



**Rezoning Application: RZ-STD 24-0273**

**Zoning Hearing Master Date:** April 15, 2024

**BOCC Land Use Meeting Date:** June 11, 2024

**1.0 APPLICATION SUMMARY**

Applicant:	Souad Mansour	
FLU Category:	R - 4	
Service Area:	Urban	
Site Acreage:	1.00 +/-	
Community Plan Area:	Thonotosassa	
Overlay:	None	

**Introduction Summary:**

The applicant requests to rezone the property from AS-1 to RSC-3 in order to split the property to build a single-family home on each resulting lot.

Zoning:	Existing	Proposed
District(s)	AS - 1	RSC - 3
Typical General Use(s)	Agricultural, Single-Family	Residential, Single-Family Conventional
Acreage	1.00 +/-	1.00 +/-
Density/Intensity	1 DU per GA/ FAR: NA	3 DU per GA/ FAR: NA
Mathematical Maximum*	1 Units/ FAR: NA	3 Units/ FAR: NA

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS - 1	RSC - 3
Lot Size / Lot Width	43,560 Sq. Ft./ 150'	14,520 Sq. Ft./ 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> <li>• Front &amp; Rear: 50'</li> <li>• Side: 15'</li> <li>• Buffering &amp; Screening: None</li> </ul>	<ul style="list-style-type: none"> <li>• Front &amp; Rear: 25'</li> <li>• Side: 7.5'</li> <li>• Buffering &amp; Screening: None</li> </ul>
Height	50'	35'

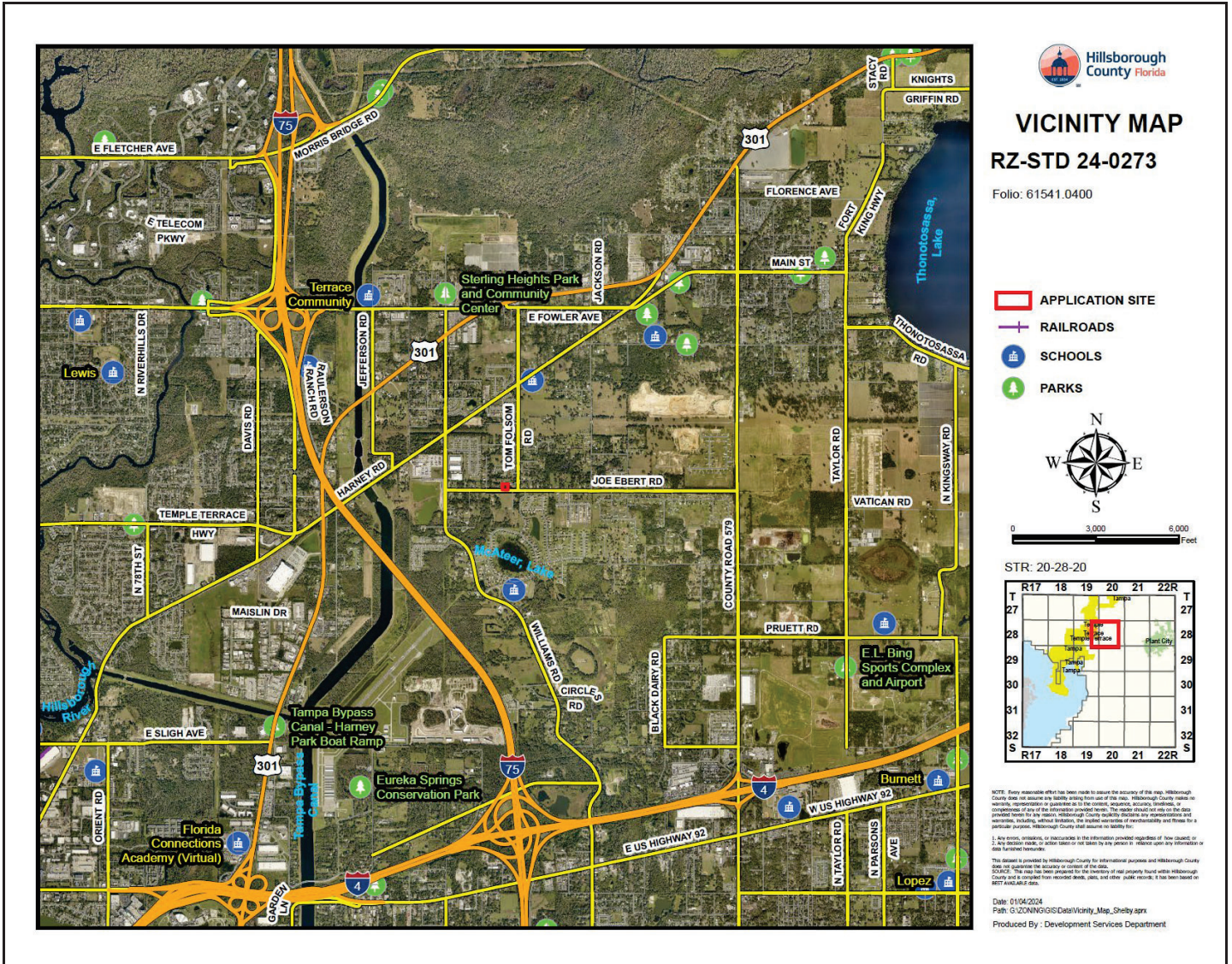
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

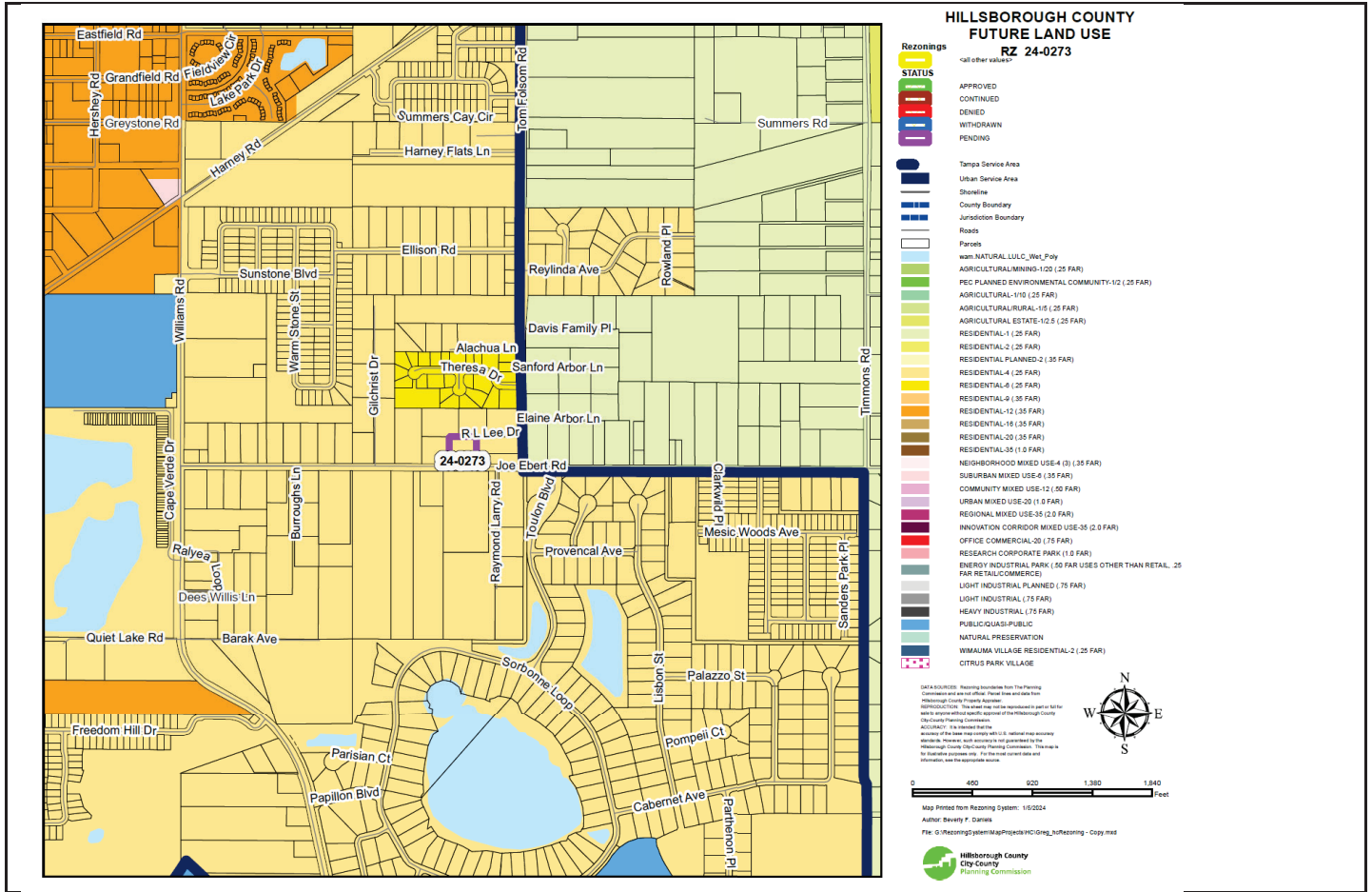


### Context of Surrounding Area:

The subject parcel is located in an area which is comprised of single-family residential uses with ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6 zoning districts.

2.0 LAND USE MAP SET AND SUMMARY DATA

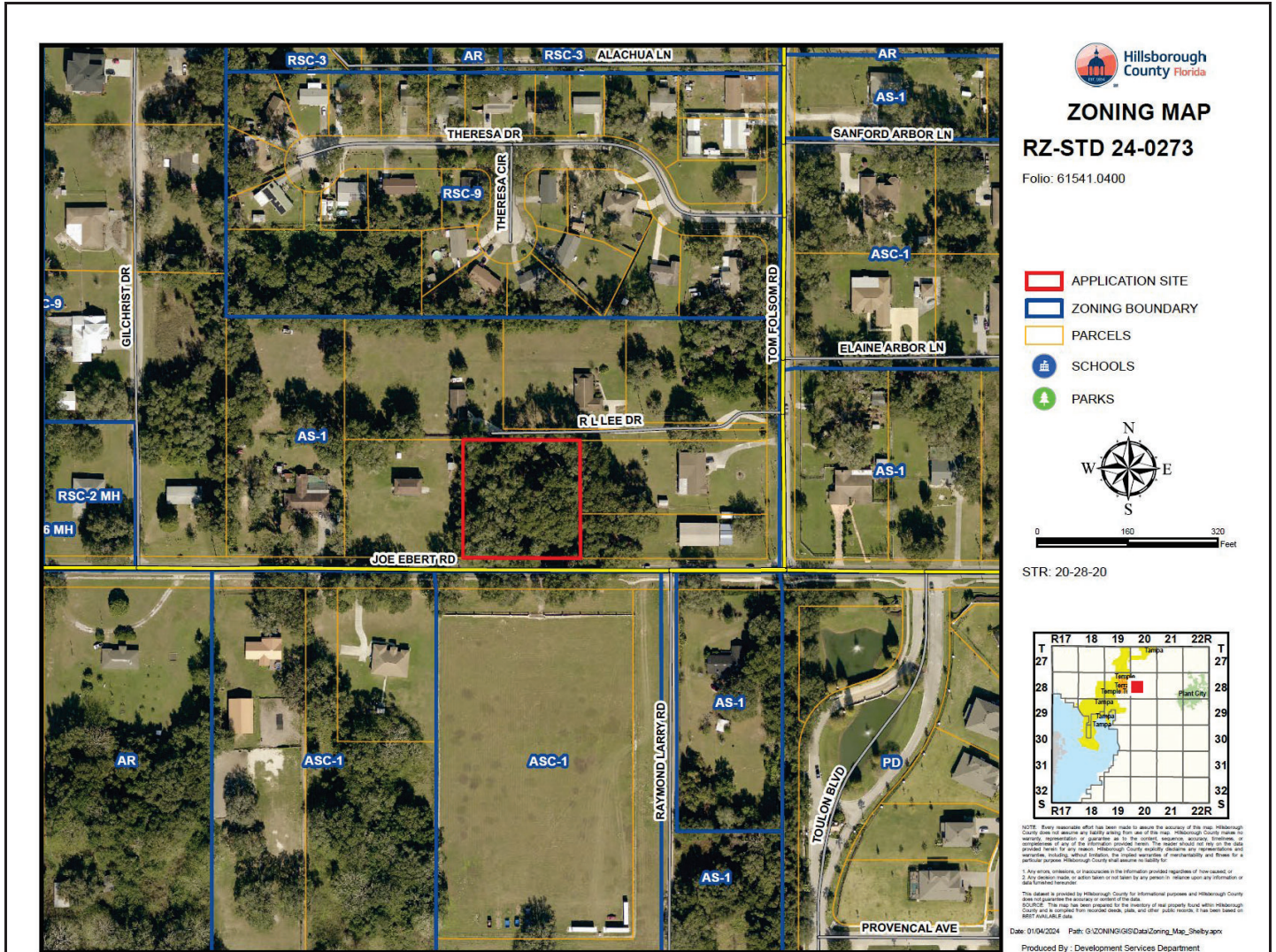
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R - 4
Maximum Density/F.A.R.:	175,000 sq. Ft./0.25 FAR
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R
South	ASC - 1	1 DU per GA, FAR:NA	Agriculture, Residential	VACANT RESIDENTIAL
East	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R, MH
West	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R

---

**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)

N/A

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Joe Ebert Rd.	County Collector - Rural	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**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	(+)19	(+)1	(+)2

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC

Notes:

**Design Exception/Administrative Variance**  Not applicable for this request

Road Name/Nature of Request	Type	Finding
NA	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency comment sheet.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead 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:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 immediate adjacent properties are zoned ASC-1 and AS-1 and the general area includes RSC-6 and RSC-9 zoning designations. The site is surrounded by a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4.

### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RSC - 3 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.



**6.0 PROPOSED CONDITIONS**

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Apr 5 2024 10:12:32</p>
--	--

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

---

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

**N/A**

## 8.0 PROPOSED SITE PLAN (FULL)

N/A

**9.0 FULL TRANSPORTATION REPORT (see following pages)**

**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/04/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/ CENTRAL

PETITION NO: RZ 24-0273

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-1-acre parcel from Agricultural, Single Family 1 (AS-1) to Residential, Single Family Conventional 3 (RSC-3). The future land use designation is Residential 4 (R-4).

The subject property is located on the north side of Joe Ebert Rd., approximately 332 feet west of Tom Folsom Rd.

***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, 11th Edition.

**Approved Zoning Entitlements:**

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

**Proposed Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-3:Single Family Detached, 3 Units (ITE Code 210)	28	2	3

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+)19</b>	<b>(+)1</b>	<b>(+)2</b>

The proposed rezoning is anticipated to increase the number of trips potentially generated by development on the site by +19 average daily trips, +1 a.m. peak hour trip, and +2 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Joe Ebert Rd. is a substandard, 2-lane, undivided, collector roadway characterized by +/-10 foot lanes with in a +/- 52 of right of way. There is a sidewalk on the south side of the roadway. There are no bicycle facilities, paved shoulders or curb and gutter within the vicinity of the project.

**SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Land Development Code section 6.04.03.I requires number of access points to comply with the peak hour trip generation of the use. Land Development Code 6.04.07 access spacing requires access spacing to be at least 245 feet away from all other access points. Land Development Code section 6.01.02.B.5 only allows a maximum of 3 lots to utilize one easement for access.

Staff notes that, regardless of this review, the developer/property owner must comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

**Roadway Level of Service (LOS) INFORMATION**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR
Joe Ebert Rd.	Williams Rd.	CR 579 (Mango Rd)	C	B

*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)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Joe Ebert Rd.	County Collector - Rural	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	9	1	1
Proposed	28	2	3
Difference (+/-)	(+)19	(+)1	(+)2

\*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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

**COUNTY OF HILLSBOROUGH  
LAND USE HEARING OFFICER'S RECOMMENDATION**

<b>Application number:</b>	RZ-STD 24-0273
<b>Hearing date:</b>	April 15, 2024
<b>Applicant:</b>	Souad Mansour
<b>Request:</b>	Rezone to RSC-3
<b>Location:</b>	9610 Joe Ebert Road, north side of Joe Ebert Road, west of Tom Folsom Road, Seffner
<b>Parcel size:</b>	1.00 acres +/-
<b>Existing zoning:</b>	AS-1
<b>Future land use designation:</b>	Res-4 (4 du/ga; 0.25 FAR)
<b>Service area:</b>	Urban Services Area
<b>Community planning area:</b>	Thonotosassa Community Plan



**A. APPLICATION REVIEW**

**DEVELOPMENT SERVICES STAFF REPORT  
APPLICATION REVIEW SUMMARY AND RECOMMENDATION**



**Rezoning Application: RZ-STD 24-0273**

**Zoning Hearing Master Date:** April 15, 2024

**BOCC Land Use Meeting Date:** June 11, 2024

**1.0 APPLICATION SUMMARY**

Applicant:	Souad Mansour	
FLU Category:	R - 4	
Service Area:	Urban	
Site Acreage:	1.00 +/-	
Community Plan Area:	Thonotosassa	
Overlay:	None	

**Introduction Summary:**

The applicant requests to rezone the property from AS-1 to RSC-3 in order to split the property to build a single-family home on each resulting lot.

Zoning:	Existing	Proposed
District(s)	AS - 1	RSC - 3
Typical General Use(s)	Agricultural, Single-Family	Residential, Single-Family Conventional
Acreage	1.00 +/-	1.00 +/-
Density/Intensity	1 DU per GA/ FAR: NA	3 DU per GA/ FAR: NA
Mathematical Maximum*	1 Units/ FAR: NA	3 Units/ FAR: NA

\*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS - 1	RSC - 3
Lot Size / Lot Width	43,560 Sq. Ft./ 150'	14,520 Sq. Ft./ 75'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> <li>• Front &amp; Rear: 50'</li> <li>• Side: 15'</li> <li>• Buffering &amp; Screening: None</li> </ul>	<ul style="list-style-type: none"> <li>• Front &amp; Rear: 25'</li> <li>• Side: 7.5'</li> <li>• Buffering &amp; Screening: None</li> </ul>
Height	50'	35'

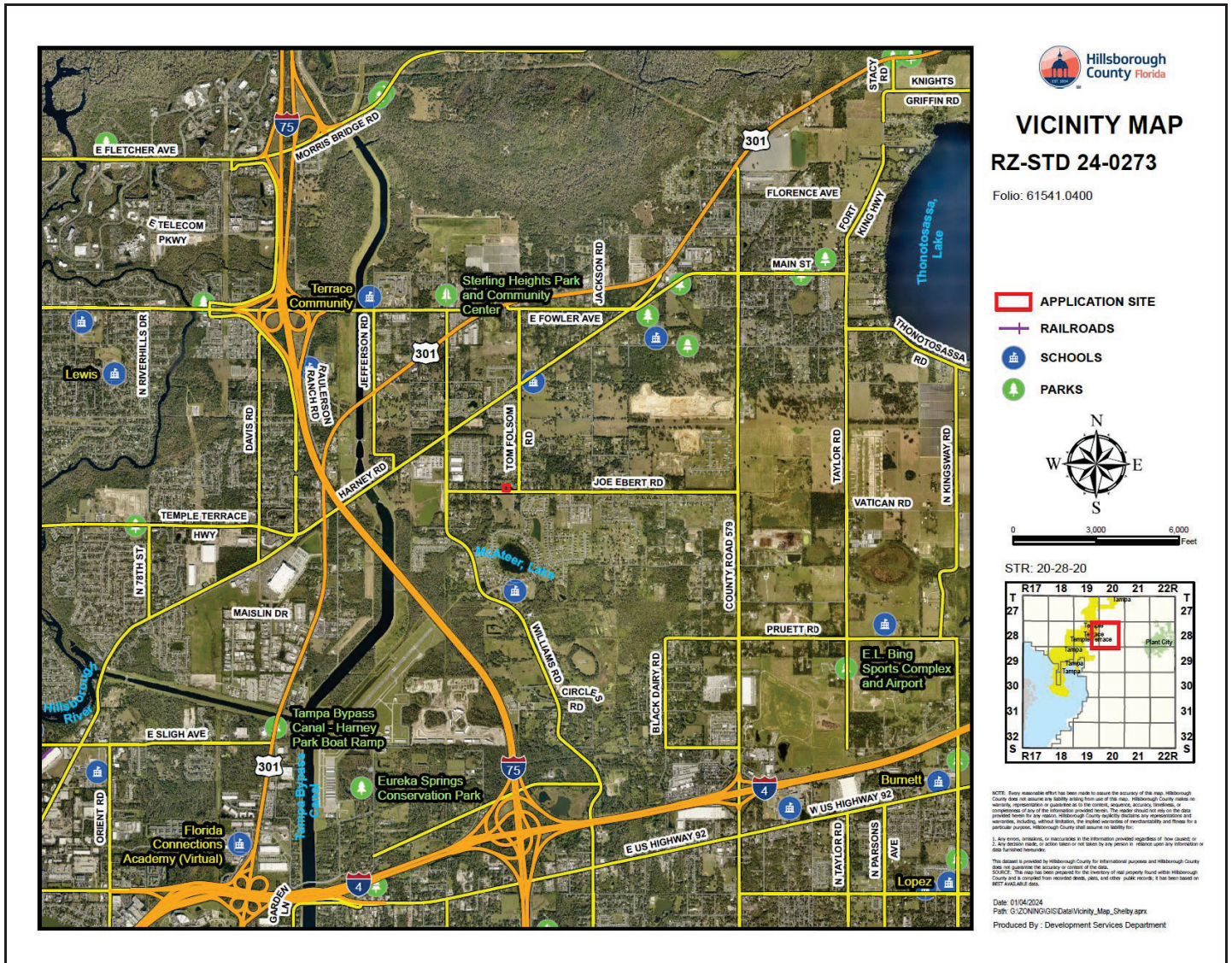
**Additional Information:**

PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	NA

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
--	---

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

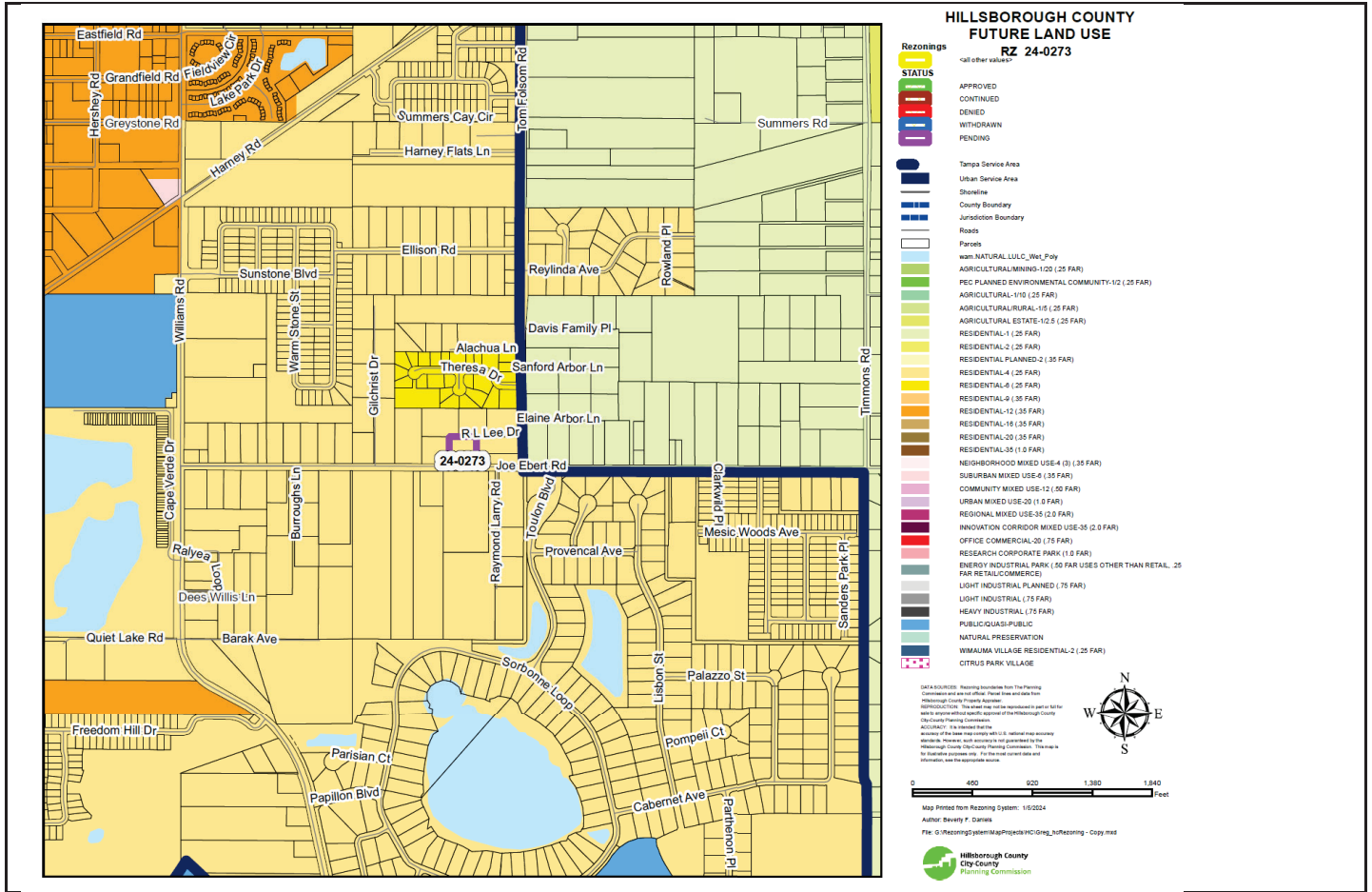


#### Context of Surrounding Area:

The subject parcel is located in an area which is comprised of single-family residential uses with ASC-1, RSC-2, RSC-3, RSC – 4, and RSC - 6 zoning districts.

2.0 LAND USE MAP SET AND SUMMARY DATA

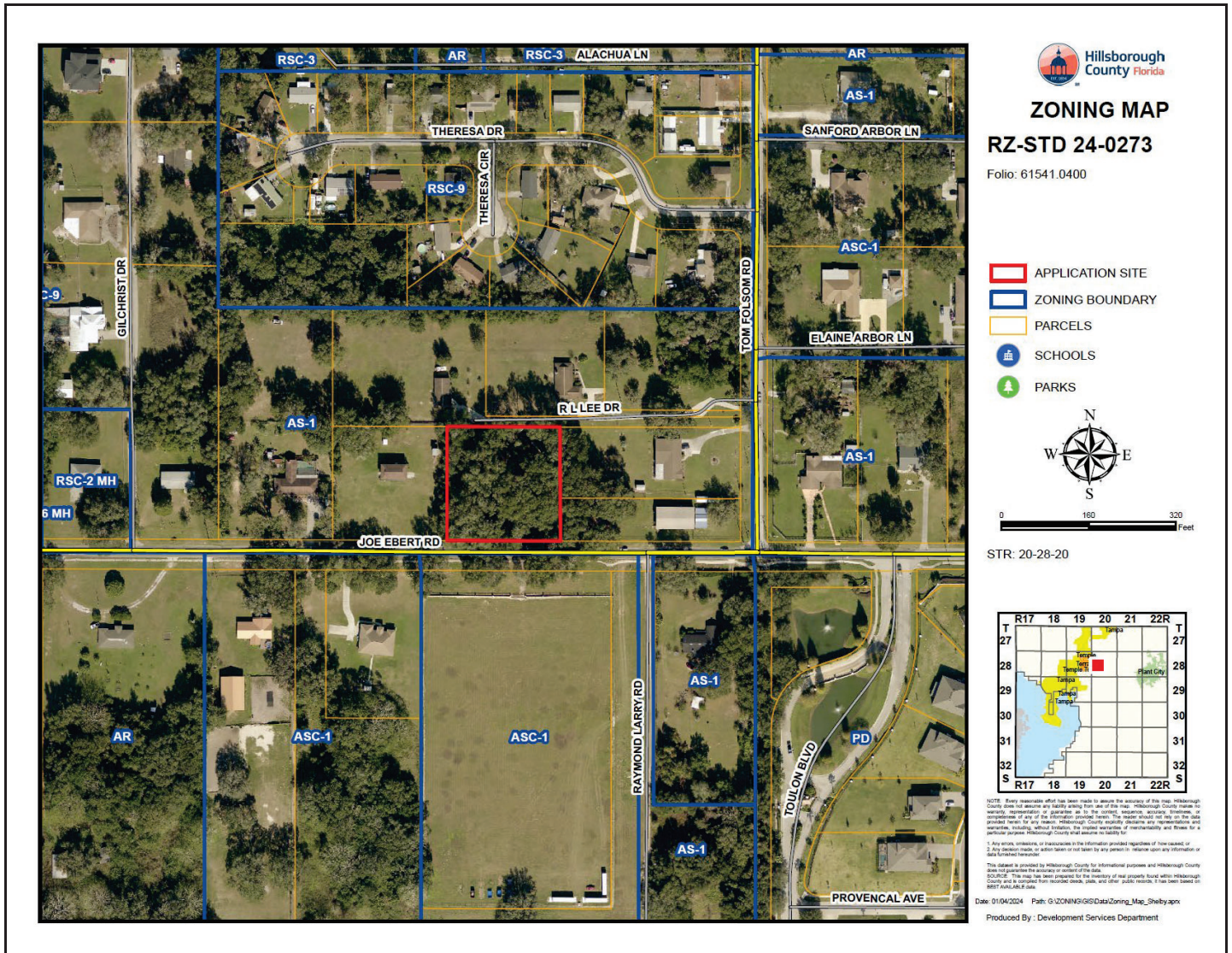
2.2 Future Land Use Map



Subject Site Future Land Use Category:	R - 4
Maximum Density/F.A.R.:	175,000 sq. Ft./0.25 FAR
Typical Uses:	<p>Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R
South	ASC - 1	1 DU per GA, FAR:NA	Agriculture, Residential	VACANT RESIDENTIAL
East	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R, MH
West	AS - 1	1 DU per GA, FAR:NA	Agriculture, Residential	SINGLE FAMILY R

---

**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)

N/A

APPLICATION NUMBER: RZ-STD 24-0273

ZHM HEARING DATE: April 15, 2023

BOCC LUM MEETING DATE: June 11, 2023

Case Reviewer: Carolanne Peddle

**3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)**

**Adjoining Roadways (check if applicable)**

Road Name	Classification	Current Conditions	Select Future Improvements
Joe Ebert Rd.	County Collector - Rural	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**

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	9	1	1
Proposed	28	2	3
Difference (+/-)	(+)19	(+)1	(+)2

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

**Connectivity and Cross Access**  Not applicable for this request

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

**Design Exception/Administrative Variance**  Not applicable for this request

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

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

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	See agency comment sheet.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead 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:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
<b>Transportation</b> <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Impact/Mobility Fees</b>				
Comprehensive Plan:	Comments Received	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<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 immediate adjacent properties are zoned ASC-1 and AS-1 and the general area includes RSC-6 and RSC-9 zoning designations. The site is surrounded by a mixture of residential uses with various lot sizes. The subject site is surrounded by the Future Land Use classifications RES-4.

### **5.2 Recommendation**

Based on the above considerations, staff finds the proposed RSC - 3 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request Approvable.

**6.0 PROPOSED CONDITIONS**

<p><b>Zoning Administrator Sign Off:</b></p>	 <p>J. Brian Grady Fri Apr 5 2024 10:12:32</p>
--	--

**SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.**

Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Zoning Hearing Master on April 15, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Ali Mansour spoke on behalf of the applicant. Mr. Mansour presented the rezoning request and provided testimony as reflected in the hearing transcript.

### **Development Services Department**

Ms. Carolanne Peddle, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted to the record.

### **Planning Commission**

Ms. Jillian Massey, Hillsborough County City-County Planning Commission, presented a summary of the findings and analysis as detailed in the Planning Commission report previously submitted into the record.

The Zoning Hearing Master temporarily closed the hearing on this case due to audio-technical problems that interfered with an online attendee's ability to be heard. After the audio-technical problems were resolved, the Zoning Hearing Master re-opened the hearing.

### **Proponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in support of the application. There were none.

### **Opponents**

The Zoning Hearing Master asked whether there was anyone at the hearing in person or online to speak in opposition to the application. There were none. The audio-technical engineer stated the online attendee had indicated his concerns were addressed in the applicant's testimony and he no longer wished to speak in opposition.

### **Development Services Department**

Ms. Heinrich stated the Development Services Department had nothing further.

### **Applicant Rebuttal**

Mr. Mansour stated the applicant had nothing further.

The hearing officer closed the hearing on RZ-STD 24-0273.

## **C. EVIDENCE SUBMITTED**

Mr. Mansour submitted to the record at the hearing a copy of the applicant's presentation packet.

#### **D. FINDINGS OF FACT**

1. The Subject Property consists of approximately 1.00 acres of undeveloped land at 9610 Joe Ebert Road, Seffner.
2. The Subject Property is designated Res-4 on the Future Land Use Map and is zoned AS-1.
3. The Subject Property is in the Urban Services Area and is located within the boundaries of the Thonotosassa Community Plan.
4. The Hillsborough County Property Appraiser's website shows the Subject Property is vacant.
5. The general area surrounding the Subject Property consists of single-family residential uses with ASC-1, RSC-2, RSC-3, RSC-4, RSC-6, and PD residential zoning. Adjacent properties include a single-family use on property zoned AS-1 to the west; single-family uses on properties zoned AS-1 to the north; a manufactured home and a single-family conventional home on properties zoned AS-1 to the east; Joe Ebert Road to the south and an undeveloped property zoned ASC-1 to the south of Joe Ebert Road.
6. The applicant is requesting to rezone the Subject Property to RSC-3 to accommodate division of the Subject Property into two half-acre lots to allow a single-family home to be built on both resulting lots.
7. Development Services Department staff found the proposed RSC-3 zoning is compatible with the existing zoning districts and development pattern in the area, and concluded the rezoning request is approvable.
8. Planning Commission staff found the rezoning request is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, and is compatible with the surrounding development pattern.

#### **E. FINDINGS OF COMPLIANCE OR NON-COMPLIANCE WITH COMPREHENSIVE PLAN**

The record evidence demonstrates the proposed rezoning request is in compliance with and furthers the intent of the Goals, Objectives, and Policies of *Unincorporated Hillsborough County Comprehensive Plan*.

#### **F. CONCLUSIONS OF LAW**

A development order is consistent with the comprehensive plan if "the land uses, densities or intensities, and other aspects of development permitted by such order...are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government." § 163.3194(3)(a), Fla. Stat. (2022). Based on the evidence and testimony submitted in the record and at the hearing, including reports and testimony of Development Services

Staff and Planning Commission staff, applicant's testimony and evidence, there is substantial competent evidence demonstrating the requested rezoning is consistent with the Unincorporated Hillsborough County Comprehensive Plan and does comply with the applicable requirements of the Hillsborough County Land Development Code.

#### **G. SUMMARY**

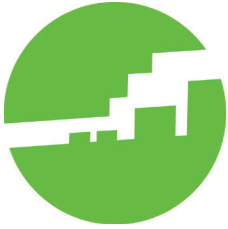
The applicant is requesting to rezone the Subject Property to RSC-3 to accommodate division of the Subject Property into two half-acre lots to allow a single-family home to be built on both resulting lots.

#### **H. RECOMMENDATION**

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of request to rezone the Subject Property to RSC-3.

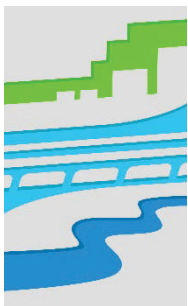
*Pamela Jo Hatley*  
Pamela Jo Hatley PhD, JD  
Land Use Hearing Officer

May 6, 2024  
Date:



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> April 15, 2024  <b>Report Prepared:</b> April 03, 2024	<b>Petition: RZ 24-0273</b>  <b>9610 Joe Ebert Road</b>  <i>North of Joe Ebert Road, west of Tom Folsom Road</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use</b>	<b>Residential-4 (4 du/ac ; 0.25 FAR)</b>
<b>Service Area</b>	<b>Urban</b>
<b>Community Plan</b>	<b>Thonotosassa</b>
<b>Requested Zoning</b>	Rezoning from Agricultural Single Family (AC-1) to Residential Single Family Conventional (RSC-3) to allow the lot to be split to accommodate a new single-family home on each half-acre parcel.
<b>Parcel Size</b>	1 ± acre
<b>Street Functional Classification</b>	Joe Ebert Road – <b>County Collector</b> Tom Folsom Road – <b>County Collector</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	None



## **Context**

- The 1 ± acre subject site is located north of Joe Ebert Road and west of Tom Folsom Road.
- The site is located in the Urban Service Area (USA). It is within the limits of the Thonotosassa Community Plan.
- The subject property is located within the Residential-4 (RES-4) Future Land Use category. The RES-4 Future Land Use category can be considered for a maximum of up to 4 dwelling units per gross acre and a maximum of up to 0.25 Floor Area Ratio (FAR). The RES-4 Future Land Use category is intended to designate areas that are suitable for low density residential development. Typical uses in the RES-4 category include residential, suburban scale neighborhood commercial, office uses and multi-purpose projects. Non-residential uses shall meet locational criteria for specific land use.
- RES-4 surrounds the subject site on all sides. Residential-6 (RES-6) is further north and Residential-1 (RES-1) extends to the north and east.
- The subject site is currently vacant. There are also vacant land to the south. Single-family uses extends to the north, east and west.
- The site is currently zoned as Agricultural Single Family (AS-1). AS-1 extends to the north, south, east, and west. Further north is Residential Single Family Conventional (RSC-2, RSC-3, RSC-4, RSC-6, and RSC-9) and Agricultural Rural (AR). Further west consists of RSC-2, RSC-6, and RSC-9. Agricultural Single Family Conventional (ASC-1) is to the east and south. Also, along the south is Planned Development (PD) zoning.
- The applicant is requesting a rezoning from Agricultural Single Family (AS-1) to Residential Single Family Conventional (RSC-3) to allow the lot to be split to accommodate a new single-family home on each half-acre parcel.

## **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**

#### ***Urban Service Area (USA)***

**Objective 1:** *Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.*

#### **Policy 1.2: Minimum Density**

*All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.*

*Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.*

**Policy 1.4:** *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.*

### **Land Use Categories**

**Objective 8:** *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

**Policy 8.1:** *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

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

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

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

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

### **Neighborhood/Community Development**

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



**Policy 16.2:** *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.*

## **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.*

## **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.*
2. *Sense of Community – Ensure that new development maintains and enhances Thonotosassa’s unique character and sense of place and provides a place for community activities and events.*
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**

- *Form a Thonotosassa Community Advisory Committee to become an effective voice for the community.*
- *Designate Main Street as Thonotosassa’s downtown, develop a central gathering place and make downtown a focal point of commercial and community activity.*
- *Establish the community’s boundary and designate gateways.*

- *Require minimum lot sizes of 1 acre for residential development within the Residential-1, Agricultural Estate, and Agricultural Rural Future Land Use categories.*
- *Protect the area's rural character.*
- *Support agricultural uses throughout the community.*
- *Retain the current boundaries of the Urban Service Area and continue to restrict central water and sewer services within the Rural Service Area.*
- *Allow commercial uses along SR 578 south of Pruett Road to I-4.*

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

The 1 ± acre subject site is located north of Joe Ebert Road and west of Tom Folsom Road. The subject site is located within the Urban Service Area and is located within the limits of the Thonotosassa Community Plan. The subject site's Future Land Use classification is Residential-4 (RES-4). The applicant is requesting a rezoning from Agricultural Single-Family (AS-1) to Residential Single Family Conventional (RSC-3) to allow the lot to be split to accommodate a new single family home construction on each resulting in a half-acre parcel.

The subject site is within the Urban Service Area, where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the county's growth is to be directed. FLUE Policy 1.4 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is proposing compatible growth within the Urban Service Area, and the request is consistent with Comprehensive Plan Policy 1.4. Single-family homes surround the subject site on all sides.

The subject site is approximately 1 ± acre and is currently vacant. The applicant is seeking a rezoning from AS-1 to RSC-3 to allow the lot to be split to accommodate a new construction of two single family homes on each half-acre parcel. The proposed rezoning of RSC-3 is consistent with the allowable maximum density and allowable uses under its Future Land Use category of RES-6. It is also consistent with Objective 8 and Policy 8.1 of the FLUE. This application also meets FLUE Objective 9 and Policy 9.2, which requires that all development proposals meet or exceed all local, state and federal land development regulations.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1 ,16.2, 16.3 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area.

The subject site is within the limits of the Thonotosassa Community Plan. The proposal meets the intent of Goal 1 and 2 of the Community Plan. The future growth and development would add value and enhance the quality of life while also ensuring to maintain Thonotosassa's unique character and sense of place. The proposal also meets the intent of Goal 4; the rezoning will maintain the existing diversity of housing while ensuring that the development is compatible with the existing nearby development.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern.

**Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0273

Rezonings

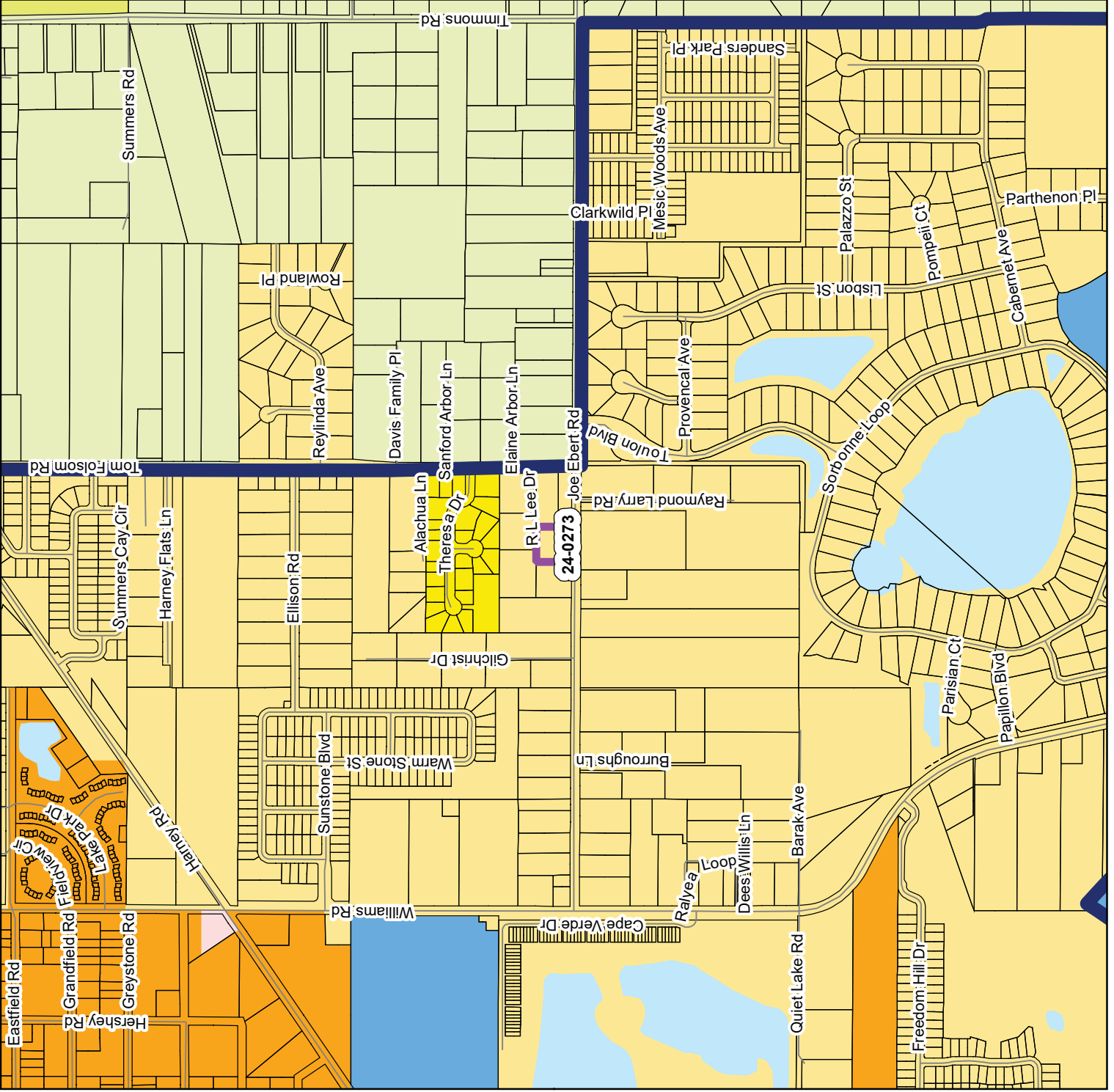
- STATUS
- APPROVED
  - CONTINUED
  - DENIED
  - WITHDRAWN
  - PENDING

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

- WATER NATURAL LULC\_We\_Poly
- AGRICULTURAL/MINING-120 (.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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

DATA SOURCES: Rezonings boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only. It is intended that the City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 1/5/2024  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\Rez\_Hillsborough - Copy.mxd





# **AGENCY COMMENTS**

**AGENCY REVIEW COMMENT SHEET**

TO: ZONING TECHNICIAN, Development Services Department

DATE: 4/04/2024

REVIEWER: Richard Perez, AICP

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: TH/ CENTRAL

PETITION NO: RZ 24-0273

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

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone the +/-1-acre parcel from Agricultural, Single Family 1 (AS-1) to Residential, Single Family Conventional 3 (RSC-3). The future land use designation is Residential 4 (R-4).

The subject property is located on the north side of Joe Ebert Rd., approximately 332 feet west of Tom Folsom Rd.

***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, 11th Edition.

**Approved Zoning Entitlements:**

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

**Proposed Zoning Entitlements:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-3:Single Family Detached, 3 Units (ITE Code 210)	28	2	3

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>(+)19</b>	<b>(+)1</b>	<b>(+)2</b>

The proposed rezoning is anticipated to increase the number of trips potentially generated by development on the site by +19 average daily trips, +1 a.m. peak hour trip, and +2 p.m. peak hour trips.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Joe Ebert Rd. is a substandard, 2-lane, undivided, collector roadway characterized by +/-10 foot lanes with in a +/- 52 of right of way. There is a sidewalk on the south side of the roadway. There are no bicycle facilities, paved shoulders or curb and gutter within the vicinity of the project.

**SITE ACCESS**

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available, as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM, and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards.

Land Development Code section 6.04.03.I requires number of access points to comply with the peak hour trip generation of the use. Land Development Code 6.04.07 access spacing requires access spacing to be at least 245 feet away from all other access points. Land Development Code section 6.01.02.B.5 only allows a maximum of 3 lots to utilize one easement for access.

Staff notes that, regardless of this review, the developer/property owner must comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

**Roadway Level of Service (LOS) INFORMATION**

Below is the roadway level of service. For informational purposes only.

Generalized Level of Service				
Roadway	From	To	LOS	
			Standard	PK HR
Joe Ebert Rd.	Williams Rd.	CR 579 (Mango Rd)	C	B

*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)**

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Joe Ebert Rd.	County Collector - Rural	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	9	1	1
Proposed	28	2	3
Difference (+/-)	(+)19	(+)1	(+)2

\*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		None	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West		None	None	Meets LDC
Notes:				

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

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



**COMMISSION**

Gwendolyn “Gwen” W. Myers CHAIR  
 Harry Cohen VICE-CHAIR  
 Donna Cameron Cepeda  
 Ken Hagan  
 Pat Kemp  
 Michael Owen  
 Joshua Wostal



**DIRECTORS**

Janet D. Lorton EXECUTIVE DIRECTOR  
 Elaine S. DeLeeuw ADMIN DIVISION  
 Sam Elrabi, P.E. WATER DIVISION  
 Diana M. Lee, P.E. AIR DIVISION  
 Michael Lynch WETLANDS DIVISION  
 Rick Muratti, Esq. LEGAL DEPT  
 Steffanie L. Wickham WASTE DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 2/20/2024</p> <p><b>PETITION NO.:</b> 24-0273</p> <p><b>EPC REVIEWER:</b> Melissa Yañez</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X 1360</p> <p><b>EMAIL:</b> <a href="mailto:yanezm@epchc.org">yanezm@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 1/30/2024</p> <p><b>PROPERTY ADDRESS:</b> 9610 Joe Ebert Rd, Seffner, FL 33584</p> <p><b>FOLIO #:</b> 0615410400</p> <p><b>STR:</b> 20-28S-20E</p>
<p><b>REQUESTED ZONING:</b> From AS-1 to RSC-2</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	1/25/2024
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	No wet per site visit
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>	

*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)

- 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.

my / cb

ec: Fadi Y. Khrawish and Safa A. Shalabi - [Khrawish1@yahoo.com](mailto:Khrawish1@yahoo.com)  
Souad Mansour - [Souadreao@gmail.com](mailto:Souadreao@gmail.com)

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

---

---

PETITION NO.: RZ-STD 24-0273 REVIEWED BY: Clay Walker, E.I. DATE: 1/16/2024

FOLIO NO.: 61541.0400

---

---

**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 \_\_\_ feet from the site) and is located south of the subject property within the south Right-of-Way of Joe Ebert Road. 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 gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) and is located south of the subject property within the north Right-of-Way of Joe Ebert Road. 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 within the Urban Service Area and would require connection to the County's potable water and wastewater systems.

**AGENCY REVIEW COMMENT SHEET**

---

---

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

**DATE: 4 January 2024**

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

**APPLICANT: Souad Mansour**

**PETITION NO: RZ-STD 24-0273**

**LOCATION: 9610 Joe Ebert Rd., Seffner, FL 33548**

**FOLIO NO: 61541.0400**

**SEC: 20 TWN: 28 RNG: 20**

---

---

- 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: \_\_\_\_\_.



## Agency Review Comment Sheet

**NOTE:** Wellhead Resource Protection Areas (WRPA), Potable Water Wellfield Protection Areas (PWWPA), and Surface Water Resource Protection Areas (SWRPA) reviews are based on the most current available data on the Hillsborough County maps, as set forth in Part 3.05.00 of the Land Development Code.

**TO:** Zoning Review, Development Services    **REQUEST DATE:** 1/2/2024  
**REVIEWER:** Kim Cruz, Environmental Supervisor    **REVIEW DATE:** 1/4/2024  
**PROPERTY OWNER:** Fadi Y. Khrawish & Safa A. Shalabi    **PID:** 24-0273  
**APPLICANT:** Souad Mansour  
**LOCATION:** 9610 Joe Ebert Rd. Seffner FL 33584  
**FOLIO NO.:** 61541.0400

### AGENCY REVIEW COMMENTS:

Based on the most current data, the project is not located within a Wellhead Resource Protection Area (WRPA), Potable Water Wellfield Protection Area (PWWPA), and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

-----X  
)  
IN RE: )  
)  
ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: PAMELA JO HARTLEY  
Land Use Hearing Master

DATE: Monday, April 15, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 8:38 p.m.

LOCATION: Frederick B. Karl County Center  
601 East Kennedy Boulevard  
Tampa, Florida 33602

Reported by:  
Diane DeMarsh, AAERT No. 1654  
Digital Reporter

1 information you wish the board to consider at its public meeting  
2 is entered into tonight's record.

3 MS. HATLEY: Thank you, Ms. Dorman.

4 All right. All testimony that will be heard tonight  
5 must be under oath. So, if you are here present in the room or  
6 online and you intend to speak tonight, please stand and raise  
7 your hand to be sworn in. And those online as well.

8 All right. Do you swear or affirm the testimony you  
9 are about to give is the truth, the whole truth, and nothing but  
10 the truth?

11 (Witnesses sworn.)

12 MS. HATLEY: All right. Thank you.

13 Ms. Heinrich, I think we're ready to hear the first  
14 case now.

15 MS. HEINRICH: Okay. Our first case is Item C.1,  
16 Standard Rezoning 24-0273. The applicant is requesting to  
17 rezone properties from AS-1 to RSC-3.

18 Carolanne Peddle with Development Services will  
19 present staff findings after the applicant's presentation?

20 MR. MANSOUR: Good evening.

21 MS. HATLEY: Hello. Make sure your microphone is on.  
22 There you go.

23 MR. MANSOUR: Good evening.

24 MS. HATLEY: And please state your name and address.

25 MR. MANSOUR: Sure. Thank you. Good evening. My



1 name is Ali Mansour. My address is 9214 Knights Branch Street,  
2 Temple Terrace, 33637. I'm representing (inaudible). I would  
3 like to have your collaboration tonight in order to rezone the  
4 route located on Joe Ebert Road, 7033584. This property 1-acre  
5 lot with (inaudible) number 61541-0400. It's located on Joe  
6 Ebert Road. It's generally between Williams Road and Tom Folsom  
7 Road.

8           This property is in the Urban Service Area, and it's  
9 within the Thonotosassa Community Plan area. The current zoning  
10 for this property is AS-1. The future land uses is R-4. I  
11 would like to rezone this property to RSC-3 in order to split it  
12 into a couple lots and build a total of two single-family homes.

13           This property is, as you can see in the picture, is  
14 surrounded by mostly single-family residential with zoning  
15 districts ranging from RSC-2, RSC-3 -- sorry -- RSC-2, RSC-6,  
16 RSC-9, AS-1, and couple PDs.

17           The property is bordered all sides with adjacent AS-1  
18 zones, single-family homes. (Inaudible) of the subject property  
19 sits the Davis-Brown subdivision, which is comprised of  
20 (inaudible) single-family parcels, all zoned RSC-9. Further  
21 northwest, you see the (inaudible) subdivision. And this is  
22 also single-family residential RSC-9 as well. About 600 feet  
23 down, you can see there's a couple subdivision. They are PDs.  
24 Also, they are (inaudible) four parcels zoned RSC-6 as well as  
25 another parcel zoned RSC-2. So the southwest also (inaudible)

1 two PD subdivisions. That's the rezone of RSC-3 on the subject  
2 part with the (inaudible) surrounding properties and remain  
3 consistent and compatible.

4           The Future Land Use, as I mentioned earlier, for this  
5 pair -- for the pair of parcels as a four and the current zoning  
6 is AS-1, so R-4 allows that (inaudible) acre, while the AS-1  
7 allows one (inaudible) per acre. We're proposing for RSUP, if  
8 possible, which will be below the FRU four and be more compatible  
9 with the comprehensive plan Future Land Use designation. It  
10 will also make the parcels more consistent with the RSC zone  
11 parcels to the north and northeast while maintaining the very  
12 same single-family use, ensuring no deviation from the character  
13 of that area.

14           That parcel or the pair of parcel contains no wetlands  
15 and is comprised of one -- in its entirety of 1 acre of land.

16           I just have one more slide to present here. I know  
17 it's (inaudible) for this one, but the feedback we got from the  
18 staff was support it overall. There were few feet back  
19 requirement meeting the requirements of the whole Hillsborough  
20 County standards. This is just to sure that we are committing  
21 to meet those standards.

22           Joe Ebert itself is a substandard collector road,  
23 DS-4. So it would allow one for one access point for RSC-3,  
24 which we would have, you know, one access point. So we -- this  
25 will have -- allow us to meet the Land Development Code Section

1 6.04.031 and 6.04.07 for access spacing. Also, he will be -- we  
2 are proposing a sidewalk, 5-foot sidewalk in the frontage of the  
3 of that -- of Joe Ebert, so it will be in accordance with that  
4 6.02.08.

5           There is a public utilities, a public sewer, a public  
6 water. That sewer is right in front of the property, so we'll  
7 be connected to it. And we would be connected to the public  
8 water across the street.

9           Thank you for your time.

10           MS. HATLEY: All right. Thank you very much.

11           MR. MANSOUR: Thank you.

12           MS. HATLEY: Be sure and sign in with the clerk.

13           Development Services?

14           MS. PEDDLE: Good evening. Carolanne Peddle,  
15 Development Services. This is Standard Rezone 24-0273. Teh  
16 applicant requests to rezone the property from the AS-1 to  
17 RSC-3. The subject property and all adjacent properties have a  
18 Future Land Use designation of R-4 with a maximum density of  
19 175,000 square feet, and a future -- so it's a maximum density  
20 of 175,000 square feet and a FAR of 0.25. The subject parcel is  
21 located on Joe Ebert Road in an area which is comprised of  
22 single-family residential uses with a bearing lot size of which  
23 are zoned AS-1, RSC-2, RSC-3, RSC-4, and RSC-6.

24           Based on the above consideration, staff finds the  
25 proposed RSC-3 zoning designation compatible with existing

1 zoning designations and development pattern in the area.

2 Therefore, staff finds the request approvable.

3 That concludes my report.

4 MS. HATLEY: All right. That's fine. Thank you.

5 MS. PEDDLE: Thank you.

6 MS. HATLEY: And Planning Commission?

7 MS. MASSEY: Hi, Good evening. Planning Commission  
8 staff. This is Jillian Massey.

9 The subject site is located in the Residential-4  
10 Future Land Use designation. It's in the Urban Service Area and  
11 within the limits of the Thonotosassa Community Plan. The  
12 applicant is seeking a rezoning from AS-1 to RSC-3 to allow the  
13 lot to be split to accommodate the construction of two  
14 single-family homes, approximately half acre each.

15 The proposed resulting of RSC-3 is consistent with the  
16 allowable maximum density and allowable uses under its Future  
17 Land Use category, Residential-4. The proposal meets the intent  
18 of Future Land Use element Objective 16 and it's accompanying  
19 policies that require new development to be compatible to the  
20 surrounding neighborhood.

21 In this case, the surrounding land use pattern is  
22 mostly single family, and the proposed residential use will  
23 complement the surrounding area.

24 The subject site it is within the limits of the  
25 Thonotosassa Community Plan. The proposal meets the intent of

1 Goal 1 and 2 as the -- of the community plan. The future growth  
2 and development would add value and enhance the quality of life  
3 while also ensuring to maintain the community's unique character  
4 and sense of place. The proposal also meets the intent of Goal  
5 4 under the community plan. The rezoning will maintain the  
6 existing diversity of housing while ensuring that the  
7 development is compatible with the existing development nearby.

8           And based on these considerations, Planning Commission  
9 staff finds the proposed rezoning is consistent with the  
10 Unincorporated Hillsborough County Comprehensive Plan.

11           Thank you.

12           MS. HATLEY: Thank you, Ms. Massey.

13           All right. I've been informed that there are still  
14 issues, apparently, online. Could the audio/visual tech -- I  
15 think I understand from you that they can hear the meeting; is  
16 that correct?

17           Okay. The persons online can hear the meeting. But  
18 there are persons online who wish to speak, and we're having a  
19 problem connecting them; is that correct?

20           Okay. What we might need to do, while the engineers  
21 work on this problem, is continue this item for later on in the  
22 meeting when this issue gets resolved so we can hear from the  
23 public. So that's what we'll do with this item.

24           Applicant, we're going to hear this item tonight, but  
25 we have to resolve some issues with online speakers. So we're

1 going to put it into -- just continue it until later, and we'll  
2 reopen the hearing on this item.

3           Okay. So, for now, we're going to move on to the next  
4 case.

5           MS. HEINRICH: Our next item is Item D.1, PD 23-0780.  
6 The applicant is Tampa, 92, LLC, rezoning property Zone ASC-1  
7 and PD to PD.

8           I've reviewed this for Development Services and will  
9 present staff findings.

10          MS. HATLEY: All right. Applicant for this item, are  
11 you here?

12          MR. PRESSMAN: Thank you.

13          Good evening, Hearing Officer. Todd Pressman, 200 2nd  
14 Avenue South, Number 451 in St. Petersburg. I am with Chris  
15 McNeal, who's the engineer on the project. This is PD 23-0780.  
16 This originates from 90-0127, which is an RV dealership and  
17 accessory uses located at 77.36 acres.

18          The big picture here is that the several PDs that we  
19 dealt with many, many times are to be combined, adding 2.3  
20 acres. And there's some other smaller, minor detail  
21 modifications that I'll go through with you. And up front to  
22 know all the agencies reckoning -- or recommending authorities  
23 with support, except for one point, which I will address and  
24 modify for you in detail.

25          So we're located out in the on the Dover area. It's

1 MS. HATLEY: All right. Thank you. Anything further?

2 MR. PENSA: Not unless you have any another question  
3 for me.

4 MS. HATLEY: I don't think I do.

5 MR. PENSA: Okay.

6 MS. HATLEY: All right. Thank you so much.

7 All right. This is will close the hearing, then, on  
8 rezoning PD 23-0848.

9 Do we have the online issues resolved? Can online  
10 speakers now join the meeting and speak?

11 THE CLERK: Yes. They should be.

12 STAFF: (Inaudible) the online issues resolved.

13 THE CLERK: The person for the original (inaudible)  
14 they said that -- we reached out to them because they had  
15 (inaudible) meeting, and they had said that their issues were  
16 resolved once they heard -- or spoke.

17 MS. HATLEY: All right.

18 Okay. So it seems that the issues are resolved for  
19 the online speakers. So let's go back to the first -- not the  
20 first -- I guess it would be the first case, Rezoning Standard  
21 24-0273. Let's reopen that case. And so we heard from the  
22 applicant. We heard from Development Services and Planning  
23 Commission, didn't we? And we just need to, then, hear from the  
24 public and finish that hearing.

25 So is there anyone here or online who wishes to speak

1 in support -- and this is Rezoning Standard 24-0273. The  
2 applicant is Souad Mansour. So anyone wish to speak in support  
3 of this application?

4 And I do not hear anyone. Is there anyone here or  
5 online who wishes to speak in opposition to this application?

6 Do not hear anyone here.

7 And I believe the online speaker stated that his  
8 issues were resolved once he heard the applicant; is that  
9 correct? That's what I understood from --

10 THE CLERK: That is correct.

11 MS. HATLEY: Okay, from Audio.

12 So I'm not hearing anyone else who wishes to speak in  
13 opposition.

14 Development Services, anything further on this case?

15 MS. HEINRICH: No, ma'am.

16 MS. HATLEY: All right.

17 Applicant, did you have anything further you wish to  
18 state on this case?

19 MR. MANSOUR: No, ma'am. Thank you very much.

20 MS. HATLEY: All right. Applicant says no.

21 All right. So we will close the hearing on Rezoning  
22 Standard 24-0273.

23 MS. HEINRICH: Our next application is Item D.3, PD  
24 Rezoning 24-0183. The Applicant is Green Label Ventures, LLC,  
25 requesting a rezoning from BPO to PD. Jared Follin with



ZHM Hearing  
February 20, 2024

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

-----X  
)  
IN RE: )  
)  
ZONE HEARING MASTER )  
HEARINGS )  
)  
-----X

ZONING HEARING MASTER HEARING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch  
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.  
Concluding at 11:46 p.m.

LOCATION: Hillsborough County BOCC  
601 East Kennedy Boulevard  
Second Floor Boardroom  
Tampa, Florida 33601

Reported by:  
Diane DeMarsh, AAERT No. 1654  
DIGITAL REPORTER

1           Item A.23, Standard Rezoning 24-0171. This  
2 application is out of order to be heard and is being continued  
3 the March 25, 2024 ZHM Hearing.

4           Item A.24, Standard Rezoning 24-0232. This  
5 application is being continued by the applicant to the  
6 April 15, 2024 ZHM Hearing.

7           Item A.25, Standard Rezoning 24-0265. This  
8 application is out of order to be heard and is being continued  
9 on March 25, 2024 ZHM Hearing.

10           Item A.26, Standard Rezoning 24-0273. This  
11 application is out of order to be heard and is being continued  
12 to the March 25, 2024 ZHM Hearing.

13           And that concludes all withdrawals and continuances.

14           HEARING MASTER: Thank you so much. I appreciate it.  
15 Let me start by going over tonight's hearing procedures.

16           Our hearing today consists of agenda items that  
17 require a public hearing by a zoning hearing master. I will  
18 conduct a hearing on each agenda item and will file a  
19 recommendation within 15 business days following tonight's  
20 hearing. That recommendation is then sent to the Board of  
21 County Commissioners, who will make the final decision on each  
22 application. Our hearing tonight is informal. I'll ask  
23 questions related to the scope of direct testimony. I may call  
24 and question witnesses as I deem name appropriate. And I will  
25 decide all questions of procedure. I'll take evidence, but will



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

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

<p>APPLICATION #</p> <p><u>24-0273</u></p>	<p>PLEASE PRINT NAME <u>Ali Mansour</u></p> <p>MAILING ADDRESS <u>9219 Knights Branch Dr</u></p> <p>CITY <u>Tempe Terrace</u> STATE <u>Tx</u> ZIP <u>33637</u> PHONE <u>313 4825418</u></p>
<p>APPLICATION #</p> <p><u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>Todd Pressman</u></p> <p>MAILING ADDRESS <u>200 2nd St N. #201</u></p> <p>CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>804-1700</u></p>
<p>APPLICATION #</p> <p><u>23-0780</u></p>	<p>PLEASE PRINT NAME <u>CHRISTOPHER S MENEZ</u></p> <p>MAILING ADDRESS <u>15957 N. FLORIDA AVE</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>813 205 2564</u></p>
<p>APPLICATION #</p> <p><u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>PETER PENSA, AICP</u></p> <p>MAILING ADDRESS <u>2300 CURLEW RD, STE 201</u></p> <p>CITY <u>PALM HARBOR</u> STATE <u>FL</u> ZIP <u>34683</u> PHONE <u>727-234-8015</u></p>
<p>APPLICATION #</p> <p><u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Shira Chaviz</u></p> <p>MAILING ADDRESS <u>1106 33rd St SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>(626) 242-3024</u></p>
<p>APPLICATION #</p> <p><u>23-0848</u></p>	<p>PLEASE PRINT NAME <u>Rachel Vasquez</u></p> <p>MAILING ADDRESS <u>2712 11th Ave SE</u></p> <p>CITY <u>Ruskin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 713 4112</u></p>

DATE/TIME: 4/15/2024 6:00pm HEARING MASTER: Pamela Jo HatleyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #  <u>23-0848</u>	PLEASE PRINT NAME <u>Rebecca Carlin</u> MAILING ADDRESS <u>1110 33<sup>rd</sup></u> CITY <u>Buckin</u> STATE <u>FL</u> ZIP <u>33570</u> PHONE <u>813 516-9249</u>
APPLICATION #  <u>24-0183</u>	PLEASE PRINT NAME <u>Daniel Bergen</u> MAILING ADDRESS <u>15436 N Florida Ave Suite 101</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>(813) 434-5744</u>
APPLICATION #  <u>24-0183</u>	PLEASE PRINT NAME <u>TUAN DANG NGUYEN</u> MAILING ADDRESS <u>4005 GARDEN LN.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-777-9632</u>
APPLICATION #  <u>24-0242</u>	PLEASE PRINT NAME <u>Nicole Neugebauer MacInnes</u> MAILING ADDRESS <u>401 E Jackson Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5016</u>
APPLICATION #  <u>24-0295</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-827-8424</u>
APPLICATION #  <u>24-0295</u>	PLEASE PRINT NAME <u>Eugene Stutzman</u> MAILING ADDRESS <u>13617 N Florida Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-476-4469</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 3 OF 3

DATE/TIME: 4/15/2024 6:00PM HEARING MASTER: Pamela Jo Hatley

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

<p>APPLICATION #  <u>24-0295</u></p>	<p>PLEASE PRINT NAME <u>Braulio Grajales</u> MAILING ADDRESS <u>5005 W. Laurel street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>(813)644-8333</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____</p>

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 4/15/2024


HEARING MASTER: Pamela Jo Hatley

PAGE: 1 of 1


APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0273	Ali Mansour	1. Applicant Presentation Packet	No
RZ 23-0780	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 23-0780	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0848	Peter Pensa	1. Applicant Presentation Packet	No
RZ 24-0183	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 24-0183	Daniel Bergin	2. Applicant Presentation Packet	No
RZ 24-0295	Rosa Timoteo	1. Revised Staff Report - email	No
RZ 24-0295	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0295	Braulio Grajales	3. Applicant Presentation Packet	No

APRIL 15, 2024 - ZONING HEARING MASTER


The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, April 15, 2024, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.


 Pamela Jo Hatley, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.


A. WITHDRAWALS AND CONTINUANCES


 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.


 Pamela Jo Hatley, ZHM, recessed.

 Pamela Jo Hatley, ZHM, resumed.

 Michelle Heinrich, DS, continued review of changes to the agenda.

 Pamela Jo Hatley, ZHM, overview of ZHM process.

 Assistant County Attorney Mary Dorman, overview of evidence/ZHM/BOCC Land Use process.


 Pamela Jo Hatley, ZHM, Oath.


B. REMANDS - None.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0273

 Michelle Heinrich, DS, called RZ 24-0273.

 Testimony provided.

 Pamela Jo Hatley, ZHM, continued RZ 24-0273.

 Pamela Jo Hatley, ZHM, recalled RZ 24-0273.

 Pamela Jo Hatley, ZHM, closed RZ 24-0273.

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

D.1. RZ 23-0780

 Michelle Heinrich, DS, called RZ 23-0780.



MONDAY, APRIL 15, 2024

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 23-0780.

D.2. RZ 23-0848

 Michelle Heinrich, DS, called RZ 23-0848.

 Testimony provided.


 Pamela Jo Hatley, ZHM, closed RZ 23-0848.

D.3. RZ 24-0183

 Michelle Heinrich, DS, called RZ 24-0183.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0183.

 Pamela Jo Hatley, ZHM, break.

 Pamela Jo Hatley, ZHM, resumed.

D.4. RZ 24-0242

 Michelle Heinrich, DS, called RZ 24-0242.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0242.

D.5. RZ 24-0295

 Michelle Heinrich, DS, called RZ 24-0295.

 Testimony provided.

 Pamela Jo Hatley, ZHM, closed RZ 24-0295.

E. ZHM SPECIAL USE - None.

ADJOURNMENT

 Pamela Jo Hatley, ZHM, adjourned the meeting at 8:38 p.m.

Application No. RZ-24-0273  
Name: Ali Mansour  
Entered at Public Hearing: ZHM  
Exhibit # 1 Date: 4/15/2024

# STD-RZ-24-0273

Ali & Souad Mansour

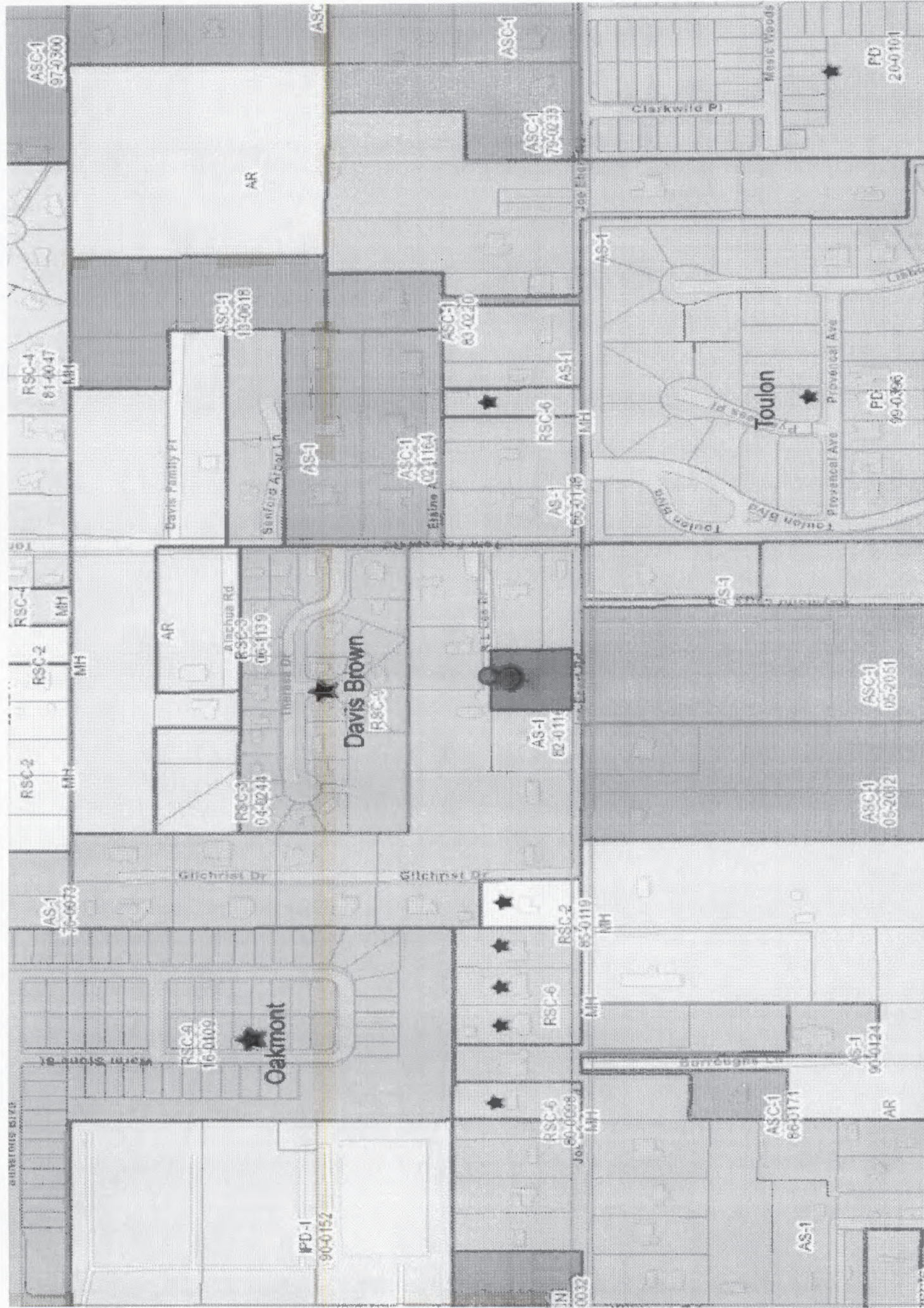
# Project Scope

<b>Address</b>	Joe Ebert Rd, Seffner FL 33584
<b>Folio#</b>	061541-0400
<b>Service Area</b>	Urban
<b>Community Plan area</b>	Thonotosassa
<b>Acreeage</b>	1 .00 Acre
<b>Current Zoning</b>	AS-1
<b>FLU</b>	R-4
<b>Proposed Zoning</b>	RSC-3



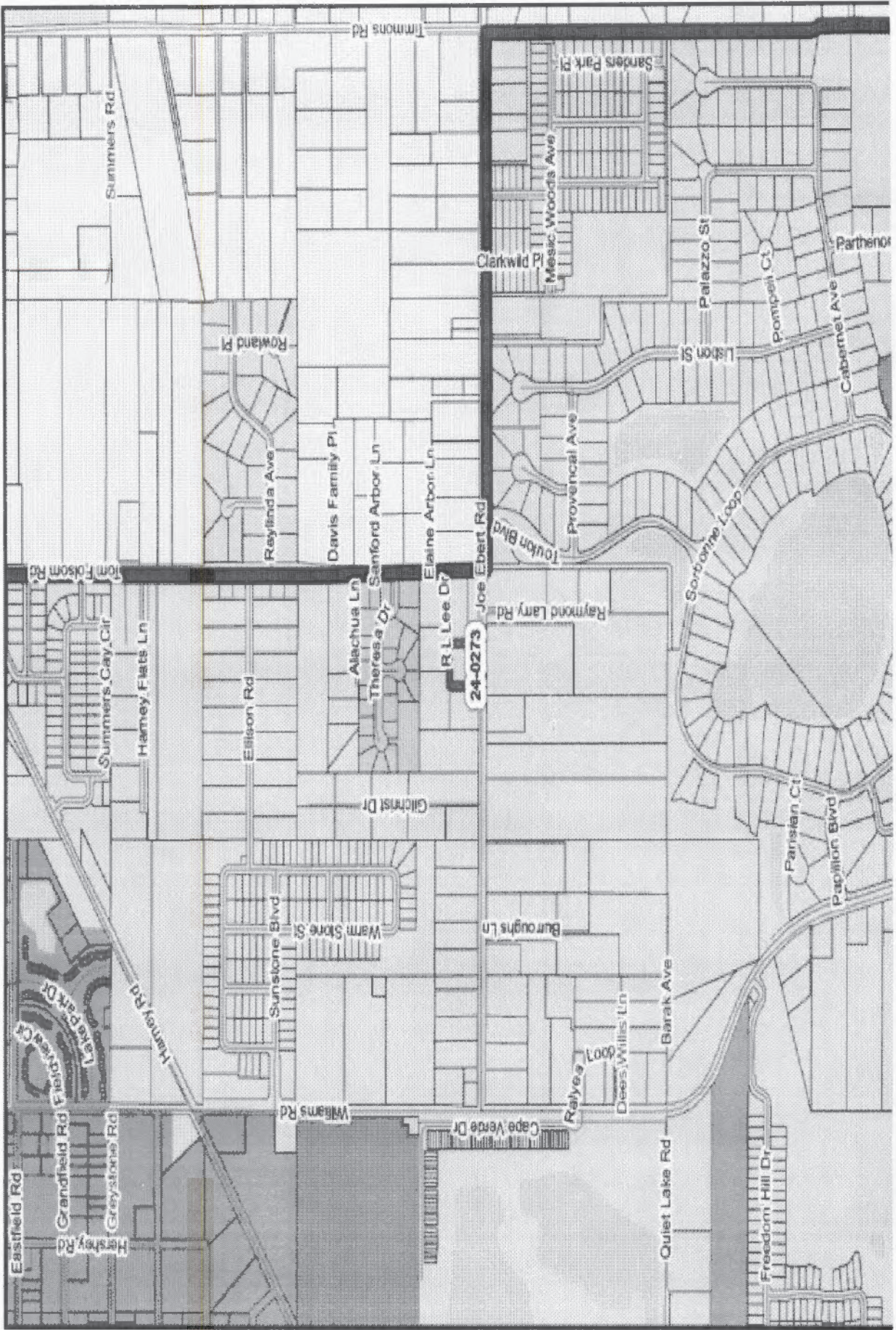
The subject of ths standard rezoning request is to amend the zoning of the parcel (Folio 061541.0400) from its current zoning of AS-1 to the requested RSC-3 zoning. .

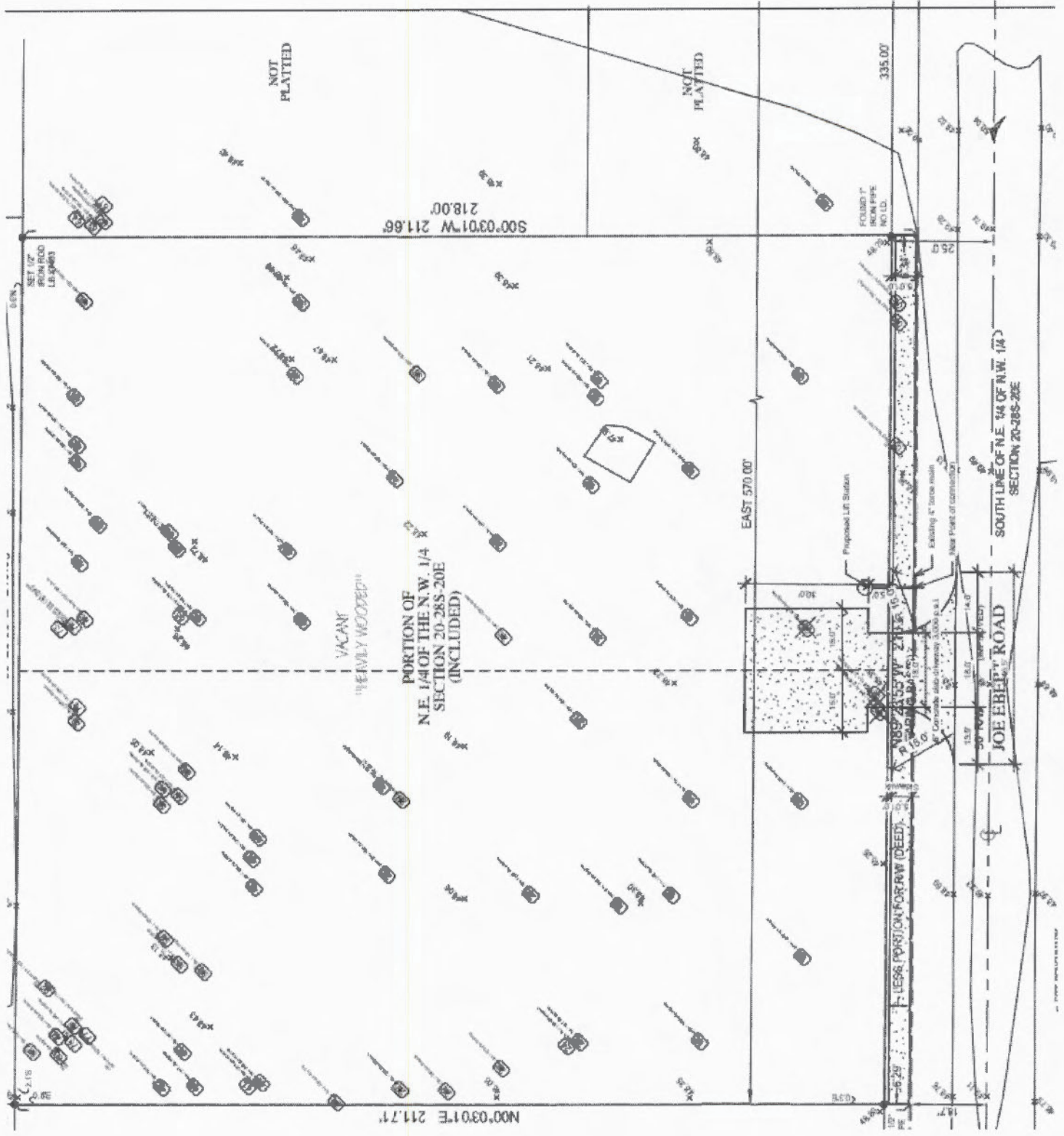
# CURRENT ZONING



# FUTURE LAND USE

Residential-1	1 DU/GA
Residential-2	2 DU/GA
Residential Planned-2	2 DU/GA <sup>2</sup>
Residential-4	4 DU/GA
Residential-6	6 DU/GA
Residential-9	9 DU/GA





NOT PLATTED

NOT PLATTED

S00°03'01\"/>

335.00'

EAST 570.00'

VACANT  
"HEAVILY WOODED"  
PORTION OF  
N.E. 1/4 OF THE N.W. 1/4  
SECTION 20-28S-20E  
(INCLUDED)

N00°03'01\"/>

LESS PORTION FOR RW (DEED)

SOUTHLINE OF N.E. 1/4 OF N.W. 1/4  
SECTION 20-28S-20E

JOE EBERLY ROAD

Proposed L.R. Station

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

1500' ±

218.00' N00°03'01"E 211.71'

500°03'01"W 211.66'

VACANT "HEAVILY WOODED"

PORTION OF N.E. 1/4 OF THE N.W. 1/4 SECTION 20-28S-20E (INCLUDED)

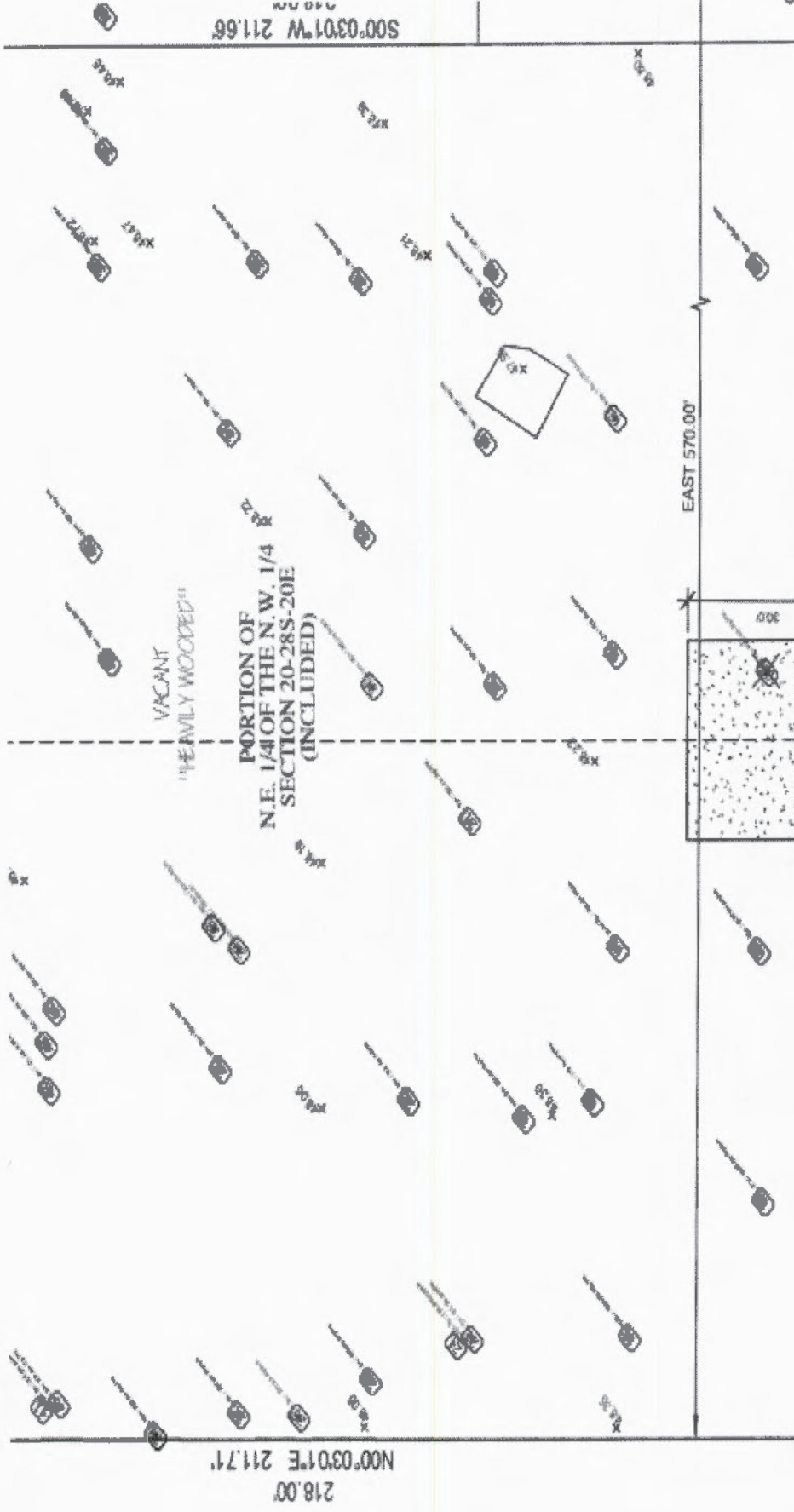
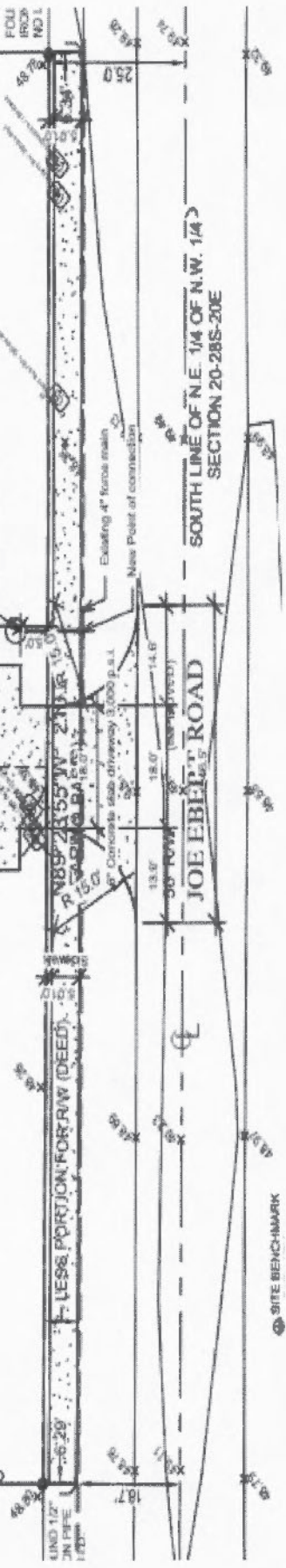
EAST 570.00'

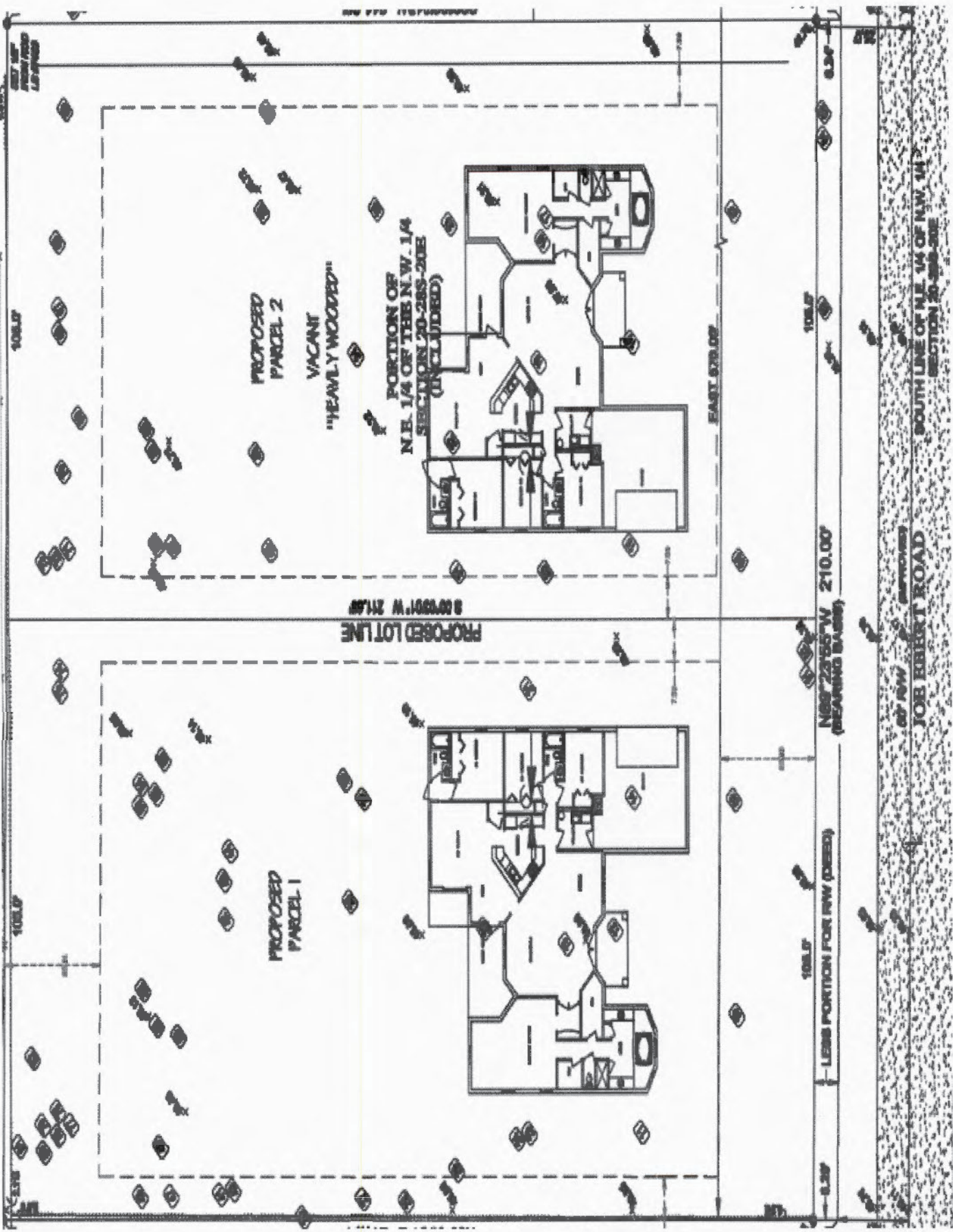
LESS PORTION FOR RW (DEED)

SOUTH LINE OF N.E. 1/4 OF N.W. 1/4 SECTION 20-28S-20E

JOE EBERT ROAD

⊙ SITE BENCHMARK









**PARTY OF  
RECORD**

**NONE**