the site. To the south, is a Planned Development (PD) and RSC-6. RSC-6 and Agricultural Single-Family Conventional – 1 (ASC-1) is located to the east of the site.
- The subject property currently has one single family residential dwelling located on site. Adjacent and the west of the site is a vacant parcel. Single family homes are located further west of the vacant parcel. To the north are single family homes. To the east are single family homes and a large vacant parcel across Pettie Road. There are single family homes and mobile homes located to the south of Montayne Avenue. Overall, the immediate area is characterized by large lot residential uses, agricultural uses and mobile homes.
- The applicant is requesting to rezone the subject site from Residential – Single-Family Conventional-6 (RSC-6) to Residential – Single-Family Conventional-6, Mobile Home Overlay (RSC-6 MH).

### **Compliance with Comprehensive Plan:**

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

### ***Future Land Use Element***

#### ***Rural Area***

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



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

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

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

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

### **Neighborhood/Community Development**

**Objective 16:** Neighborhood Protection The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.

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

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

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

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

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

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

## **Residential-Targeted Groups & Incentives**

**Objective 20:** *The County shall encourage new development and redevelopment of residential housing for special target groups of people. The provisions specified within the Housing Element of the Comprehensive Plan shall be applied with respect to the following policies.*

**Policy 20.3:** *Manufactured housing shall be recognized as a viable means to provide affordable housing.*

## **Innovative Housing Options**

### **Objective 21:**

*The County will encourage innovative means of providing housing.*

### **Policy 21.1:**

*The County shall continue to allow for an accessory dwelling unit associated with an owner occupied single family residence to be built on the single deeded lot*

## **Community Design Component**

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

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

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

The applicant is requesting to rezone the subject site from Residential - Single-Family Conventional – 6 (RSC-6) to Residential - Single-Family Conventional – 6 Mobile Home Overlay (RSC-6 MH).

Regarding the Rural Area, Objective 4 provides for the Rural Area long term, agricultural uses and large lot, and low density rural residential uses. The established standard is that no more than 20% of all population growth within the County is to occur in the Rural Area. This is to prevent the encroachment of urban or suburban development.

Objective 16 and its accompanying policies require the protection of existing neighborhoods through various mechanisms (Future Land Use Element, or FLUE, Policies 16.1, 16.3). FLUE Policy 16.2 states that gradual transitions between intensities are necessary as new developments are proposed and developed. In this case, Planning Commission staff have determined that a rezoning to Residential - Single-Family

Conventional – 6 Mobile Home Overlay (RSC-6 MH) would provide for a transition between residential single-family homes and mobile homes allowing for a creation of complementary uses. As a result, this use is compatible with the surrounding area and meets the intent of FLUE Policy 16.10.

The high cost of land and housing makes it difficult for low and moderate-income residents to locate affordable housing. Hillsborough County’s elderly population is expected to increase in the future, and consideration should take in account of those needs who will live on their own. Objective 20 and its accompanying Policy 20.3 encourages new development and redevelopment of residential housing for special target groups of people, and additionally identifies manufactured housing as a suitable use for affordable housing. Since a Planned Development (PD) with single-family residential dwellings and mobile homes occurs directly to the south of Montayne Avenue, this rezoning proposal to RSC-6 MH would be compatible with the surrounding single family-residential character of the area. The proposed use of manufactured housing on the site is encouraged by the Comprehensive Plan (*FLUE Policy 20.3*) as a viable means to provide affordable housing.

Under Innovative Housing Options, Objective 21 directs the County to encourage innovation in providing housing needs. Policy 21.1, allows for the construction of an accessory dwelling unit that is associated with an owner occupied single family residence.

Looking at the Community Design Component, this rezoning proposal is further supported with Objective 12-1, which recognizes an existing community and the need of compatibility of any new development. Furthermore, Policy 12-1.3 clarifies that new development in existing, lower density communities, utilize the planned development process of rezoning to fully address impacts on the community.

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

#### **Recommendation**

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

# HILLSBOROUGH COUNTY 2020 FUTURE LAND USE

## RZ 20-1269

### Rezoning

<all other values>

#### STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

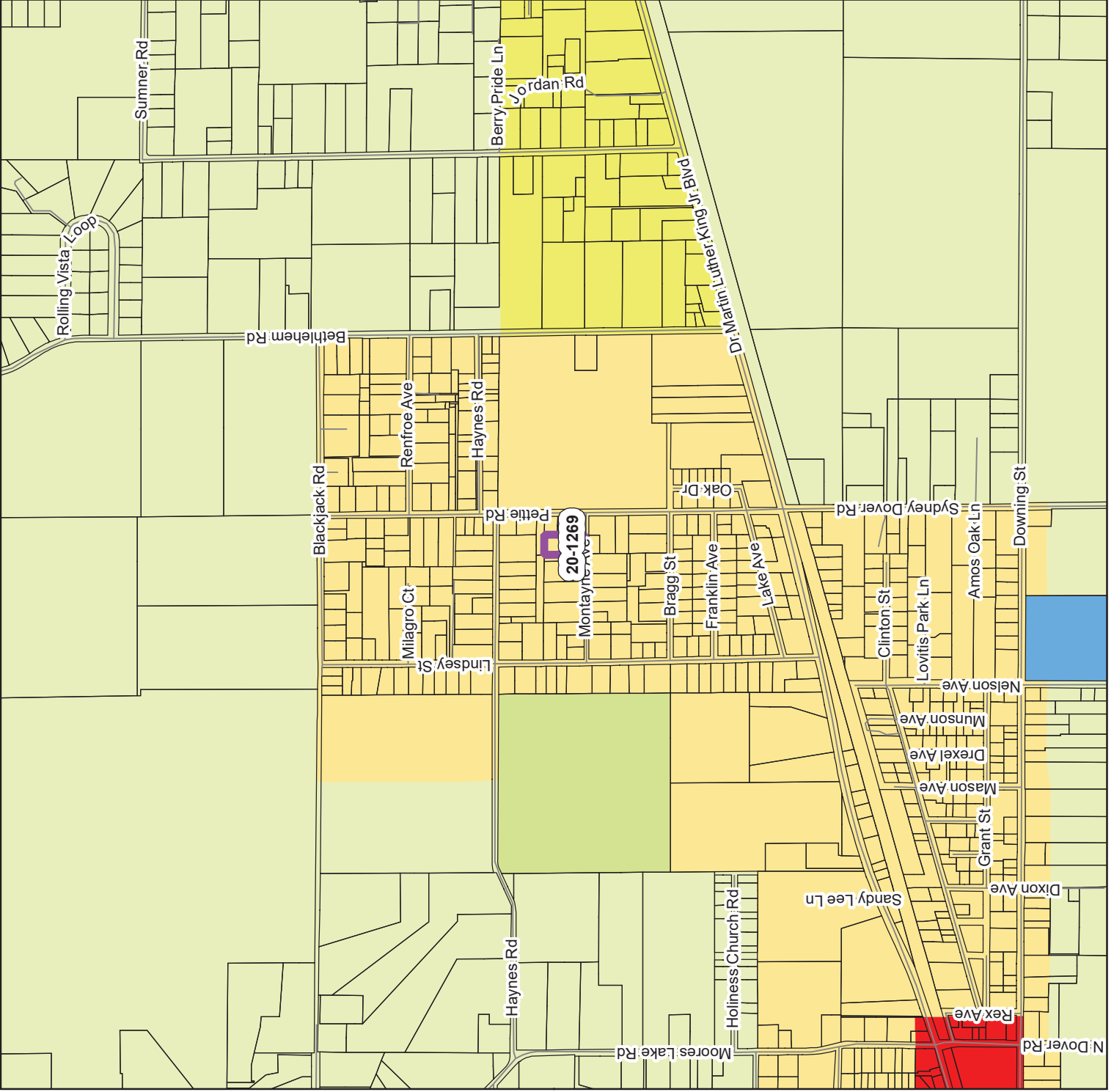
- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels

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



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The rezoning status is subject to approval without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that this map be used for informational purposes only. The most current data and information, and the appropriate scale.

Map Printed from Rezoning System: 10/6/2020  
 Author: Beverly F. Daniels  
 File: C:\Rezoning\System\MapProjects\HC\Greg\_H\Rezoning.mxd





# **AGENCY COMMENTS**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

**AGENCY REVIEW COMMENT SHEET**

**TO:** Zoning Technician, Development Services Department

**DATE:** 11/09/2020

**REVIEWER:** Sofia Garantiva, Senior Planner

**AGENCY/DEPT:** Transportation

**PLANNING AREA/SECTOR:** East Rural (ER)

**PETITION NO:** RZ-STD 20-1269

<input type="checkbox"/>	This agency has no comments.
<input checked="" type="checkbox"/>	<b>This agency has no objection.</b>
<input type="checkbox"/>	This agency has no objection, subject to the listed or attached conditions.
<input type="checkbox"/>	This agency objects for the reasons set forth below.

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in no change in trip generation from the existing use. As such, staff considers this rezoning to have no impact the maximum trip generation potential of the subject property.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations; however, it is anticipated that access to the lots would be from Montayne Avenue.

**PROJECT SUMMARY AND TRANSPORTATION ANALYSIS**

The applicant is requesting to rezone from Residential Single Family Conventional (RSC-6) to Residential Single Family Conventional, 6 with Mobile Home Overlay (RSC-6 MH). The site is on the northeast corner the intersection of Valrico Lake Road and Booth Drive (Folio # 69754.0000) and consists of 1.06 acres. The Future Land Use designation is R-4. The applicant is requesting the allowance of a mobile home.

Since this is a Standard Rezoning, the applicant is not required to submit a transportation analysis study. Since the applicant is requesting a rezoning from RSC-6 to RSC-6 MH, the proposed rezoning would result in no change in trip generation from the existing use. As such, staff considers this rezoning to have no impact the maximum trip generation potential of the subject property.

**TRANSPORTATION INFRASTRUCTURE ANALYSIS**

Montayne Avenue is a local roadway. Based on the property appraiser linework, it appears there is +/- 30 feet of right-of-way. There are no sidewalks or no paved shoulders/ curb and gutter on either side of the roadway.

Although Montayne Avenue is substandard by policy of the County Engineer projects generating 10 or fewer total peak hour trips are considered de minimis provided the roadways meet minimum fire safety standards (i.e. 15 feet of pavement in a 20-foot clear area).

### **SITE ACCESS ANALYSIS & CONNECTIVITY**

As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual; however, it is anticipated that access would be from Montayne Avenue.

### **ROADWAY LEVEL OF SERVICE (LOS)**

Montayne Avenue is not considered major county or state roadways and are not included in the [2019 Hillsborough County Level of Service \(LOS\) Report](#).



**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Ken Hagan  
 Lesley “Les” Miller, Jr.  
 Sandra L. Murman  
 Kimberly Overman  
 Stacy White



**DIRECTORS**

Janet L. Dougherty  
 EXECUTIVE DIRECTOR

Hooshang Boostani, P.E. WASTE DIVISION  
 Elaine S. DeLeeuw, ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 11/16/2020</p> <p><b>PETITION NO.:</b> 20-1269</p> <p><b>EPC REVIEWER:</b> Chris Stiens</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1225</p> <p><b>EMAIL:</b> <a href="mailto:stiensc@epchc.org">stiensc@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 11/9/2020</p> <p><b>PROPERTY ADDRESS:</b> 14654 Montayne Ave, Dover</p> <p><b>FOLIO #:</b> 083341.0000</p> <p><b>STR:</b> 33-28S-21E</p>
<p><b>REQUESTED ZONING:</b> Standard</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	11/8/2020
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	N/A
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>Wetlands Management Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.</p> <p>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.</p>	

cs/mst



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

---

**TO:** Zoning Review, Development Services

**DATE:** 10/15/2020

**REVIEWER:** Ron Barnes, Impact & Mobility Fee Coordinator

**APPLICANT:** Keri Reynoso

**PETITION NO:** 20-1269

**LOCATION:** 14654 Montoya Ave

**FOLIO NO:** 83341.0000

---

**Estimated Fees:**

(Fee estimate is based on a 1,500 square foot, 3 bedroom, Mobile Home Unit)

Mobility: \$2,725.00

Parks: \$385.64

School: \$7,027.00

Fire: \$299.00

Total = \$10,436.64

**Project Summary/Description:**

1 Mobile Home - unknown specifics

Rural Mobility

Northeast Fire

Northeast Parks

**AGENCY REVIEW COMMENT SHEET**

---

---

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

**DATE: 28 Sep 2020**

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

**APPLICANT: Keri Reynoso**

**PETITION NO: RZ-STD 20-1269**

**LOCATION: 14654 Montayne Ave, Dover, FL 33527**

**FOLIO NO: 83341.0000**

**SEC: 33 TWN: 28 RNG: 21**

---

---

- This agency has no comments.
  
- This agency has no objection.
  
- This agency has no objection, subject to listed or attached conditions.
  
- This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.

**WATER RESOURCE SERVICES  
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

---

---

PETITION NO.: STD20-1269    REVIEWED BY: Randy Rochelle    DATE: 9/28/2020

FOLIO NO.: 83341.0000

---

---

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

**WATER**

- The property lies within the \_\_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- No Hillsborough County water line of adequate capacity is presently available.
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_.
- Water distribution improvements may be needed prior to connection to the County's water system.
- No CIP water line is planned that may provide service to the proposed development.
- The nearest CIP water main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.

**WASTEWATER**

- The property lies within the \_\_\_\_\_ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- No Hillsborough County wastewater line of adequate capacity is presently available.
- A \_\_\_ inch wastewater force main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_.
- Wastewater distribution improvements may be needed prior to connection to the County's wastewater system.
- No CIP wastewater line is planned that may provide service to the proposed development.
- The nearest CIP wastewater main (\_\_\_\_ inches), will be located  (adjacent to the site),  (feet from the site at \_\_\_\_). Expected completion date is \_\_\_\_\_.

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



# **VERBATIM TRANSCRIPT**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
November 16, 2020  
ZONING HEARING MASTER: JAMES SCAROLA

C3:  
Application Number: RZ-STD 20-1269  
Applicant: Amador Reynoso Sandoval  
Location: 14654 Montayne Ave.  
Folio Number: 083341.0000  
Acreage: 1.02 acres, more or less  
Comprehensive Plan: R-4  
Service Area: Rural  
Existing Zoning: RSC-6  
Request: Rezone to RSC-6 (MH)



1           MR. GRADY: The next item is agenda item  
2           C-3, Rezoning Standard 20-1269. The request is to  
3           rezone from RSC-6 to RSC-6 with a Mobile Home  
4           Overlay.

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

7           HEARING MASTER SCAROLA: Good evening.

8           MS. REYNOSO: Good evening. My name is Keri  
9           Reynoso. I'm representative of the application for  
10          14654 Montayne Avenue, Dover, Florida 33527.

11          I'm trying to rezone the property from RSC-6  
12          to a RSC-6 MH, Mobile Home. I do have the -- the  
13          place to put a dwelling unit, but instead of  
14          building a home, I wanted to put a mobile home back  
15          there.

16          So I talked to Lori in planning development.  
17          She said that's what I would have to do, rezone  
18          where we are at. I don't think it's going to be a  
19          bad idea. I've talked to all the neighbors.  
20          They're, you know, all on it. They're fine with  
21          it.

22          All the properties on my one side are RSC-6  
23          Mobile Home, MH. Across the street from me, right  
24          on the corner of Pettie and Montayne, there is a  
25          Fresh Start Mobile Home Park. That is a mobile

1 home park. It is a migrant mobile home park.

2 So with rezoning my property, I think it  
3 will be beneficial to the community to have a  
4 steady person -- that will be one of my family  
5 members -- living in that property. Well, and the  
6 dwelling unit behind me. And it's also a good  
7 impact in the community to have revenue coming into  
8 the stores.

9 We have a new Dollar Store. We have a new  
10 Family Dollar. We have other little community  
11 stores, you know, Hispanic-base that do live off of  
12 that. They thrive off of the money that we put in.

13 So the Fresh Start Mobile Home Park, it's  
14 diagonal from me as soon as I walk out of my  
15 driveway. They've not fully there every year.  
16 They leave in March. They don't come in until  
17 September.

18 So I think it's very beneficial to the  
19 community to go ahead and rezone my property. The  
20 property beside me that is 083336, it's a Parasol  
21 Property. It's very small. You cannot put a home  
22 there. So there's really no competition. I've  
23 talked to the guys behind me. Everybody's  
24 on-board.

25 Other than that, I just think it would be

1 the best, you know, position to do a Mobile Home  
2 Overlay, if that is what we wanted. I was going to  
3 do a medical hardship, but I don't want to put the  
4 money in if I can just rezone it to a mobile home  
5 under RSC-6 Mobile Home property.

6 HEARING MASTER SCAROLA: All right, ma'am.  
7 Thank you for your testimony.

8 MS. REYNOSO: Thank you.

9 HEARING MASTER SCAROLA: Okay. And  
10 Development Services.

11 MS. BROWN: Isis Brown, Development  
12 Services.

13 The request in this case is for a 1.02-acre  
14 parcel to rezone from Residential Single-Family  
15 Conventional RSC-6 to Residential Single-Family  
16 Conventional RSC-6 Mobile Home Overlay district.

17 In this case, as the applicant stated, the  
18 surrounding areas all have that Mobile Home Overlay  
19 to them. So it's just getting that particular  
20 lot -- getting that particular lot consistent with  
21 the area.

22 To the -- to the north property is zoned  
23 RSC-6 MH. To the east and west is also RSC-6 MH;  
24 and as mentioned, the Planned Development, which is  
25 a mobile home which is PD 03-0101, to the south,

1           that's also a mobile home park.

2                       Based on the above considerations, staff  
3           proposes that the proposed RSC-6 MH zoning district  
4           is approved. Thank you. I'm available for any  
5           questions.

6                       HEARING MASTER SCAROLA: I don't have any,  
7           but thank you for the testimony.

8                       And the Planning Commission, please.

9                       MS. LIENHARD: Thank you. Melissa Lienhard,  
10          Planning Commission staff.

11                      The subject property is located in the  
12          Residential-4 Future Land Use category. It is in  
13          the Rural Area, and it is not located within a  
14          limits of a community plan.

15                      Future Land Use Element Objective 16 and its  
16          accompanying policies require the protection of  
17          existing neighborhoods through various mechanisms.  
18          Future Land Use Policy 16.2 specifically states  
19          that gradual transitions between intensities are  
20          necessary as new developments are proposed and  
21          developed.

22                      In this case, Planning Commission staff has  
23          determined that a rezoning to Residential  
24          Single-Family Conventional-6 with a Mobile Home  
25          Overlay would provide for a transition between the

1 residential single-family homes and the mobile  
2 homes allowing for creation of complimentary uses.

3 As a result, this use is compatible with the  
4 surrounding area and meets intent of Future Land  
5 Use Policy 16.10.

6 Hillsborough County's elderly population is  
7 expected to increase in the future and  
8 consideration should take into account those needs  
9 of people who still live on their own.

10 Future Land Use Objective 20 and its  
11 accompanying Policy 20.3 encourages new development  
12 and redevelopment of residential housing for  
13 special targeted groups of people and additionally  
14 identifies manufactured housing as a suitable use  
15 for affordable housing.

16 Since the Planned Development with the  
17 single-family residential dwelling and mobile homes  
18 occurred directly to the south of this subject  
19 property, this rezoning proposal to RSC-6 MH would  
20 be compatible with the surrounding single-family  
21 residential character of the area.

22 The proposed use of Manufactured housing on  
23 the site is encouraged by the Comprehensive Plan as  
24 a viable means to provide affordable housing.

25 Looking at the Community Design Component in the

1 Future Land Use Element, this rezoning proposal is  
2 further supported with Objective 12.1, which  
3 recognizes an existing community and a need of  
4 compatibility with any new development.

5 Furthermore, Policy 12-1.3 clarifies that  
6 new development in existing lower density  
7 communities utilize the Planned Development process  
8 of rezoning to fully address impacts on the  
9 community.

10 Based upon those considerations, Planning  
11 Commission staff finds the proposed rezoning  
12 consistent with the Future of Hillsborough  
13 Comprehensive Plan for unincorporated Hillsborough  
14 County. Thank you.

15 HEARING MASTER SCAROLA: All right. And  
16 thank you for that.

17 Is there anybody here today in support of  
18 the request? In support? Seeing none -- in  
19 support? Doesn't need to speak.

20 Anybody here today in opposition to the  
21 request?

22 Okay. Seeing none, anything else from the  
23 applicant? All right. Thanks.

24 With that, we're going to close  
25 Rezoning 20-1269.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**NONE**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >



**PARTY OF  
RECORD**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

**NONE**

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >