



**Rezoning Application:** RZ-STD 22-0462

**Zoning Hearing Master Date:** March 14, 2022

**BOCC Land Use Meeting Date:** May 10, 2022

**1.0 APPLICATION SUMMARY**

Applicant: Pro Star Multi Services, LLC.

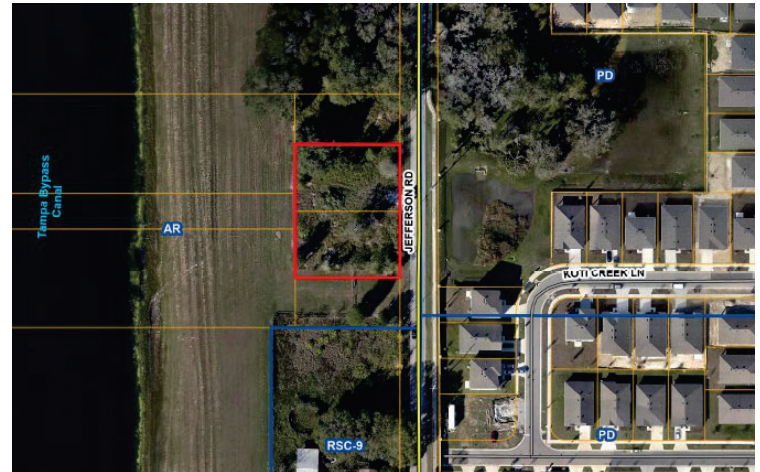
FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 0.62 MOL

Community Plan Area: Thonotosassa

Overlay: None



**Introduction Summary:**

The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-9) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	AR	RSC-9
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	0.62 MOL	0.62 MOL
Density/Intensity	1 du/ 5 gross acre	9 6 du/gross acre
Mathematical Maximum*	1 unit	5 3 units

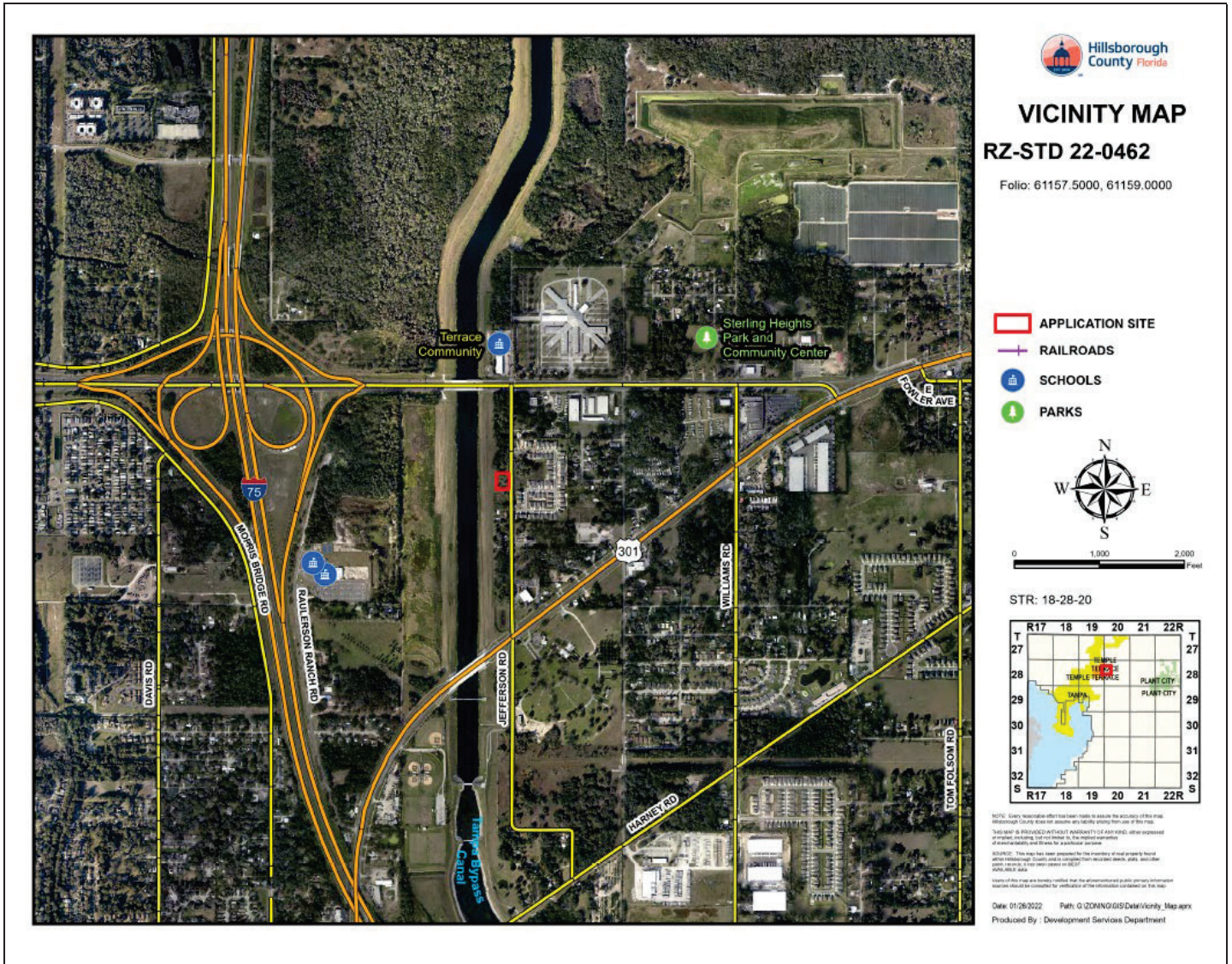
\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	AR	RSC-9
Lot Size / Lot Width	43,560 sf / 150'	5,000 sf / 50'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 20' Rear 5' Sides
Height	50'	35'

<b>Planning Commission Recommendation:</b> Consistent	<b>Development Services Recommendation:</b> Approvable
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## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

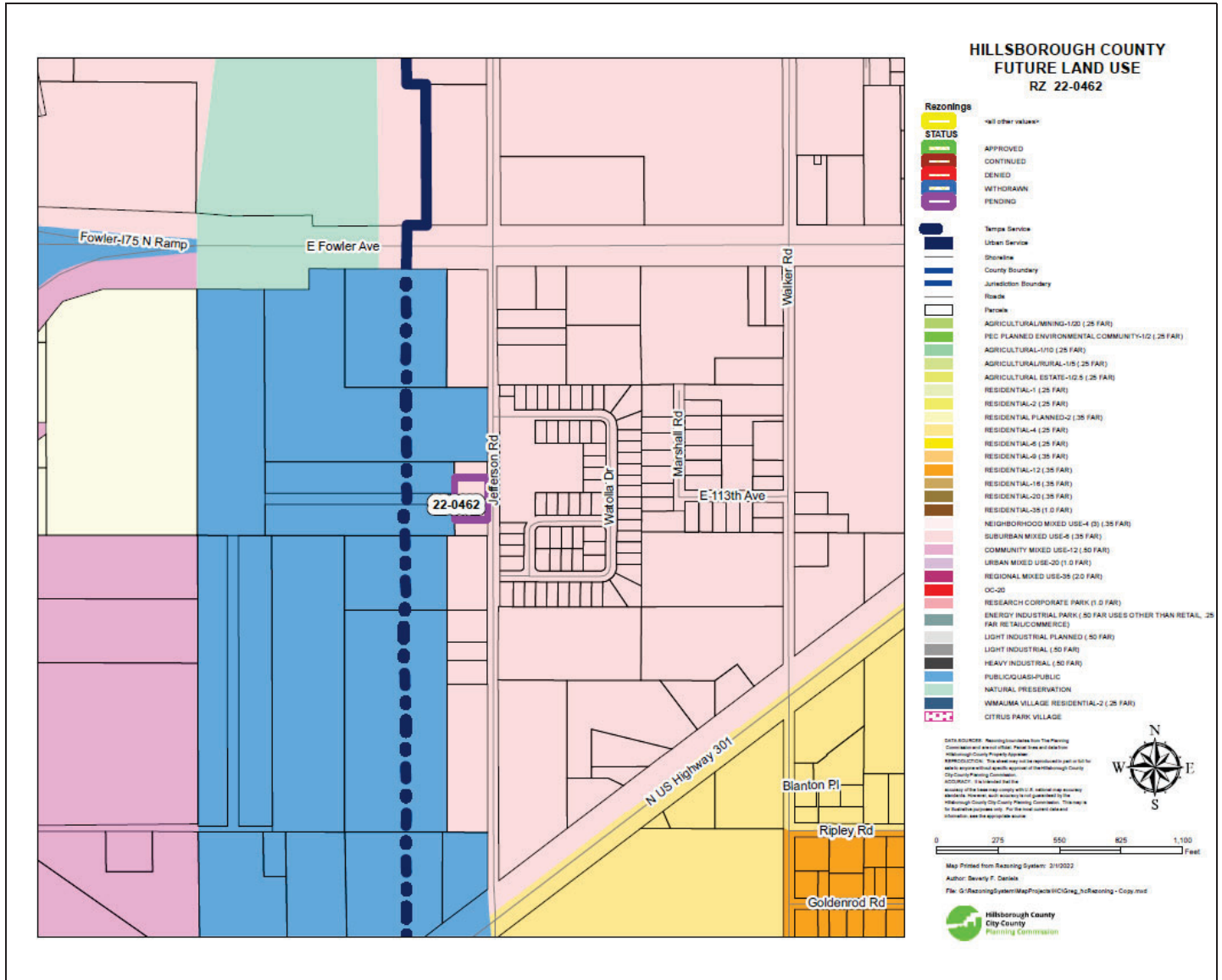


#### Context of Surrounding Area:

The area consists of single-family residential and neighborhood churches. The subject parcels are directly adjacent to The Tampa Bypass canal to the west.

2.0 LAND USE MAP SET AND SUMMARY DATA

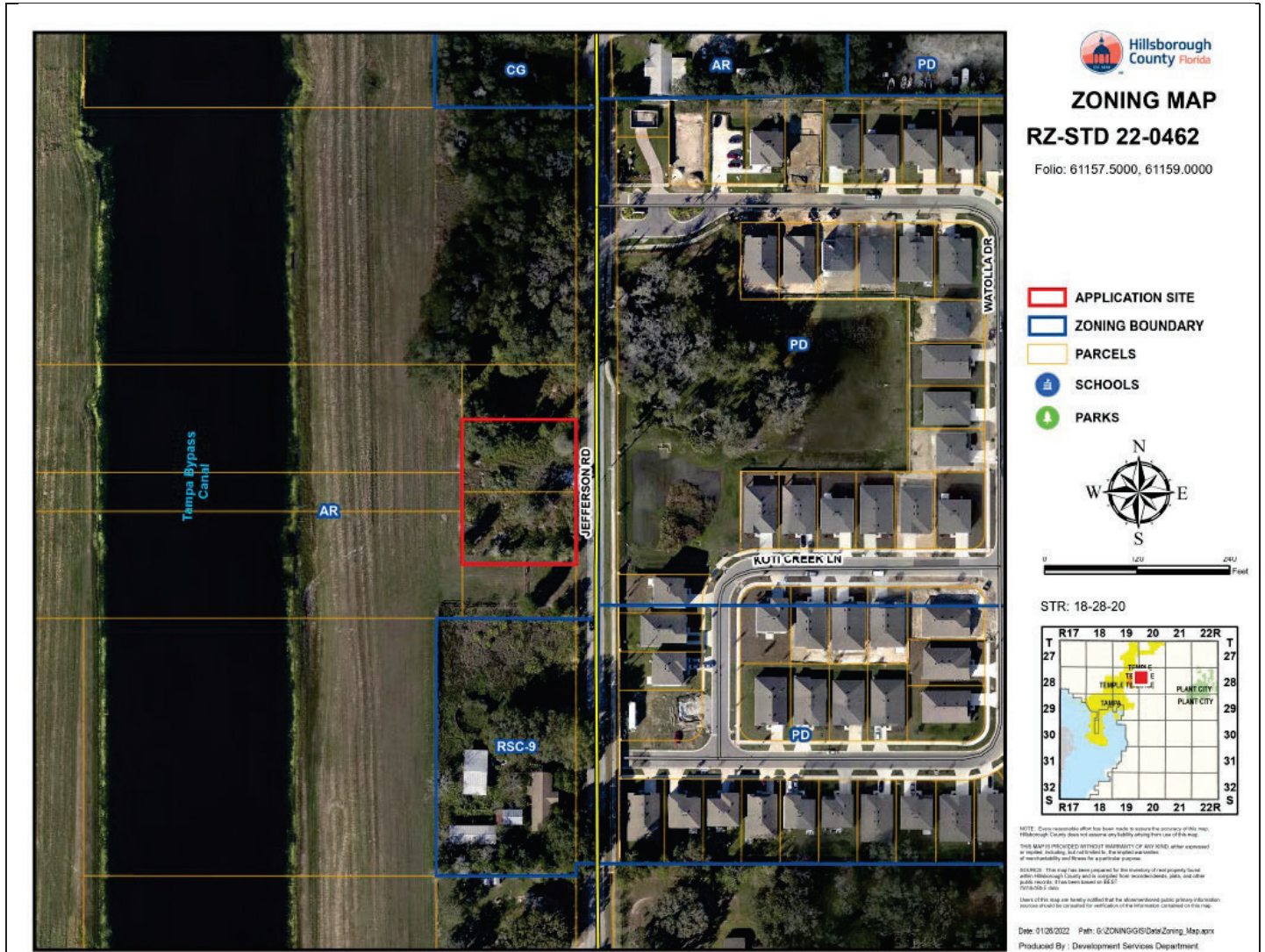
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Vacant
South	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Vacant SWFWMD Property
East	PD 14-0189	9 du per ga	Single-Family Residential (Conventional Only)	Wetland Conservation Area
West	AR	N/A	Public	Canal

**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
Jefferson Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

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

\*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		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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

**4.0 ADDITIONAL SITE INFORMATION & 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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Surface Water Resource Protection Area <input checked="" 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"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" 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	
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 checked="" 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 approximate 0.62-acre property is comprised of two parcels both zoned AR (Agricultural – Rural). The subject parcels located at 11512 & 11514 Jefferson Road are within an area comprised of single-family residential and neighborhood churches. The subject parcels are directly adjacent to The Tampa Bypass canal zoned AR to the west and vacant single-family residential to the north zoned AR. To the south is a parcel owned by The Southwest Florida Water Management District zoned AR. To the east across Jefferson Road is a wetland conservation area for single-family residential PD 14-0189 that conforms to RSC-9 zoning district standards. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; RSC-9 conforming single-family lots; therefore, the rezoning of the subject parcel from AR to RSC-9 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-9 zoning district compatible with the existing zoning and development pattern in the area.

**5.2 Recommendation**

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

<b>Zoning Administrator Sign Off:</b>	 <p>J. Brian Grady Thu Apr 28 2022 14:42:37</p>
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**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.

**6.0 FULL TRANSPORTATION REPORT (see following pages)****AGENCY REVIEW COMMENT SHEET**

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

DATE: 02/28/2022  
 AGENCY/DEPT: Transportation  
 PETITION NO.: STD 22-0462

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

**REPORT SUMMARY AND CONCLUSIONS**

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 9 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Individual access from each of the 3 proposed dwelling units to Jefferson Road will not be permitted.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone two parcels totaling +/- .62 acres from Agricultural Rural (AR) to Residential Single-Family Conventional – 9 (RSC-9). The site is located +/- 0.18 miles south of the intersection of Jefferson Road and E Fowler Avenue. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

***Trip Generation Analysis***

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

**Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single Family Detached Dwelling Unit (ITE Code 210)	19	1	2

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 3 Single Family Detached Dwelling 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
Difference	+9	+1	+1

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 9 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Jefferson Road. Jefferson Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Jefferson Road lies within 51 feet of Right of Way in the vicinity of the project. Jefferson Road does not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated that the site will have access to Jefferson Rd, a collector roadway. It does appear that the site may be eligible to use an easement to access the proposed 3 dwelling units. However, if an easement is not allowed, compliance with LDC requirements concerning minimum spacing (Section 6.04.07) and number of access points (Section 6.04.03.I) is required. If compliance with required minimum spacing is not possible, an Administrative Variance may be required but is not guaranteed to be approved. Development of the 3 proposed dwelling units may not be possible if the project cannot comply with the Land Development Code or get the Variances required for approval. Individual access from each of the 3 proposed dwelling units to Jefferson Road will not be permitted.

**ROADWAY LEVEL OF SERVICE (LOS)**

Jefferson Road is not a regulated roadway and is not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

**COUNTY OF HILLSBOROUGH**

**RECOMMENDATION OF THE  
LAND USE HEARING OFFICER**

**APPLICATION NUMBER:** RZ STD 22-0462

**DATE OF HEARING:** March 14, 2022

**APPLICANT:** Pro Star Multi Services,  
LLC

**PETITION REQUEST:** The request is to rezone a  
parcel of land from AR to  
RSC-9

**LOCATION:** West side of Jefferson Rd.  
& 1,180 feet south of E.  
Fowler Ave.

**SIZE OF PROPERTY:** 0.62 acres m.o.l.

**EXISTING ZONING DISTRICT:** AR

**FUTURE LAND USE CATEGORY:** SMU-6

**SERVICE AREA:** Urban

## DEVELOPMENT REVIEW STAFF REPORT\*

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

### 1.0 APPLICATION SUMMARY

Applicant: Pro Star Multi Services, LLC.

FLU Category: Suburban Mixed Use-6 (SMU-6)

Service Area: Urban

Site Acreage: 0.62 MOL

Community Plan Area: Thonotosassa

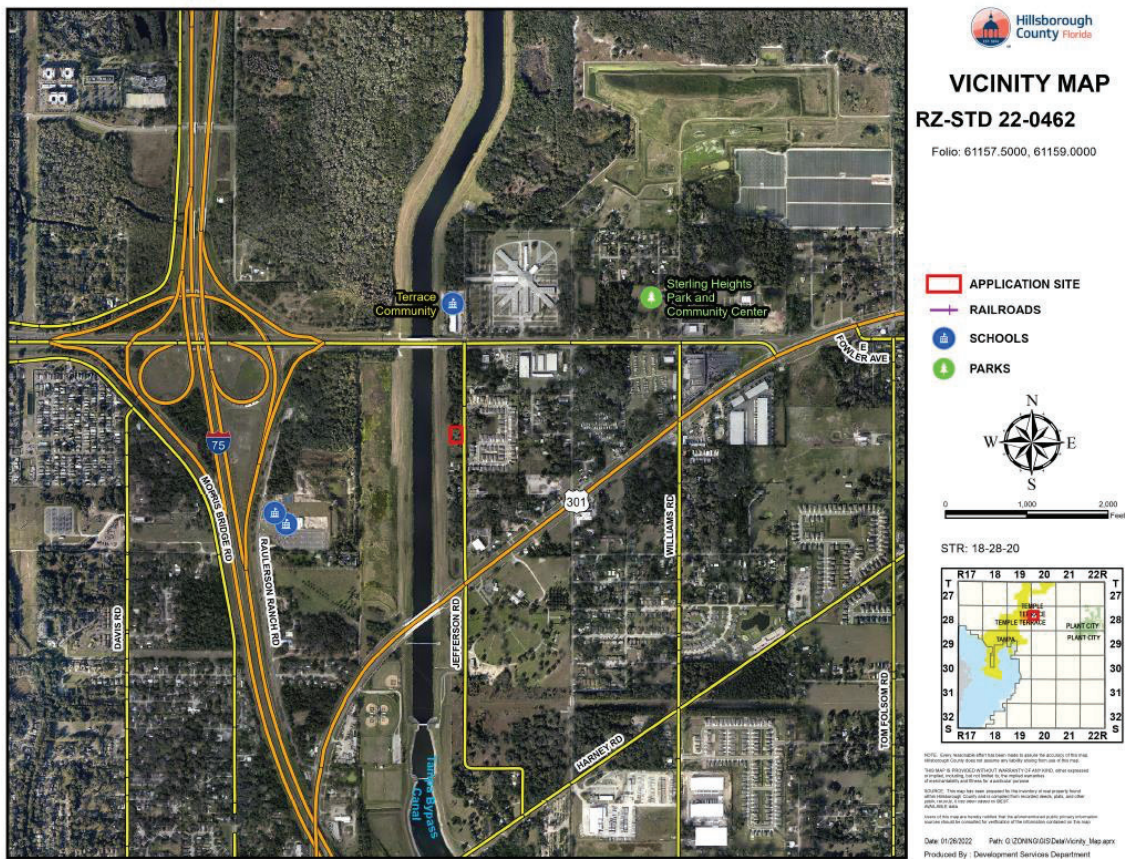
Overlay: None

Introduction Summary:		
The existing zoning is Agricultural - Rural (AR) which permits Single-Family Residential/Agricultural uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-9) which allows Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below.		
Zoning: Existing Proposed		
District(s)	AR	RSC-9
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only)
Acreage	0.62 MOL	0.62 MOL
Density/Intensity	1 du/ 5 gross acre	9 du/gross acre
Mathematical Maximum*	1 unit	5 units

\*number represents a pre-development approximation

Development Standards Existing Proposed		
District(s)	AR	RSC-9
Lot Size / Lot Width	43,560 sf / 150'	5,000 sf / 50'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	20' Front 20' Rear 5' Sides
Height	50'	35'
<b>Planning Commission Recommendation:</b>		<b>Development Services Recommendation:</b>
Consistent		Approvable

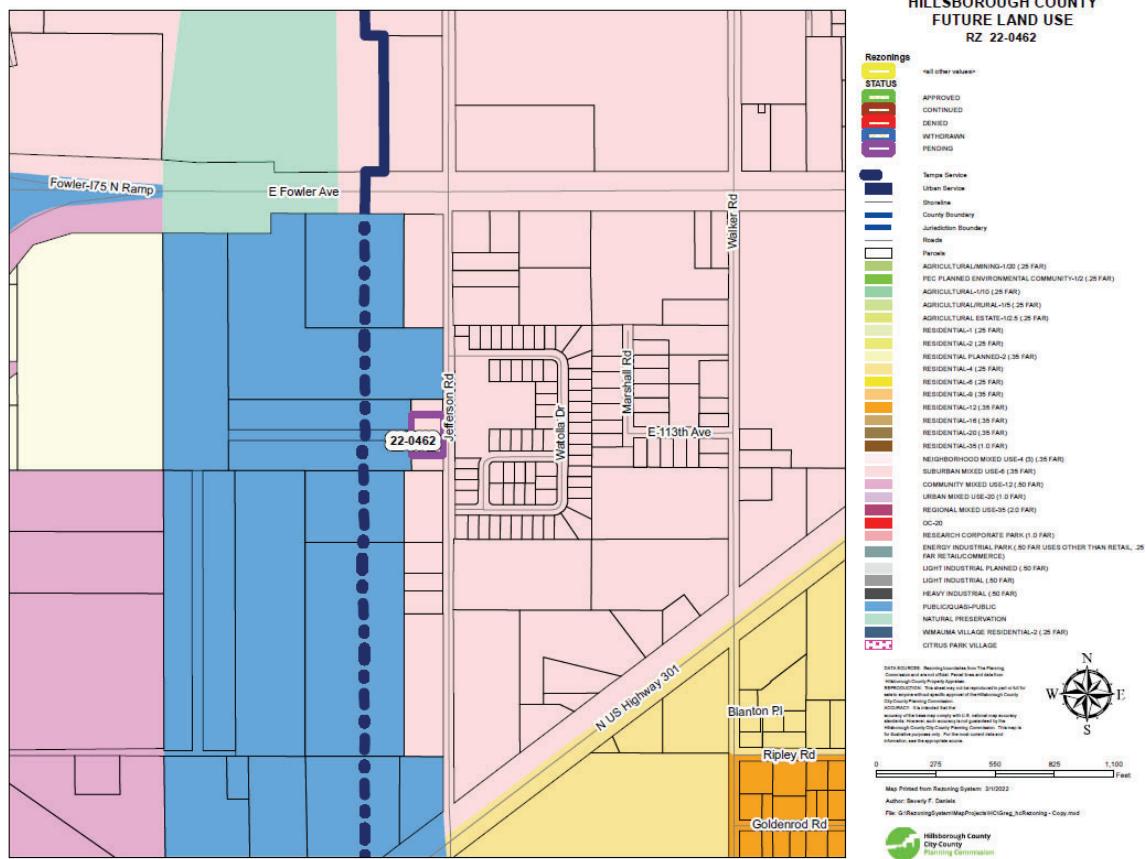
## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



### Context of Surrounding Area:

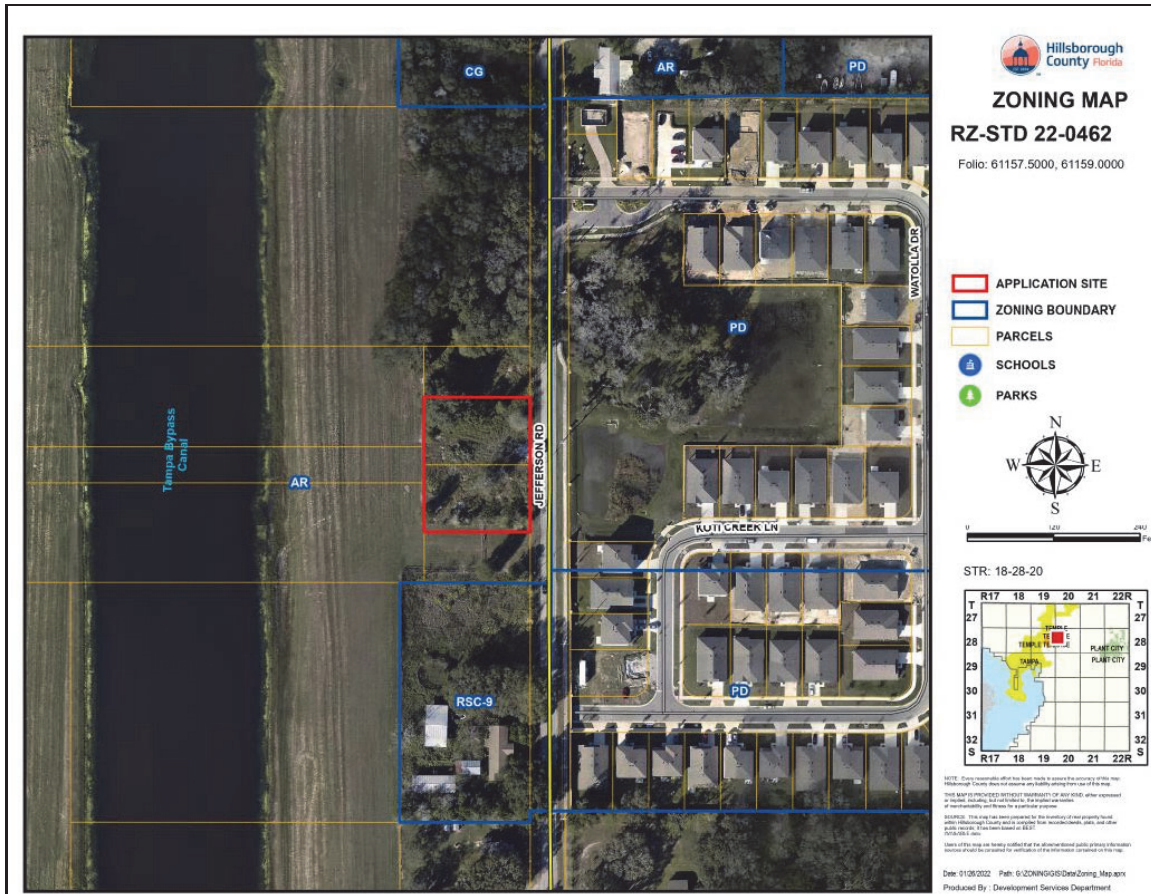
The area consists of single-family residential and neighborhood churches. The subject parcels are directly adjacent to The Tampa Bypass canal to the west.

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



Subject Site Future Land Use Category:	Suburban Mixed Use-6 (SMU-6)
Maximum Density:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood Commercial uses shall meet locational criteria or be part of larger mixed use planned development. Office uses are not subject to locational criteria.

## 2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



### Adjacent Zonings and Uses

Location :	Zoning:	Maximum Density Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Vacant
South	AR	1 du per 5 ga	Single-Family Residential/Agricultural	Vacant SWFWMD Property
East	PD 14-0189	9 du per ga	Single-Family Residential (Conventional Only)	Wetland Conservation Area
West	AR	N/A	Public	Canal

**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
Jefferson Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

**Project Trip Generation**  Not applicable for this request

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

\*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
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South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

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

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

Notes:



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

<b>INFORMATION/REVIEWING AGENCY</b>				
<b>Environmental:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
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	
Conservation & Environ. Lands Mgmt.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters  <input type="checkbox"/> Use of Environmentally Sensitive Land Credit  <input checked="" 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  <input type="checkbox"/> Wellhead Protection Area <input checked="" type="checkbox"/> Surface Water Resource Protection Area				
<b>Public Facilities:</b>	<b>Comments Received</b>	<b>Objections</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<b>Transportation</b>  <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

<b>Service Area/ Water &amp; Wastewater</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input checked="" 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>Comprehensive Plan:</b>	<b>Comments Received</b>	<b>Findings</b>	<b>Conditions Requested</b>	<b>Additional Information/Comments</b>
<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 checked="" 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	

Density Bonus Requested Consistent Inconsistent

## 5.0 IMPLEMENTATION RECOMMENDATIONS

### 5.1 Compatibility

The approximate 0.62-acre property is comprised of two parcels both zoned AR (Agricultural – Rural). The subject parcels located at 11512 & 11514 Jefferson Road are within an area comprised of single-family residential and neighborhood churches. The subject parcels are directly adjacent to The Tampa Bypass canal zoned AR to the west and vacant single-family residential to the north zoned AR. To the south is a parcel owned by The Southwest Florida Water Management District zoned AR. To the east across Jefferson Road is a wetland conservation area for single-family residential PD 14-0189 that conforms to RSC-9 zoning district standards. The subject property is designated Suburban Mixed Use-6 (SMU-6) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. The majority of surrounding uses and zoning districts are similar to the request; RSC-9 conforming single-family lots; therefore, the rezoning of the subject parcel from AR to RSC-9 would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-9 zoning district compatible with the existing zoning and development pattern in the area.

## **5.2 Recommendation**

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

### **SUMMARY OF HEARING**

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on March 14, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

Mr. Michael Horner 14502 North Dale Mabry Highway Tampa testified on behalf of the Pro Star Multi Services. Mr. Horner stated that the request is for the RSC-9 zoning district. The application has unanimous recommendations for approval. Mr. Horner showed a graphic to discuss the location of the property next to the Tampa Bypass Canal to the west. He described the other surrounding zoning districts which include RSC-9 to the south. He concluded his remarks by stating that the request is to develop three single-family lots.

Mr. Chris Grandlienard of the Development Services staff, testified regarding the County's staff report. Mr. Grandlienard stated that the request is to rezone the property from Agricultural Rural to Residential Single-Family Conventional-9. He described the surrounding zoning and land uses and stated that staff recommends approval.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Suburban Mixed Use Future Land Use classification and the Urban Service Area and the Thonotosassa Community Plan. Ms. Massey testified that the request for three single-family lots is consistent with the surrounding development pattern and that the application is consistent with Objective 12 of the Community Design Component and Objective 16. She stated that the Planning Commission finds the proposed rezoning consistent with the Thonotosassa Community Plan and the Future of Hillsborough Comprehensive Plan.

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

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

County staff and Mr. Horner did not have additional comments.

The hearing was then concluded.

## **EVIDENCE SUBMITTED**

No documents were submitted into the record.

## **PREFACE**

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

## **FINDINGS OF FACT**

1. The subject property is 0.62 acres in size and is currently zoned Agricultural Rural (AR) and is designated Suburban Mixed Use-6 (SMU-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Thonotosassa Community Plan.
2. The applicant is requesting a rezoning to the Residential Single-Family Conventional-9 (RSC-9) zoning district. The RSC-9 zoning district permits single-family homes on a minimum 5,000 square foot lot.
3. The applicant's representative testified that three single-family lots are proposed on the subject property.
4. The Planning Commission staff supports the request. The Planning Commission found that the request for three single-family lots is consistent with the surrounding development pattern and that the application is consistent with Objective 12 of the Community Design Component and Objective 16. The Planning Commission found the application consistent with the Thonotosassa Community Plan and the Comprehensive Plan.
5. The Development Services Department staff also supports the request as the property is bordered by parcels zoned AR and PD which permits the same density as the RSC-9 zoning district.
6. The request for the RSC-9 zoning district on the subject property is compatible with the surrounding zoning districts and the SMU-6 Future Land Use category.

**FINDINGS OF COMPLIANCE/NON-COMPLIANCE WITH THE  
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN**

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

**CONCLUSIONS OF LAW**

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

**SUMMARY**

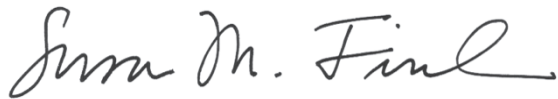
The applicant is requesting a rezoning to the RSC-9 zoning district. The property is 0.62 acres in size and is currently zoned AR and designated SMU-6 by the Comprehensive Plan. The property is located in the Urban Service Area and the Thonotosassa Community Plan.

The Planning Commission found the request compatible with the surrounding area and supports the rezoning application.

The request for the RSC-9 zoning district on the subject property is compatible with the surrounding zoning districts and the SMU-6 Future Land Use category.

**RECOMMENDATION**

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-9 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

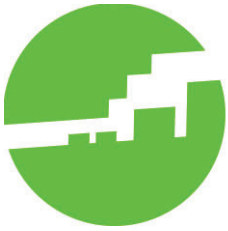


April 4, 2022

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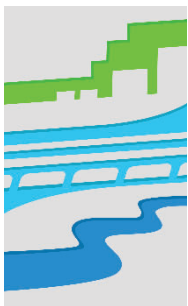
**Susan M. Finch, AICP**  
**Land Use Hearing Officer**

**Date**



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> March 14, 2022	<b>Petition: RZ 22-0462</b>
<b>Report Prepared:</b> March 2, 2022	<b>11512-11514 Jefferson Road</b>  <i>West side of Jefferson Road and southwest of US Highway 301 and East Fowler Avenue</i>
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Suburban Mixed Use-6 (6 du/ga;0.35 FAR)</b>
<b>Service Area:</b>	<b>Urban</b>
<b>Community Plan:</b>	Thonotosassa
<b>Rezoning Request:</b>	Rezone 0.62 acres of Agricultural Rural (AR) to Residential, Single Family Conventional-9 (RSC-9) to develop three single family residential lots
<b>Parcel Size (Approx.):</b>	0.62 +/- acres (27,007 square feet)
<b>Street Functional Classification:</b>	Jefferson Road – <b>County Collector</b> US Highway 301 – <b>State Principal Arterial</b> East Fowler Avenue - <b>State Principal Arterial</b>
<b>Locational Criteria:</b>	N/A
<b>Evacuation Area:</b>	None



## **Context**

- The subject site is located on approximately 0.62 acres on the west side of Jefferson Road and southwest of US Highway 301 and East Fowler Avenue. The subject site is within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan.
- The parcel has a Future Land Use designation of Suburban Mixed Use-6 (SMU-6) with typical uses such as residential, suburban scale neighborhood commercial, office uses, research corporate park uses, light industrial multi-purpose, and clustered residential and/or mixed-use projects at appropriate locations. Neighborhood commercial uses shall meet locational criteria or be part of a larger mixed use planned development. Office uses are not subject to locational criteria. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.
- The subject site is surrounded by SMU-6 on north, east and south and Public/Quasi Public (P/QP) to the west. Single family and public/institutional uses surround the site.
- The subject site is currently classified as vacant residential land with Agricultural Rural (AR) zoning. There is AR zoning to the north and west, Planned Development (PD) zoning to the east Residential, Single-Family Conventional-9 (RSC-9) zoning to the south.
- The applicant requests to rezone two parcels that total 0.62 acres from AR to RSC-9 to develop three single family residential lots.

## **Compliance with Comprehensive Plan:**

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

### **Future Land Use Element (FLUE)**

#### ***Urban Service Area***

***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.

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

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

### **Neighborhood/Community Development**

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

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

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

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

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

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

**Policy 16.8:** The overall density and lot sizes of new residential projects shall reflect the character of the surrounding area, recognizing the choice of lifestyles described in this Plan.

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

### **Community Design Component (CDC)**

#### **5.0 NEIGHBORHOOD LEVEL DESIGN**



## **5.1 COMPATIBILITY**

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

**Policy 12-1.4:** *Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.*

### **Livable Communities Element**

#### **Thonotosassa Community Plan**

##### **Goals**

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

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

The subject site is located on approximately 0.62 acres on the west side of Jefferson Road and southwest of US Highway 301 and East Fowler Avenue. The subject site is within the Urban Service Area (USA) and within the limits of the Thonotosassa Community Plan. The applicant requests to rezone two parcels that total 0.62 acres from AR to RSC-9 to develop three single family residential lots.

The subject property is designated as Suburban Mixed Use-6 (SMU-6) on the Future Land Use Map. The intent of the SMU-6 Future Land Use category is urban/suburban in intensity and density of uses, with development occurring as the provision and timing of transportation and public facility services necessary to support these intensities and densities are made available.

The subject property is in the Urban Service Area, where 80% or more of new growth is to be directed per the Comprehensive Plan. The proposal meets the intent of Objective 1 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing growth within the Urban Service Area. The three proposed lots meet the minimum density required in the SMU-6 designation. The proposal is consistent with Policy 1.2 of the FLUE.

The applicant requests to develop three single family residential lots. The proposed lot sizes meet RSC-9 standards and are consistent with existing single-family developments to the north, east, and south of the site. The site is surrounded by single family and public/institutional uses. The proposed density is consistent with the surrounding residential densities, therefore the proposal meets Policy 1.4 of the FLUE. The application is consistent with Objective 12 and Policy 12-4.1 of the CDC as well as Objective 16, and Policies 16.1, 16.2, 16.3, 16.8, and 16.10 of the FLUE.

The subject site is located within the limits of the Thonotosassa Community Plan. The proposal to develop three single family lots provide opportunity for growth and add value to the community, therefore meeting the intent of the goals in the plan.

Overall, staff finds that the proposed use and density would facilitate growth within the Urban Service Area and supports the vision of the Thonotosassa Community Plan. The proposed rezoning would allow for residential development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element of the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*. The request is compatible with the existing development pattern found within the surrounding area.

**Recommendation**

Based upon the above considerations, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County Florida*, subject to conditions proposed by the Department of Development Services.

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 22-0462

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

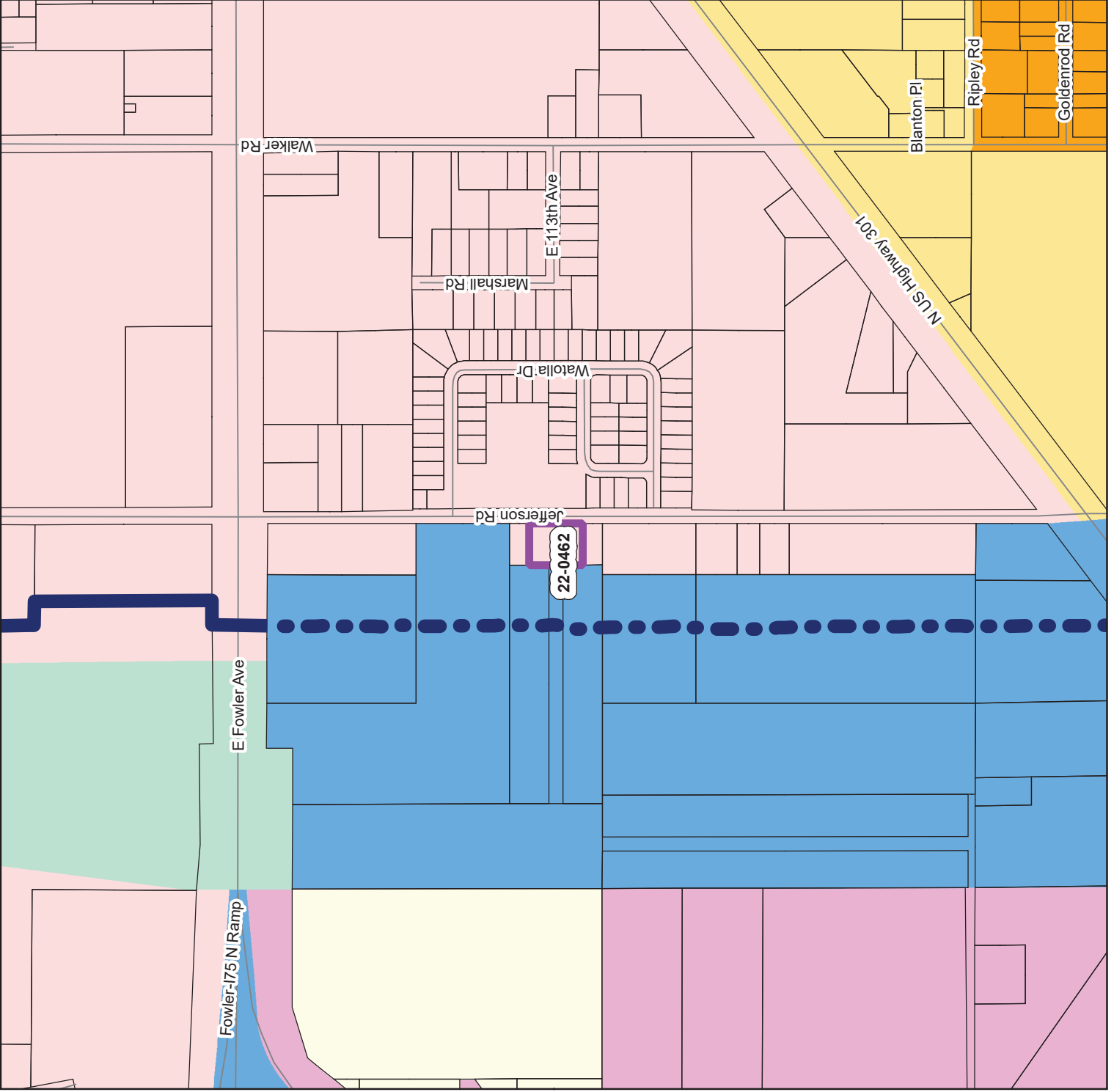
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- AGRICULTURAL/MINING-1/20 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-1/10 (.25 FAR)
- AGRICULTURAL-RURAL-1/5 (.25 FAR)
- AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
- RESIDENTIAL-1 (.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

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. For the most current data and information, visit the appropriate agency.

Hillsborough County Property Appraiser  
 Hillsborough County Planning Commission  
 City-County Planning Commission

ACCURACY: It is intended that the information on this map be accurate to the standards of the U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate agency.

Map Printed from Rezoning System: 2/17/2022  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HC\G\Repl\_hRezonings - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

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

**DATE:** 02/28/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0462

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

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 9 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Individual access from each of the 3 proposed dwelling units to Jefferson Road will not be permitted.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- .62 acres from Agricultural Rural (AR) to Residential Single-Family Conventional – 9 (RSC-9). The site is located +/- 0.18 miles south of the intersection of Jefferson Road and E Fowler Avenue. The Future Land Use designation of the site is Suburban Mixed Use – 6 (SMU-6).

#### *Trip Generation Analysis*

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

#### **Approved Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 2 Single Family Detached Dwelling Unit (ITE Code 210)	19	1	2

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, 3 Single Family Detached Dwelling 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>+9</b>	<b>+1</b>	<b>+1</b>

The proposed rezoning would result in an increase of trips potentially generated by development of the subject site by 9 average daily trips, 1 trip in the a.m. peak hour, and 1 trip in the p.m. peak hour.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Jefferson Road. Jefferson Road is a 2-lane, undivided, Hillsborough County maintained, substandard, collector roadway with +/- 10-foot travel lanes. Jefferson Road lies within 51 feet of Right of Way in the vicinity of the project. Jefferson Road does not have any sidewalks, bikes lanes, or curb and gutter in the vicinity of the proposed project.

**SITE ACCESS**

It is anticipated that the site will have access to Jefferson Rd, a collector roadway. It does appear that the site may be eligible to use an easement to access the proposed 3 dwelling units. However, if an easement is not allowed, compliance with LDC requirements concerning minimum spacing (Section 6.04.07) and number of access points (Section 6.04.03.I) is required. If compliance with required minimum spacing is not possible, an Administrative Variance may be required but is not guaranteed to be approved. Development of the 3 proposed dwelling units may not be possible if the project cannot comply with the Land Development Code or get the Variances required for approval. Individual access from each of the 3 proposed dwelling units to Jefferson Road will not be permitted.

**ROADWAY LEVEL OF SERVICE (LOS)**

Jefferson Road is not a regulated roadway and is not included in the Hillsborough County 2020 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

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
Jefferson Road	County Collector - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	19	1	2
Proposed	28	2	3
Difference (+/-)	+9	+1	+1

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

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

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

4.0 Additional Site Information & 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 checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No	

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 Steffanie L. Wickham WASTE DIVISION  
 Sterlin Woodard, P.E. WETLANDS DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> 3/14/2022</p> <p><b>PETITION NO.:</b> 22-0462</p> <p><b>EPC REVIEWER:</b> Dessa Clock</p> <p><b>CONTACT INFORMATION:</b> (813) 627-2600 X1158</p> <p><b>EMAIL:</b> <a href="mailto:clockd@epchc.org">clockd@epchc.org</a></p>	<p><b>COMMENT DATE:</b> 2/7/2022</p> <p><b>PROPERTY ADDRESS:</b> 11512 and 11514 Jefferson Road, Thonotosassa, FL 33592</p> <p><b>FOLIO #:</b> 061157-5000, 061159-0000</p> <p><b>STR:</b> 18-28S-20E</p>
<p><b>REQUESTED ZONING:</b> AR to RSC-9</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	03/28/2019
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<p><b>INFORMATIONAL COMMENTS:</b></p> <p>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.</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>	



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

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PETITION NO.: STD22-0462    REVIEWED BY: Randy Rochelle    DATE: 2/21/2022

FOLIO NO.: 61157.5000

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**WATER**

- The property lies within the City of Temple Terrace Water Service Area. The applicant should contact the provider to determine the availability of water service.
  
- A \_\_\_ inch water main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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 City of Temple Terrace Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
  
- A \_\_\_ inch wastewater gravity main exists  (adjacent to the site),  (approximately \_\_\_ feet from the site) \_\_\_\_\_. 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: \_\_\_\_\_.



**VERBATIM  
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
 BOARD OF COUNTY COMMISSIONERS

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IN RE:                             )
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ZONE HEARING MASTER                 )
HEARINGS                            )
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ZONING HEARING MASTER HEARING  
 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:                     SUSAN FINCH  
                                   Land Use Hearing Master

DATE:                        Monday, March 14, 2022

TIME:                        Commencing at 6:00 p.m.  
                                   Concluding at 10:07 p.m.

PLACE:                      Robert W. Saunders, Sr. Public  
                                   Library  
                                   Ada T. Payne Community Room  
                                   1505 N. Nebraska Avenue  
                                   Tampa, Florida 33602

Reported via Cisco Webex Videoconference by:

Christina M. Walsh, RPR  
 Executive Reporting Service  
 Ulmerton Business Center  
 13555 Automobile Blvd., Suite 130  
 Clearwater, FL 33762  
 (800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
March 14, 2022  
ZONING HEARING MASTER: SUSAN FINCH

C3:

Application Number: RZ-STD 22-0462  
Applicant: Pro Star Multi Services, LLC  
Location: W side of Jefferson Rd. & 1180'  
S of E. Fowler Ave.  
Folio Number: 061157.5000 & 061159.0000  
Acreage: 0.62 acres, more or less  
Comprehensive Plan: SMU-6  
Service Area: Urban  
Existing Zoning: AR  
Request: Rezone to RSC-9

1 MR. GRADY: The next item is agenda item  
2 C-3, Rezoning-Standard 22-0462. The applicant is  
3 Pro Star Multi Services, LLC. The request is to  
4 rezone from AR to RSC-9.

5 Chris Grandlienard will provide staff  
6 recommendation after presentation by the applicant.

7 HEARING MASTER FINCH: Good evening.

8 MR. HORNER: Good evening, Ms. Finch.  
9 Michael Horner again, 14502 North Dale Mabry  
10 Highway, Tampa, 33618, representing Pro Star Multi  
11 Services. I'll be brief.

12 This is a Euclidean district, the RSC-9  
13 district. We have unanimous recommendations of  
14 approval. We are in the SMU-6 plan sector. We are  
15 consistent with all plan policies. We have no  
16 objections or agency comments to or adverse to this  
17 request.

18 This is next to the Tampa Bypass Canal to  
19 the west. There is a PD to the east that I  
20 represented some years ago that incorporated RSC-9  
21 standards. Also, the RSC-9, two lots to the  
22 south -- one lot to the south actually was approved  
23 by staff and the County recently as well.

24 We are seeking the same RSC-9 district.  
25 This is for three single-family lots, detached

1 homes, Ms. Finch. We will have to connect to  
2 public water and sewer. We're seeking no waivers,  
3 and I don't believe we have any objections or  
4 opposition. Happy to answer any questions. Thank  
5 you.

6 HEARING MASTER FINCH: None at this time but  
7 thank you.

8 Development Services.

9 MR. GRANDLIENARD: Good evening. Chris  
10 Grandlienard, again, Development Services.  
11 Bringing my presentation up.

12 Okay. The application 22-0462. The  
13 applicant is proposing to rezone from Agricultural  
14 Rural to -- Agricultural Rural zoning district to  
15 proposed Residential Single-Family Conventional-9  
16 rezoning district.

17 The site is located -- well, two different  
18 addresses, 11512 and 11514 Jefferson Road in  
19 Thonotosassa, and it's located in the Urban Service  
20 Area and in the Thonotosassa Community Plan area.

21 The Future Land Use is SMU-6. SMU-6 is to  
22 the north, south, and east. And to the west where  
23 the canal is is Public/Quasi-Public.

24 The maximum density for that Future Land Use  
25 is six dwelling units per gross acre. And the

1 current zoning is AR, Agricultural Rural, and  
2 zoning district to the north, south, and west is  
3 also AR; and to the east across Jefferson Road is  
4 PD 14-0189, which also has RSC-9 requirements.

5 Approximate 0.62-acre property is comprised  
6 of two parcels both zoned AR, Agricultural Rural.  
7 The subject parcel is located at 11512 and 11514  
8 Jefferson Road are within an area comprised of  
9 single-family residential and neighborhood  
10 churches.

11 The subject parcels are directly adjacent to  
12 the Tampa Bypass Canal zoned AR to the west and  
13 vacant single-family residential to the north zoned  
14 AR. To the south is a parcel owned by the  
15 Southwest Florida Water Management District zoned  
16 AR. To the east across Jefferson Road is a wetland  
17 conservation area for single-family residential PD  
18 14-0189 that conforms to RSC-9 standards.

19 The subject parcel is designated Suburban  
20 Mixed-Use-6 on the Future Land Use Map. The  
21 Planning Commission finds the proposed use  
22 consistent with the Comprehensive Plan.

23 The majority of surrounding uses and zoning  
24 districts are similar to the request. RSC-9  
25 standards conforming to single-family lots.

1           Therefore, the rezoning of the subject parcel from  
2           AR to RSC-9 would be consistent with the existing  
3           zoning pattern of the area.

4           Based on the Suburban Mixed-Use Future Land  
5           Use Classification, surrounding zoning and  
6           development pattern and the proposed uses for the  
7           RSC-9 zoning district, staff finds the request  
8           approvable. I'll be glad to answer any questions  
9           you may have.

10           HEARING MASTER FINCH: No questions at this  
11           time but thank you so much.

12           Planning Commission, please.

13           MS. MASSEY: Hi. This is Jillian Massey  
14           with Planning Commission.

15           The subject property is located in the  
16           Suburban Mixed-Use Future Land Use Category. It's  
17           in the Urban Service Area and located within the  
18           limits of the Thonotosassa Community Plan.

19           The subject property in the Urban Service  
20           Area is where 80 percent or more of new growth is  
21           to be directed per the Comprehensive Plan. The  
22           proposal meets the intent of Objective 1 of the  
23           Future Land Use Element by providing growth in the  
24           Urban Service Area.

25           The three proposed lots meet the minimum



1 density required in the SMU-6 designation. And the  
2 proposal is consistent with Policy 1.2 of the  
3 Future Land Use Element.

4 The applicant is requesting to develop three  
5 single-family residential lots. The proposed lot  
6 sizes meet RSC-9 standards and are consistent with  
7 the existing single-family developments to the  
8 north, east, and south of the site.

9 The site is surrounded by single-family and  
10 public institutional uses. The proposed density is  
11 consistent with the surrounding residential  
12 densities. Therefore, the proposal meets  
13 Policy 1.4 of the FLUE.

14 The application is consistent with  
15 Objective 12 and Policy 12-4.1 of the Community  
16 Design Component, as well as Objective 16 and  
17 Policy 16.1, 16.2, 16.3, 16.8, and 16.10 of the  
18 Future Land Use Element.

19 Finally, the subject site is located within  
20 the limits of the Thonotosassa Community Plan. The  
21 proposal to develop the three single-family lots to  
22 provide opportunity for growth, add value to the  
23 community; therefore, meeting the intent of the  
24 goals in the plan.

25 And based upon those considerations,

1 Planning Commission staff finds the proposed  
2 rezoning consistent with the Future of Hillsborough  
3 Comprehensive Plan for unincorporated Hillsborough  
4 County. Thank you.

5 HEARING MASTER FINCH: Thank you. I  
6 appreciate it.

7 Is there anyone in the room or online that  
8 would like to speak in support? Anyone in favor?

9 Seeing no one, anyone in opposition to this  
10 request? No one.

11 All right. Mr. Grady, anything else?

12 MR. GRADY: Nothing further.

13 HEARING MASTER FINCH: Mr. Horner?

14 MR. HORNER: Nothing further, Ms. Finch.  
15 Thank you.

16 HEARING MASTER FINCH: All right. Thank you  
17 so much.

18 Then with that, we'll close Rezoning 22-0462  
19 and go to the next case.

20  
21  
22  
23  
24  
25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

## Rome, Ashley

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**From:** Hearings  
**Sent:** Monday, February 14, 2022 2:18 PM  
**To:** Timoteo, Rosalina; Rome, Ashley  
**Subject:** FW: Rezoning

**From:** B Kimble <rkimble111@yahoo.com>  
**Sent:** Monday, February 14, 2022 2:11 PM  
**To:** Hearings <Hearings@HillsboroughCounty.ORG>  
**Cc:** Elaine <ekimble@yahoo.com>  
**Subject:** Rezoning

**External email:** Use caution when clicking on links, opening attachments or replying to this email.

Pertaining to application #RZ-STD-22-0462

As a member of the HOA of Jefferson Estates across the street from proposed rezoning, our main concern is the increased traffic on Jefferson Rd which is already unbearable most of the time. It is difficult to get out of our development most of the day and the truck traffic is terrible even with posted signage stating no trucks over 2 axles.

We need the county to help stem the traffic with either speed bumps or some other way to control truck traffic. It is dangerous for the children in the neighborhood waiting for school buses.

Thank You,  
Elaine Kimble  
9278 Watolla Dr  
Thonotosassa, FL 33592

[ekimble@yahoo.com](mailto:ekimble@yahoo.com)