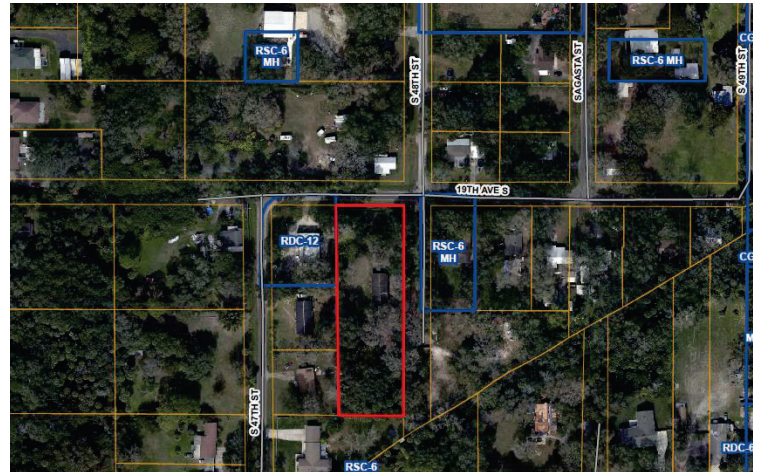


**Rezoning Application: RZ-STD 22-0604****Zoning Hearing Master Date:** June 13, 2022**BOCC Land Use Meeting Date:** August 25, 2022**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY****Applicant:** Leigh Su**FLU Category:** Residential - 9 (R-9)**Service Area:** Urban**Site Acreage:** 1.17 MOL**Community  
Plan Area:** Greater Palm River**Overlay:** None**Introduction Summary:**

The existing zoning is Residential - Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) with Mobile Home Overlay (MH) which allows Single-Family Residential (Conventional/Mobile Home) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)
Acreage	1.17 MOL	1.17 MOL
Density/Intensity	6 du/gross acre	6 du/gross acre
Mathematical Maximum*	7 units	7 units

\*number represents a pre-development approximation

Development Standards	Existing	Proposed
District(s)	RSC-6	RSC-6 MH
Lot Size / Lot Width	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'

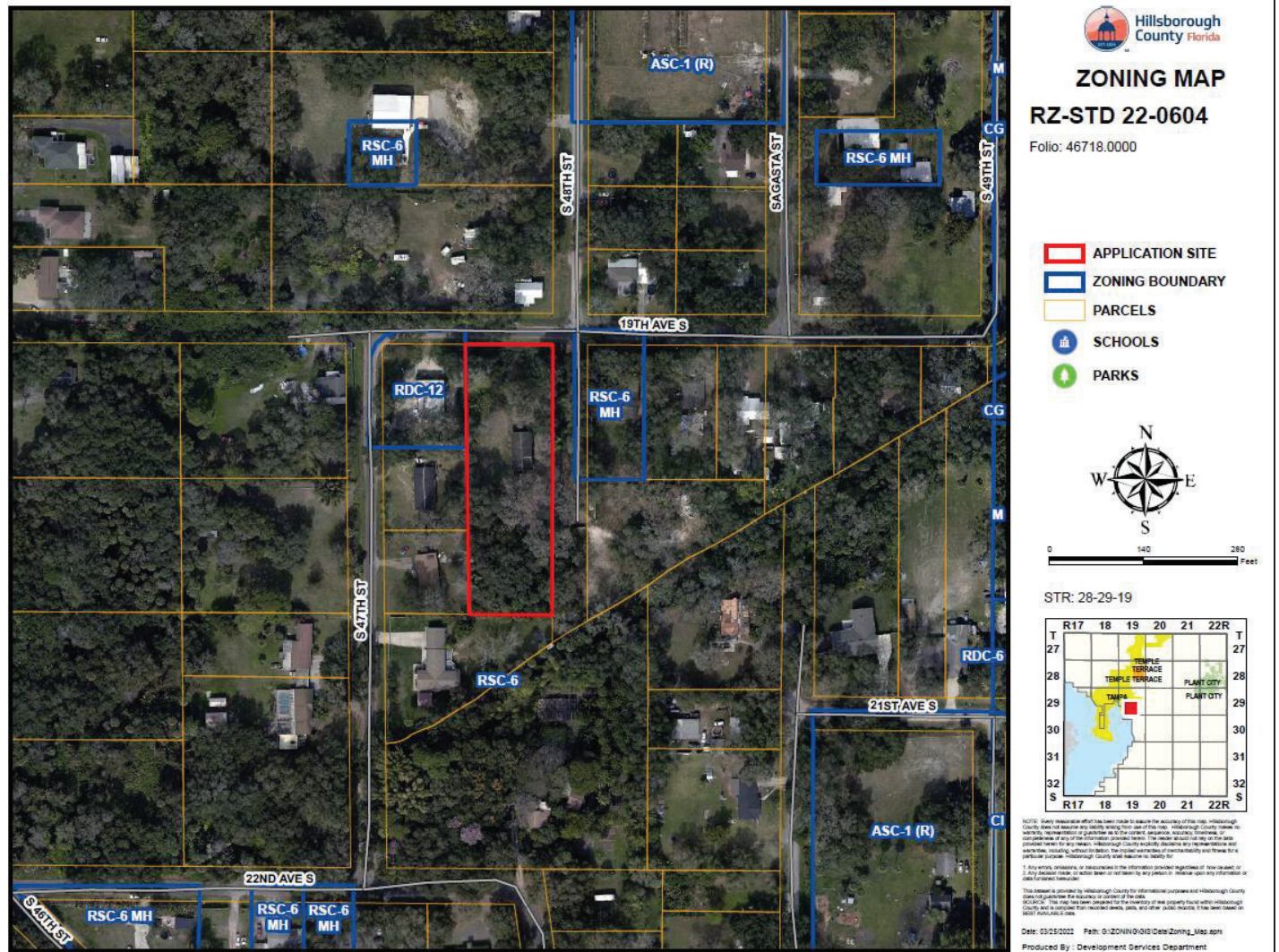
**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Approvable





## 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	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RSC-6 MH, RSC-6	6 du per ga	Single-Family Residential (Conventional/Mobile Home), Single-Family Residential (Conventional Only)	Single-Family Residential, Vacant
West	RDC-12, RSC-6	12 du per ga, 6 du per ga	Single-Family and Two-Family (Conventional), Single-Family Residential (Conventional Only)	Single-Family Residential

**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
S. 48 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. 19 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	66	5	7
Difference (+/-)	0	0	0

\*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 &amp; 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 checked="" 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 checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction: 130' AMSL, 150' AMSL				
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 checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 1.17-acre property with a site built single-family home is zoned RSC-6 (Residential - Single-Family Conventional). The subject parcel is located at 1901 South 48<sup>th</sup> Street. The applicant proposes to replace the current house with a manufactured home. The area consists of single-family and two-family residential and commercial. The subject parcel is directly adjacent to residential to the south zoned RSC-6 and west zoned RDC-12 (Residential - Duplex Conventional) and RSC-6. To the north across 19<sup>th</sup> Avenue South is single-family residential zoned RSC-6. To the east is single-family residential zoned RSC-6 (MH) (Residential - Single-Family Conventional with Mobile Home Overlay). The subject property is designated Residential - 9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; residential. The neighboring property directly to the east across 48<sup>th</sup> Street South also includes a Mobile Home Overlay, as do several parcels to the north. Therefore, the rezoning of the subject parcel from RSC-6 to RSC-6 (MH) would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 MH 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.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Thu Jun 2 2022 16:26:41

#### **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: Greater Palm River/Central

DATE: 06/02/2022  
 AGENCY/DEPT: Transportation  
 PETITION NO.: STD 22-0604

- ☐ 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 not result in any change to Daily, AM peak or PM peak hour trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

**PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 1.17-acre parcel from Residential Single Family Conventional – 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located on the south west corner of the intersection of S. 19<sup>th</sup> Street and S. 48<sup>th</sup> Street. The Future Land Use designation of the site is Residential-9 (RES-9).

***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
RSC-6, 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

**Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 (MH), 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+0</b>	<b>+0</b>	<b>+0</b>

The proposed rezoning would not result in any change to Daily, AM peak or PM peak hour trips potentially generated by development of the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on S. 19<sup>th</sup> Street and 48<sup>th</sup> Street. S. 19<sup>th</sup> Street is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot width of pavement. S. 19<sup>th</sup> Street does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. S. 48<sup>th</sup> Street is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot width of pavement. S. 48<sup>th</sup> Street does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to S. 19<sup>th</sup> Street and/or S. 48<sup>th</sup> Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Please note that both 19<sup>th</sup> Street and 48<sup>th</sup> Street are both unregulated local roadways and as such were not included in the 2020 Level of Service Report.

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

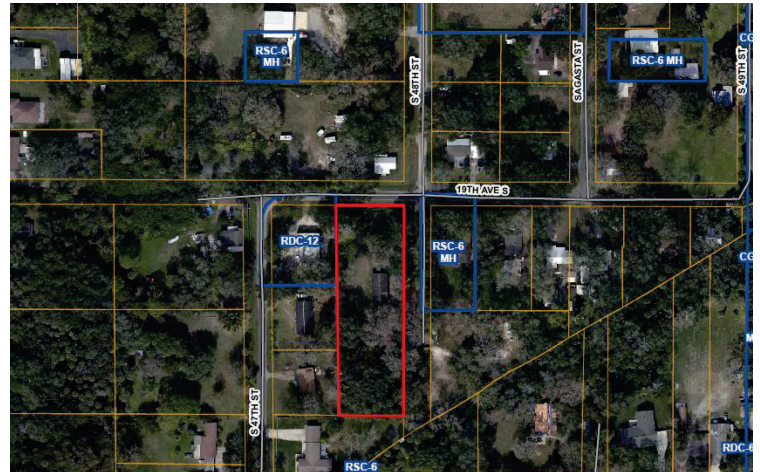
<b>Application number:</b>	RZ-STD 22-0604
<b>Hearing date:</b>	June 13, 2022
<b>Applicant:</b>	Leigh Su
<b>Request:</b>	Rezone to RSC-6 (MH)
<b>Location:</b>	1901 S. 48th Street, Tampa FL 33619-5266
<b>Parcel size:</b>	1.17 acres +/-
<b>Existing zoning:</b>	RSC-6
<b>Future land use designation:</b>	R-9
<b>Service area:</b>	Urban
<b>Community planning area:</b>	Greater Palm River Community Plan

## **A. APPLICATION REVIEW**

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

**Rezoning Application: RZ-STD 22-0604****Zoning Hearing Master Date:** June 13, 2022**BOCC Land Use Meeting Date:** August 25, 2022**Hillsborough  
County Florida**

Development Services Department

**1.0 APPLICATION SUMMARY****Applicant:** Leigh Su**FLU Category:** Residential - 9 (R-9)**Service Area:** Urban**Site Acreage:** 1.17 MOL**Community  
Plan Area:** Greater Palm River**Overlay:** None**Introduction Summary:**

The existing zoning is Residential - Single-Family Conventional (RSC-6) which permits Single-Family Residential (Conventional Only) uses pursuant to the development standards in the table below. The proposed zoning is Residential - Single-Family Conventional (RSC-6) with Mobile Home Overlay (MH) which allows Single-Family Residential (Conventional/Mobile Home) uses pursuant to the development standards in the table below.

Zoning:	Existing	Proposed
District(s)	RSC-6	RSC-6 (MH)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional/Mobile Home)
Acreage	1.17 MOL	1.17 MOL
Density/Intensity	6 du/gross acre	6 du/gross acre
Mathematical Maximum*	7 units	7 units

\*number represents a pre-development approximation

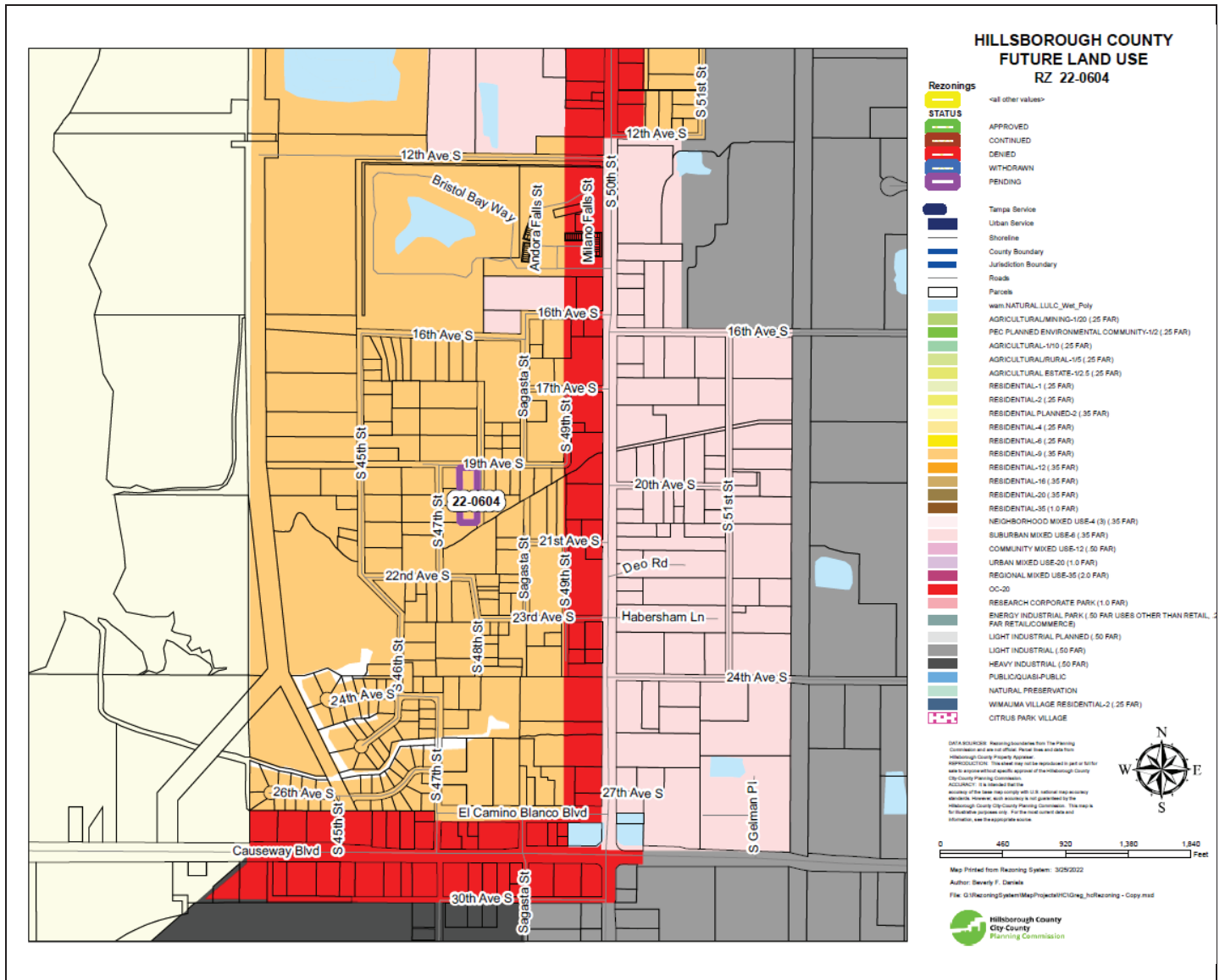
Development Standards	Existing	Proposed
District(s)	RSC-6	RSC-6 MH
Lot Size / Lot Width	7,000 sf / 70'	7,000 sf / 70'
Setbacks/Buffering and Screening	25' Front 25' Rear 7.5' Sides	25' Front 25' Rear 7.5' Sides
Height	35'	35'

**Planning Commission Recommendation:**  
Consistent**Development Services Recommendation:**  
Approvable



## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.2 Future Land Use Map



Subject Site Future Land Use Category:

Residential - 9 (RES-9)

Maximum Density:

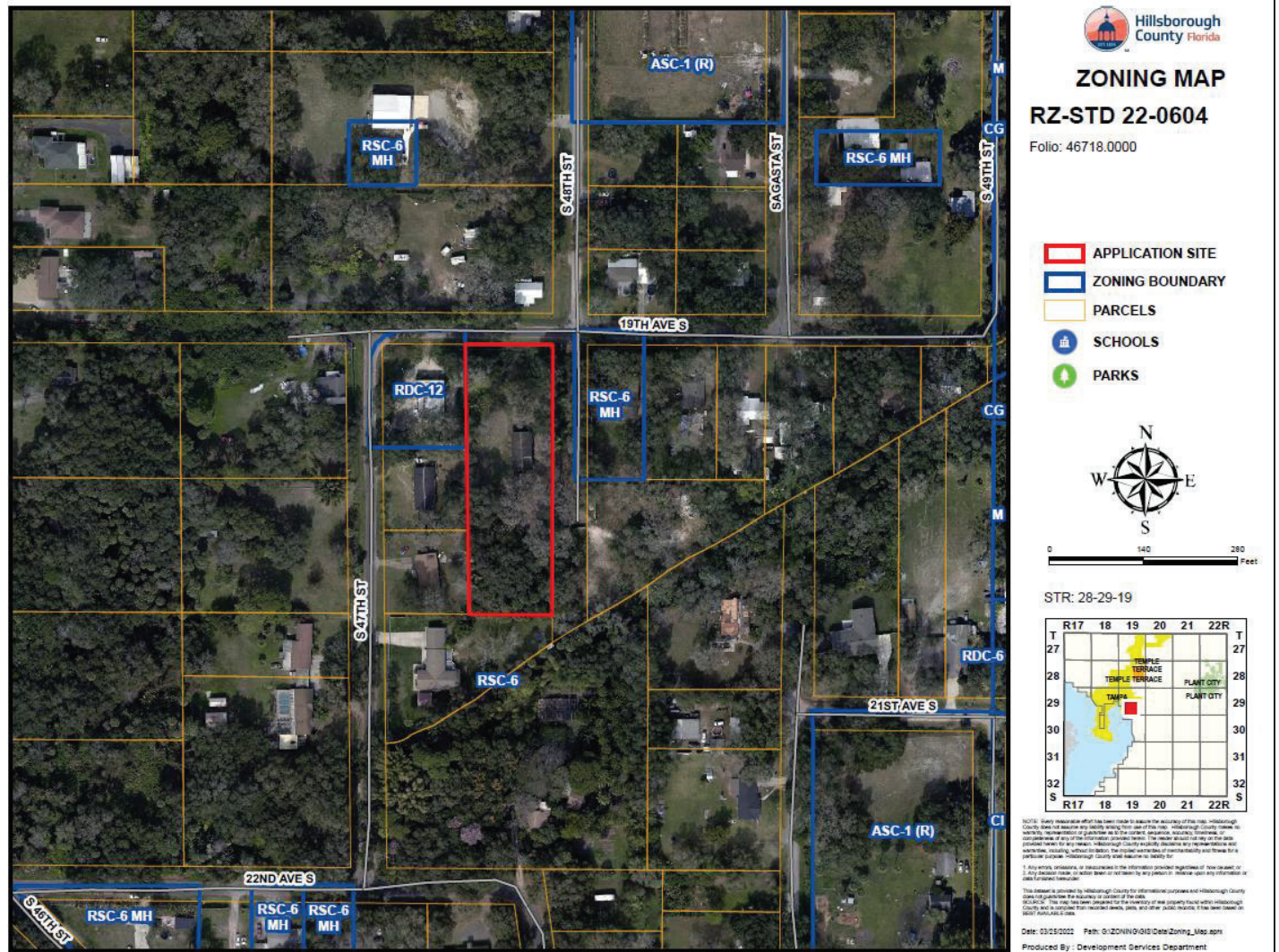
9.0 dwelling units per gross acre / 0.50 F.A.R.

Typical Uses:

Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Non-residential uses shall meet established locational criteria for specific land use.

## 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	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
South	RSC-6	6 du per ga	Single-Family Residential (Conventional Only)	Single-Family Residential
East	RSC-6 MH, RSC-6	6 du per ga	Single-Family Residential (Conventional/Mobile Home), Single-Family Residential (Conventional Only)	Single-Family Residential, Vacant
West	RDC-12, RSC-6	12 du per ga, 6 du per ga	Single-Family and Two-Family (Conventional), Single-Family Residential (Conventional Only)	Single-Family Residential

APPLICATION NUMBER: RZ-STD 22-0604

ZHM HEARING DATE: June 13, 2022

**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
S. 48 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. 19 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

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

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	66	5	7
Difference (+/-)	0	0	0

\*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 &amp; 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 checked="" 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 checked="" type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input checked="" type="checkbox"/> Other: Airport Height Restriction: 130' AMSL, 150' AMSL				
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 checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input 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 1.17-acre property with a site built single-family home is zoned RSC-6 (Residential - Single-Family Conventional). The subject parcel is located at 1901 South 48<sup>th</sup> Street. The applicant proposes to replace the current house with a manufactured home. The area consists of single-family and two-family residential and commercial. The subject parcel is directly adjacent to residential to the south zoned RSC-6 and west zoned RDC-12 (Residential - Duplex Conventional) and RSC-6. To the north across 19<sup>th</sup> Avenue South is single-family residential zoned RSC-6. To the east is single-family residential zoned RSC-6 (MH) (Residential - Single-Family Conventional with Mobile Home Overlay). The subject property is designated Residential - 9 (RES-9) on the Future Land Use map. The Planning Commission finds the proposed use consistent with the Comprehensive Plan. All of the surrounding uses are similar to the request; residential. The neighboring property directly to the east across 48<sup>th</sup> Street South also includes a Mobile Home Overlay, as do several parcels to the north. Therefore, the rezoning of the subject parcel from RSC-6 to RSC-6 (MH) would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 MH 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.

**Zoning Administrator Sign Off:**

  
J. Brian Grady  
Thu Jun 2 2022 16:26:41

#### **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 Land Use Hearing Officer on June 13, 2022. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Cliff Cardwell spoke on behalf of the applicant. Mr. Cardwell presented the rezoning request and provided testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Brian Grady, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record.

### **Planning Commission**

Ms. Melissa Lienhard, 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.

### **Proponents**

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

### **Opponents**

The hearing officer asked whether there was anyone at the hearing in person or online to speak in opposition to the application.

Mr. Sandor Gaspar spoke in opposition to the rezoning and presented testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

### **Development Services Department**

Mr. Grady responded to the issues raised by Mr. Gaspar in his opposition testimony.

### **Applicant Rebuttal**

Mr. Cardwell presented rebuttal testimony as reflected in the hearing transcript, a copy of which is attached to and made a part of this recommendation.

The hearing officer closed the hearing RZ-PD 22-0604.

## **C. EVIDENCE SUBMITTED**

No documentary evidence was submitted into the record at the hearing.

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

1. The Subject Property consists of approximately 1.17 acres at 1901 South 48th Street, Tampa.
2. The Subject Property is zoned RSC-6 and is designated Res-9 on the Future Land Use Map.
3. The Subject Property is located within the boundaries of the Greater Palm River Community Plan and is within the Urban Services Area.
4. Land uses in the general area surrounding the Subject Property include single-family and two-family residential development and commercial uses. Adjacent zonings and uses include properties zoned RSC-6 and developed in single-family conventional to the north and south; properties zoned RSC-6 MH and RSC-6 and developed in single-family residential or vacant to the east; properties zoned RDC-12 and RSC-6 developed in single-family conventional to the west.
5. The Subject Property is developed with a site-built single-family home. The applicant is requesting a rezoning of the Subject Property to RSC-6 with mobile home overlay (MH) to allow to the site-built home to be replaced with a manufactured home.
6. The opponent's concerns were related to potential flooding if the Subject Property is subdivided and filled to a higher elevation. The applicant does not propose to subdivide or fill the Subject Property.
7. County staff found the requested rezoning to RSC-6 MH approvable and compatible with the existing zoning and development pattern in the surrounding area.
8. Planning Commission staff found the proposed rezoning comparable and compatible with the surrounding development pattern, and consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*.

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

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

## 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. (2020). 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 *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County*, and does comply with the applicable requirements of the Hillsborough County Land Development Code.

## G. SUMMARY

The applicant is requesting a rezoning of the Subject Property to RSC-6 with mobile home overlay (MH) to allow to the existing site-built home to be replaced with a manufactured home.

## H. RECOMMENDATION

Based on the foregoing Findings of Fact and Conclusions of Law, this recommendation is for **APPROVAL** of the rezoning request.

 Pamela Jo Hatley PhD, JD Land Use Hearing Officer	<u>July 6, 2022</u> Date:
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# Hearing 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 HATLEY  
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:56 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

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS

June 13, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

C2:

Application Number: RZ-STD 22-0604  
Applicant: Leigh Su  
Location: 1901 S. 48th St.  
Folio Number: 046718.0000  
Acreage: 1.17 acres, more or less  
Comprehensive Plan: R-9  
Service Area: Urban  
Existing Zoning: RSC-6, 71-0293  
Request: Rezone to RSC-6 (MH)

1           MR. GRADY: The next item then is agenda  
2           item C-2. It's Rezoning-Standard 22-0604. The  
3           applicant is Leigh Su. The request is to rezone  
4           from Residential Single-Family Conventional-6 to  
5           Residential Single-Family Conventional-6 with a  
6           Mobile Home Overlay.

7           I'll provide staff recommendation after  
8           presentation by the applicant.

9           MR. CARDWELL: Cliff Cardwell, 12204 North  
10          12th Street.

11          Quite simply, we're going to move a  
12          manufactured home onto the property, which is quite  
13          similar to other homes in the area. Compares  
14          fairly, if not favorable, and is definitely going  
15          to be an improvement to the existing structure on  
16          our property. And it's basically our case.

17          HEARING MASTER HATLEY: Okay. Is that it?  
18          Anything else?

19          MR. CARDWELL: That's it.

20          HEARING MASTER HATLEY: Okay. Please sign  
21          in with the clerk here.

22          All right. Development Services.

23          MR. GRADY: Brian Grady, Hillsborough County  
24          Development Services.

25          The request is to rezone a 1.17-acre parcel

1 from RSC-6, which permits commercial single-family  
2 homes to an RSC-6 with a Mobile Home Overlay to  
3 allow additional use of mobile homes on the  
4 property.

5 The subject parcel is -- is directly  
6 adjacent to residents in the south zone RSC-6 and  
7 west zoned RDC-12 which permits duplex units as  
8 well as single-family attached and RSC-6. To the  
9 north across 19th Avenue South is single-family  
10 residential zoned RSC-6. To the east is  
11 single-family residential zoned RSC-6 Mobile Home  
12 Overlay.

13 The subject property is designated RES-9 in  
14 the Future Land Use Map. All the surrounding uses  
15 are similar to the request in the area.  
16 Neighboring property directly to the east or across  
17 48th Street also includes Mobile Home Overlays.

18 So there's some numerous parcels in the area  
19 that also include the Mobile Home Overlay.  
20 Therefore, based on the surrounding development  
21 pattern, staff does find the request consistent  
22 with that existing zoning pattern and does find the  
23 request approvable and available for any questions.  
24 Thank you.

25 HEARING MASTER HATLEY: All right. Thank

1           you, Mr. Grady.

2                   Planning Commission.

3                   MS. LIENHARD: Thank you. Melissa Lienhard,  
4           Planning Commission staff.

5                   The subject property is located in the  
6           Residential-9 Future Land Use Category. It is in  
7           the Urban Service Area and also located within the  
8           limits of the Greater Palm River Community Plan.

9                   The applicant's request to rezone the  
10          subject site is consistent with the Residential-9  
11          Future Land Use Category. The intent of this  
12          category is to designate areas that are suitable  
13          for low to medium density residential development.

14                  Policy 1.4 of the Future Land Use Element  
15          encourages compatibility with the surrounding uses  
16          in the neighborhood. The applicant's request is  
17          compatible with the development pattern within this  
18          area.

19                  There are six Mobile Home Overlays within  
20          the proximity to this site. To the north and west  
21          are existing mobile homes, and the property to the  
22          east is the nearest Mobile Home Overlay.

23                  Future Land Use Element Policy 20.3 states  
24          that manufactured housing should be recognized as a  
25          viable means to provide affordable housing. The

1 proposed rezoning request is consistent with this  
2 policy direction.

3 The applicant's request also aligns with the  
4 vision of the community plan. The subject site is  
5 located within the limits of the Greater Palm River  
6 Community Plan which encourages the availability of  
7 affordable and attainable privately owned housing  
8 stock and is safe, decent, and community  
9 compatible.

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

15 HEARING MASTER HATLEY: All right. Thank  
16 you very much.

17 Is there anyone here or online who wishes to  
18 speak in support of this application? Don't hear  
19 anyone.

20 Is there anyone here or online who wishes to  
21 speak in opposition to this application? All  
22 right. Please.

23 MR. GASPAR: My name is Sandor Gaspar. I  
24 reside at 1908 South 47th Street.

25 I am the neighbor of the property that is

1 applying for this zoning change. My only concern  
2 is if I understood it right, talking about six new  
3 units. Right? The division and putting up six  
4 units.

5 HEARING MASTER HATLEY: That depends on the  
6 density of the -- Mr. Grady?

7 MR. GRADY: Again, the request -- the  
8 current zoning is RSC-6, which permits minimum lot  
9 sizes of 7,000 square feet.

10 This request does not change that minimum  
11 lot size requirement. It's still RSC-6. What it's  
12 doing is adding the ability for those lots to have  
13 mobile homes in addition to site-built conventional  
14 homes.

15 MR. GASPAR: Only reason why I'm concerned  
16 because immediately to my left of my property, new  
17 construction was just completed. They just moved  
18 in.

19 Based on the flood zone area that they are  
20 in, the established finished floor living space  
21 elevation is about 4 feet some inches -- 4 feet  
22 3 inches above the natural grade. Okay.

23 So in order to achieve this elevation,  
24 usually the truckloads of dirt fill is dumped on  
25 the property, which has happened to my left. And I

1       assume it's going to happen behind me, which means  
2       that my property going to be like a catch basin.  
3       Okay.

4               And also based on the rule, if I understand  
5       the rule correctly, there is a rule -- development  
6       rule 4.0.2.3 that actually restricts any  
7       development without city septic system in the area.  
8       We have septic systems. Okay.

9               So if all the areas to my left, which  
10       currently have the radius about 4 feet, 70 to  
11       80 percent of the property to my left a finished  
12       grade will be raised 80 percent.

13              I mean, 4 -- 4 -- 4 feet. The highest point  
14       is 4 feet. The lowest point of that property  
15       currently is 1-foot above my natural finished  
16       grade. Okay. And the same thing going to happen  
17       behind me. Okay.

18              If -- if this changes -- zoning changes are  
19       going to take place and new construction is going  
20       to go in with new septic systems with 10, 15,  
21       20 truckloads of fill to achieve the new elevation  
22       requirements based on the Code.

23              So that's my worry that my septic system,  
24       which is on grade, is going to fail. Just three  
25       days ago, we had that considerable rain, and I had

1           about 6 inches of water in the back of my property  
2           right over my leach field.

3           The property behind me, the elevation -- the  
4           finished grade elevation is going to be raised  
5           better than 4 feet than what it is currently, you  
6           know, obviously, the water's going to -- some of  
7           the water or a good portion of the water is going  
8           to be drained into my property.

9           And the adjacent property was even built  
10          earlier than my residence. And the Code at that  
11          time allowed to build the building right on the  
12          grade. So that individual right next to me, which  
13          is also the back of that property is a neighbor of  
14          the applicant's property. He's on the grade  
15          completely.

16          So, you know, that -- that's the worry. But  
17          again, I wish you could help me out to make me  
18          understand what the rule 4.0.2.03 actually applies  
19          to this case because I'm under this understanding  
20          that that rule -- development rule not allow to  
21          develop a property without a septic -- without the  
22          city septic -- without the city sewer system.

23          HEARING MASTER HATLEY: Okay. I understand  
24          your concerns. This is simply a rezoning. So --

25          MR. GRADY: I can -- when he's finished, I

1 can speak to this issue.

2 HEARING MASTER HATLEY: All right.

3 Mr. Grady will speak to those issues then.

4 Is there anything additional you want to  
5 add?

6 MR. GASPAR: That's my only concern. Yes.

7 HEARING MASTER HATLEY: Okay. Thank you,  
8 sir.

9 MR. GRADY: Sir, you sign in. Then I'll --

10 HEARING MASTER HATLEY: Yeah, please sign  
11 in.

12 We'll go back to Development Services then.

13 MR. GRADY: I was wondering if there are any  
14 other persons?

15 HEARING MASTER HATLEY: Oh, in opposition.  
16 Is there anyone here -- anyone else who wishes to  
17 speak in opposition to this application? Anyone  
18 online or anyone here? Okay. Don't see anyone.

19 MR. GRADY: The issue I think he's referring  
20 to is the property is in the Urban Service Area,  
21 and it's -- given that it is in the Urban Service  
22 Area, any new subdivision will be required to  
23 connect to public water and sewer.

24 Therefore, if public water and sewer is not  
25 available to the area, then no further subdivision

1 on the property will be permitted. So I think  
2 that's what he's referencing, that area in  
3 section -- the code section 4 that deals with  
4 connection to public water and sewer.

5 So, therefore, again, if water -- sewer is  
6 not available, public sewer is not available to the  
7 site, no further subdivision of the parcel will be  
8 permitted. Basically, it would be one home on the  
9 property --

10 HEARING MASTER HATLEY: Okay.

11 MR. GRADY: -- without connection to the  
12 sewer.

13 HEARING MASTER HATLEY: Mr. Gaspar, did you  
14 hear that? Okay. Thank you, sir.

15 MR. GASPAR: So basically, that is actually  
16 on my side; meaning it will hopefully prevent a  
17 nightmare scenario that my leach field going to be,  
18 you know, under water during the rainy season,  
19 which is a good portion of the year.

20 HEARING MASTER HATLEY: Well, okay. That's  
21 it then. Thank you, sir.

22 MR. GASPAR: Thank you.

23 HEARING MASTER HATLEY: All right.

24 Applicant, did you have anything further?

25 All right. That will close then the hearing

1 on --

2 MR. GRADY: He's -- he's coming up.

3 HEARING MASTER HATLEY: Oh, is he coming?

4 Thank you.

5 MR. CARDWELL: According to our drawing that  
6 we turned in, the home will actually not be behind  
7 his property. It's behind his neighbor's property.  
8 It will be down from him and the drain field will  
9 be away from him also. So -- and it will be just  
10 that one home there, so...

11 HEARING MASTER HATLEY: Okay. One home.  
12 You're not subdividing?

13 MR. CARDWELL: At this point.

14 HEARING MASTER HATLEY: Okay. Thank you,  
15 sir.

16 All right. That will close, then, the  
17 hearing on Rezoning 22-0604.

18

19

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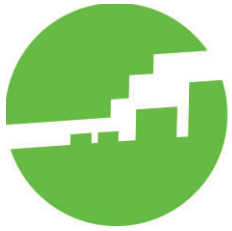
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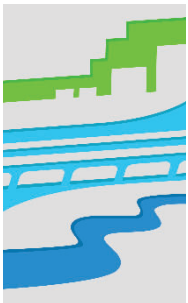
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**Hillsborough County  
City-County  
Planning Commission**

Unincorporated Hillsborough County Rezoning	
<b>Hearing Date:</b> June 13, 2022  <b>Report Prepared:</b> June 1, 2022	<b>Petition: RZ-STD 22-0604</b>  <b>1901 S. 48<sup>th</sup> Street</b>  <i>West of US 41, east of 47<sup>th</sup> Street, south of 19<sup>th</sup> Street, and north of Causeway Boulevard.</i>
Summary Data:	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-9 (RES-9) (9 du/ga; 0.35/0.50 FAR)</b>
<b>Service Area</b>	<b>Urban Service Area (USA)</b>
<b>Community Plan:</b>	Greater Palm River
<b>Requested Zoning:</b>	Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Conventional-6 with a Mobile Home Overlay (RSC-6 MH)
<b>Parcel Size (Approx.):</b>	1.71+/- acres (74,487.6 square feet)
<b>Street Functional Classification:</b>	US 41– State Principal Arterial Causeway Boulevard - Principal Arterial 19 <sup>th</sup> Avenue- Local 48 <sup>th</sup> Street-Local
<b>Locational Criteria</b>	Not Applicable
<b>Evacuation Zone</b>	The subject property is in Evacuation Zone A and in the Coastal High Hazard Area.



## **Context**

- The 1.71+/- acre subject site is located at 1901 S. 48th Street.
- The subject site within the Urban Service Area (USA) and the limits of the Greater Palm River Community Plan.
- The subject site, including the surrounding parcels, are within the Residential-9 (RES-9) Future Land Use designation. Typical allowable uses in the RES-9 Future Land Use designation include residential, urban scale neighborhood commercial, office uses, multi-purpose projects, and mixed-use development.
- The property is zoned Residential Single Family Conventional-6 (RSC-6).
- There are six properties within proximity of the subject site that are within the Mobile Home Overlay designation.
- The applicant is requesting a rezoning to allow for Mobile Home Overlay and the placement of a mobile home.

## **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***

**Goal:** *Ensure that the character and location of land uses optimizes the combined potentials for economic benefit and the enjoyment and the protection of natural resources while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.*

## **GROWTH MANAGEMENT STRATEGY**

*The Sustainable Growth Management Strategy serves as a vehicle to structure County spending and planning policies to optimize investment for services and infrastructure, protect the vulnerability of the natural environment, reduce the exposure and risk to natural hazards and provide a clear direction for achieving an efficient development pattern. This strategy is comprised of three primary components, an environmental overlay, an urban service area and a defined rural area.*

*The rural area is that area planned to remain in long term agriculture, mining or large lot residential development. Within the rural area, some “rural communities” exist. These communities have historically served as a center of community activity within the rural environment. They include, Thonotosassa, Keystone, Lutz, and others. The diversity and unique character of these communities will be reflected through the application of “community-based planning” techniques specifically designed to retain their rural character while providing a level of service appropriate to the community and its surrounding environment. To foster the rural environment and reinforce its character, rural design guidelines will be developed to distinguish between the more urban environment. Additionally rural areas should have differing levels of service for supporting*

*facilities such as emergency services, parks and libraries from those levels of service adopted in urban areas.*

*This Plan also provides for the development of planned villages within rural areas. These villages are essentially self supporting communities that plan for a balanced mix of land uses, including residential, commercial, employment and the supporting services such as schools, libraries, parks and emergency services. The intent of these villages is to maximize internal trip capture and avoid the creation of single dimensional communities that create urban sprawl.*

## **PURPOSE**

*Control Urban Sprawl.*

*Create a clear distinction between long range urban and rural community forms.*

*Define the future urban form through the placement of an urban service area that establishes a geographic limit of urban growth.*

*Define areas within the urban service area where growth can occur concurrent with infrastructure capacities and where public investment decisions can be made more rationally in a manner that does not perpetuate urban sprawl.*

*Identify a distinct rural area characterized by the retention of land intensive agricultural uses, the preservation of natural environmental areas and ecosystems and the maintenance of a rural lifestyle without the expectation of future urbanization.*

*Apply an overlay of ecosystems and greenways that preserve natural environmental systems and open space while simultaneously reducing exposure to natural hazards.*

*Create compatible development patterns through the design and location of land uses.*

## **URBAN SERVICE AREA BOUNDARY**

*This boundary is established to designate on the Future Land Use Map the location for urban level development in the County. The boundary shall serve as a means to provide an efficient use of land and public and private investment, and to contain urban sprawl.*

## **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 1.3:** Within the USA and within land use categories permitting 4 du/ga or greater, new rezoning approvals for residential development of less than 75% of the allowable density of the land use category will be permitted only in cases where one or more of the following criteria are found to be met:

- Development at a density of 75% of the category or greater would not be compatible (as defined in Policy 1.4) and would adversely impact with the existing development pattern within a 1,000 foot radius of the proposed development;
- Infrastructure (Including but not limited to water, sewer, stormwater and transportation) is not planned or programmed to support development.
- Development would have an adverse impact on environmental features on the site or adjacent to the property.
- The site is located in the Coastal High Hazard Area.
- The rezoning is restricted to agricultural uses and would not permit the further subdivision for residential lots.

### **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 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 16.3:** *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*

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

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

## **Community Design Component**

### **5.0 Neighborhood Level Design**

#### **5.1 COMPATIBILITY**

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

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

**Policy 12-1.4:** *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: Greater Palm River**

**Goal 2:** *Create and support a community identity that is a safe place for community activities and events and fosters a high quality of life.*

*Strategies:*

- 4. Encourage the availability of affordable/attainable privately owned housing stock that is safe, decent and community compatible.*

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

The applicant's request to rezone the subject site from Residential Single Family Conventional-6 (RSC-6) to Residential Single Family Conventional-6 with a Mobile Home Overlay (RSC-6 MH) is consistent with the Residential-9 (RES-9) Future Land Use category. The intent of the RES-9 Future Land Use category is to designate areas that are suitable for low-medium density residential development.

Policy 1.4 of the Future Land Use element encourages compatibility with the surrounding uses and neighborhood. The applicant's request is compatible with the development pattern within this area. There are six mobile home overlays within proximity to the subject site. To the north, and west are existing mobile homes, and the property to the east is the nearest mobile home overlay. FLUE Policy 20.3 states that manufactured housing shall be recognized as a viable means to provide affordable housing. The proposed rezoning request is consistent with this policy direction.

The applicant's request aligns with the vision of the community plan. The subject site is located within the limits of the Greater Palm River Community Plan, which encourages the availability of affordable/attainable privately-owned housing stock that is safe, decent, and community compatible.

Overall, the proposed rezoning would allow for the development of this property in a manner that is consistent with the Goals, Objectives, and Policies of the *Future Land Use Element* of the *Unincorporated Hillsborough County Comprehensive Plan*. *Additionally, the request is comparable and compatible with the surrounding development pattern.*

### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 22-0604

## Rezoning

<all other values>

APPROVED  
CONTINUED  
DENIED  
WITHDRAWN  
PENDING

Tampa Service  
Urban Service  
Shoreline  
County Boundary  
Jurisdiction Boundary  
Roads  
Parcels

WATER NATURAL LULC, Wet Poly  
AGRICULTURAL/MINING-1/20 (.25 FAR)  
PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)  
AGRICULTURAL-1/10 (.25 FAR)  
AGRICULTURAL-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/QUASIPUBLIC  
NATURAL PRESERVATION  
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

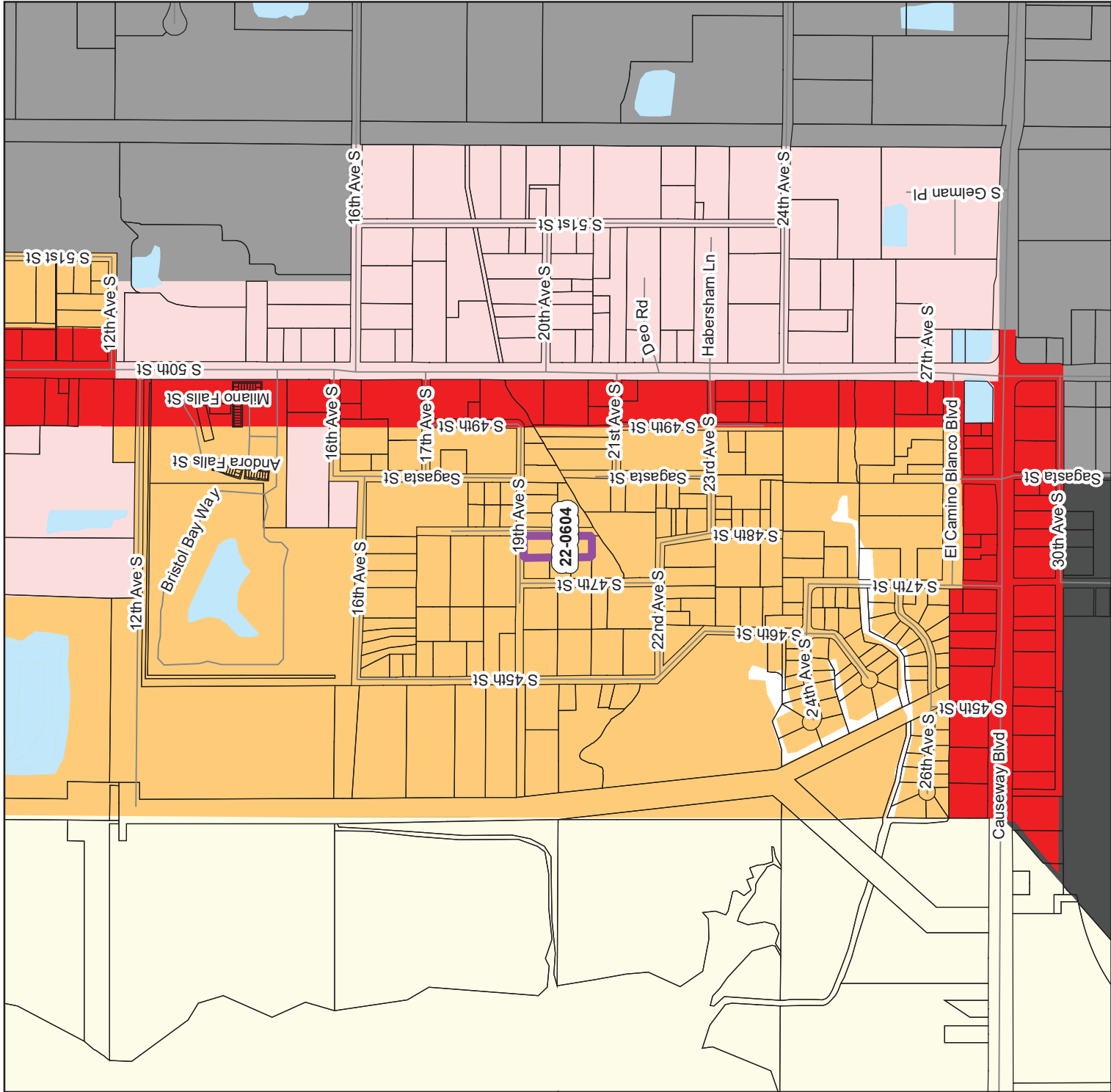
CITRUS PARK VILLAGE



Map Printed from Rezoning System: 3/25/2022

Author: Beverly F. Daniels

File: G:\Rezoning\System\MapProject\Hillsborough\hillsborough - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Alex Steady, Senior Planner  
**PLANNING AREA/SECTOR:** Greater Palm River/Central

**DATE:** 06/02/2022  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** STD 22-0604

- ☐ 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 not result in any change to Daily, AM peak or PM peak hour trips potentially generated by development of the subject site.
- As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.
- Transportation Review Section staff has no objection to the proposed rezoning.

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone a +/- 1.17-acre parcel from Residential Single Family Conventional – 6 (RSC-6) to Residential Single Family Conventional – 6 with a Mobile Home Overlay (RSC-6 MH). The site is located on the south west corner of the intersection of S. 19<sup>th</sup> Street and S. 48<sup>th</sup> Street. The Future Land Use designation of the site is Residential-9 (RES-9).

#### ***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
RSC-6, 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

#### **Proposed Zoning:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6 (MH), 7 Single Family Detached Dwelling Units (ITE Code 210)	66	5	7

**Trip Generation Difference:**

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
<b>Difference</b>	<b>+0</b>	<b>+0</b>	<b>+0</b>

The proposed rezoning would not result in any change to Daily, AM peak or PM peak hour trips potentially generated by development of the subject site.

**TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on S. 19<sup>th</sup> Street and 48<sup>th</sup> Street. S. 19<sup>th</sup> Street is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot width of pavement. S. 19<sup>th</sup> Street does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project. S. 48<sup>th</sup> Street is a 2-lane, undivided, substandard, Hillsborough County maintained, local roadway with +/- 15-foot width of pavement. S. 48<sup>th</sup> Street does not have sidewalks, bike lanes, or curb and gutter on either side of the roadway within the vicinity of the project.

**SITE ACCESS**

It is anticipated that the site will have access to S. 19<sup>th</sup> Street and/or S. 48<sup>th</sup> Street. As this is a Euclidean zoning request, access will be reviewed at the time of plat/site/construction plan review for consistency with applicable rules and regulations within the Hillsborough County Land Development Code and Transportation Technical Manual.

**ROADWAY LEVEL OF SERVICE**

Please note that both 19<sup>th</sup> Street and 48<sup>th</sup> Street are both unregulated local roadways and as such were not included in the 2020 Level of Service 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
S. 48 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
S. 19 <sup>th</sup> Street	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	66	5	7
Proposed	66	5	7
Difference (+/-)	0	0	0

\*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	

## COMMISSION

Mariella Smith CHAIR  
Pat Kemp VICE-CHAIR  
Harry Cohen  
Ken Hagan  
Gwendolyn "Gwen" W. Myers  
Kimberly Overman  
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Steffanie L. Wickham WASTE DIVISION  
Sterlin Woodard, P.E. WETLANDS DIVISION

### AGENCY COMMENT SHEET

REZONING	
<b>HEARING DATE:</b> 5/16/2022	<b>COMMENT DATE:</b> 4/26/2022
<b>PETITION NO.:</b> 22-0604	<b>PROPERTY ADDRESS:</b> 1901 S 48th St, Tampa, FL 33619
<b>EPC REVIEWER:</b> Melissa Yanez	<b>FOLIO #:</b> 0467180000
<b>CONTACT INFORMATION:</b> (813) 627-2600 X1360	<b>STR:</b> 28-29S-19E
<b>EMAIL:</b> yanezm@epchc.org	
<b>REQUESTED ZONING:</b> : Modification to RSC-6	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	04/21/2022
<b>WETLAND LINE VALIDITY</b>	NA
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	NA
<b>INFORMATIONAL COMMENTS:</b>  Wetlands Division staff of the Environmental Protection Commission of Hillsborough County (EPC) inspected the above referenced site in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11. The site inspection revealed that no wetlands or other surface waters exist within the above referenced parcel.  Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.	

My/mst

*Environmental Excellence in a Changing World*

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

## AGENCY REVIEW COMMENT SHEET

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

**DATE: 25 Apr. 2022**

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

**APPLICANT: Leigh Su**

**PETITION NO: RZ-STD 22-0604**

**LOCATION: 1901 S 48<sup>th</sup> St., Tampa, FL 33619**

**FOLIO NO: 46718.0000**

**SEC: 28 TWN: 29 RNG: 19**

---

- ☒ 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: \_\_\_\_\_.



# **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 HATLEY  
Land Use Hearing Master

DATE: Monday, June 13, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 11:56 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

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

ZONING HEARING MASTER HEARINGS

June 13, 2022

ZONING HEARING MASTER: PAMELA JO HATLEY

C2:

Application Number:	RZ-STD 22-0604
Applicant:	Leigh Su
Location:	1901 S. 48th St.
Folio Number:	046718.0000
Acreage:	1.17 acres, more or less
Comprehensive Plan:	R-9
Service Area:	Urban
Existing Zoning:	RSC-6, 71-0293
Request:	Rezone to RSC-6 (MH)

1           MR. GRADY: The next item then is agenda  
2           item C-2. It's Rezoning-Standard 22-0604. The  
3           applicant is Leigh Su. The request is to rezone  
4           from Residential Single-Family Conventional-6 to  
5           Residential Single-Family Conventional-6 with a  
6           Mobile Home Overlay.

7           I'll provide staff recommendation after  
8           presentation by the applicant.

9           MR. CARDWELL: Cliff Cardwell, 12204 North  
10          12th Street.

11          Quite simply, we're going to move a  
12          manufactured home onto the property, which is quite  
13          similar to other homes in the area. Compares  
14          fairly, if not favorable, and is definitely going  
15          to be an improvement to the existing structure on  
16          our property. And it's basically our case.

17          HEARING MASTER HATLEY: Okay. Is that it?  
18          Anything else?

19          MR. CARDWELL: That's it.

20          HEARING MASTER HATLEY: Okay. Please sign  
21          in with the clerk here.

22          All right. Development Services.

23          MR. GRADY: Brian Grady, Hillsborough County  
24          Development Services.

25          The request is to rezone a 1.17-acre parcel

1 from RSC-6, which permits commercial single-family  
2 homes to an RSC-6 with a Mobile Home Overlay to  
3 allow additional use of mobile homes on the  
4 property.

5 The subject parcel is -- is directly  
6 adjacent to residents in the south zone RSC-6 and  
7 west zoned RDC-12 which permits duplex units as  
8 well as single-family attached and RSC-6. To the  
9 north across 19th Avenue South is single-family  
10 residential zoned RSC-6. To the east is  
11 single-family residential zoned RSC-6 Mobile Home  
12 Overlay.

13 The subject property is designated RES-9 in  
14 the Future Land Use Map. All the surrounding uses  
15 are similar to the request in the area.  
16 Neighboring property directly to the east or across  
17 48th Street also includes Mobile Home Overlays.

18 So there's some numerous parcels in the area  
19 that also include the Mobile Home Overlay.  
20 Therefore, based on the surrounding development  
21 pattern, staff does find the request consistent  
22 with that existing zoning pattern and does find the  
23 request approvable and available for any questions.  
24 Thank you.

25 HEARING MASTER HATLEY: All right. Thank

1           you, Mr. Grady.

2           Planning Commission.

3           MS. LIENHARD: Thank you. Melissa Lienhard,  
4           Planning Commission staff.

5           The subject property is located in the  
6           Residential-9 Future Land Use Category. It is in  
7           the Urban Service Area and also located within the  
8           limits of the Greater Palm River Community Plan.

9           The applicant's request to rezone the  
10          subject site is consistent with the Residential-9  
11          Future Land Use Category. The intent of this  
12          category is to designate areas that are suitable  
13          for low to medium density residential development.

14          Policy 1.4 of the Future Land Use Element  
15          encourages compatibility with the surrounding uses  
16          in the neighborhood. The applicant's request is  
17          compatible with the development pattern within this  
18          area.

19          There are six Mobile Home Overlays within  
20          the proximity to this site. To the north and west  
21          are existing mobile homes, and the property to the  
22          east is the nearest Mobile Home Overlay.

23          Future Land Use Element Policy 20.3 states  
24          that manufactured housing should be recognized as a  
25          viable means to provide affordable housing. The

1 proposed rezoning request is consistent with this  
2 policy direction.

3 The applicant's request also aligns with the  
4 vision of the community plan. The subject site is  
5 located within the limits of the Greater Palm River  
6 Community Plan which encourages the availability of  
7 affordable and attainable privately owned housing  
8 stock and is safe, decent, and community  
9 compatible.

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

15 HEARING MASTER HATLEY: All right. Thank  
16 you very much.

17 Is there anyone here or online who wishes to  
18 speak in support of this application? Don't hear  
19 anyone.

20 Is there anyone here or online who wishes to  
21 speak in opposition to this application? All  
22 right. Please.

23 MR. GASPAR: My name is Sandor Gaspar. I  
24 reside at 1908 South 47th Street.

25 I am the neighbor of the property that is

1           applying for this zoning change. My only concern  
2           is if I understood it right, talking about six new  
3           units. Right? The division and putting up six  
4           units.

5           HEARING MASTER HATLEY: That depends on the  
6           density of the -- Mr. Grady?

7           MR. GRADY: Again, the request -- the  
8           current zoning is RSC-6, which permits minimum lot  
9           sizes of 7,000 square feet.

10          This request does not change that minimum  
11          lot size requirement. It's still RSC-6. What it's  
12          doing is adding the ability for those lots to have  
13          mobile homes in addition to site-built conventional  
14          homes.

15          MR. GASPAR: Only reason why I'm concerned  
16          because immediately to my left of my property, new  
17          construction was just completed. They just moved  
18          in.

19          Based on the flood zone area that they are  
20          in, the established finished floor living space  
21          elevation is about 4 feet some inches -- 4 feet  
22          3 inches above the natural grade. Okay.

23          So in order to achieve this elevation,  
24          usually the truckloads of dirt fill is dumped on  
25          the property, which has happened to my left. And I

1       assume it's going to happen behind me, which means  
2       that my property going to be like a catch basin.  
3       Okay.

4               And also based on the rule, if I understand  
5       the rule correctly, there is a rule -- development  
6       rule 4.0.2.3 that actually restricts any  
7       development without city septic system in the area.  
8       We have septic systems. Okay.

9               So if all the areas to my left, which  
10       currently have the radius about 4 feet, 70 to  
11       80 percent of the property to my left a finished  
12       grade will be raised 80 percent.

13              I mean, 4 -- 4 -- 4 feet. The highest point  
14       is 4 feet. The lowest point of that property  
15       currently is 1-foot above my natural finished  
16       grade. Okay. And the same thing going to happen  
17       behind me. Okay.

18              If -- if this changes -- zoning changes are  
19       going to take place and new construction is going  
20       to go in with new septic systems with 10, 15,  
21       20 truckloads of fill to achieve the new elevation  
22       requirements based on the Code.

23              So that's my worry that my septic system,  
24       which is on grade, is going to fail. Just three  
25       days ago, we had that considerable rain, and I had

1           about 6 inches of water in the back of my property  
2           right over my leach field.

3           The property behind me, the elevation -- the  
4           finished grade elevation is going to be raised  
5           better than 4 feet than what it is currently, you  
6           know, obviously, the water's going to -- some of  
7           the water or a good portion of the water is going  
8           to be drained into my property.

9           And the adjacent property was even built  
10          earlier than my residence. And the Code at that  
11          time allowed to build the building right on the  
12          grade. So that individual right next to me, which  
13          is also the back of that property is a neighbor of  
14          the applicant's property. He's on the grade  
15          completely.

16          So, you know, that -- that's the worry. But  
17          again, I wish you could help me out to make me  
18          understand what the rule 4.0.2.03 actually applies  
19          to this case because I'm under this understanding  
20          that that rule -- development rule not allow to  
21          develop a property without a septic -- without the  
22          city septic -- without the city sewer system.

23          HEARING MASTER HATLEY: Okay. I understand  
24          your concerns. This is simply a rezoning. So --

25          MR. GRADY: I can -- when he's finished, I

1 can speak to this issue.

2 HEARING MASTER HATLEY: All right.

3 Mr. Grady will speak to those issues then.

4 Is there anything additional you want to  
5 add?

6 MR. GASPAR: That's my only concern. Yes.

7 HEARING MASTER HATLEY: Okay. Thank you,  
8 sir.

9 MR. GRADY: Sir, you sign in. Then I'll --

10 HEARING MASTER HATLEY: Yeah, please sign  
11 in.

12 We'll go back to Development Services then.

13 MR. GRADY: I was wondering if there are any  
14 other persons?

15 HEARING MASTER HATLEY: Oh, in opposition.  
16 Is there anyone here -- anyone else who wishes to  
17 speak in opposition to this application? Anyone  
18 online or anyone here? Okay. Don't see anyone.

19 MR. GRADY: The issue I think he's referring  
20 to is the property is in the Urban Service Area,  
21 and it's -- given that it is in the Urban Service  
22 Area, any new subdivision will be required to  
23 connect to public water and sewer.

24 Therefore, if public water and sewer is not  
25 available to the area, then no further subdivision

1 on the property will be permitted. So I think  
2 that's what he's referencing, that area in  
3 section -- the code section 4 that deals with  
4 connection to public water and sewer.

5 So, therefore, again, if water -- sewer is  
6 not available, public sewer is not available to the  
7 site, no further subdivision of the parcel will be  
8 permitted. Basically, it would be one home on the  
9 property --

10 HEARING MASTER HATLEY: Okay.

11 MR. GRADY: -- without connection to the  
12 sewer.

13 HEARING MASTER HATLEY: Mr. Gaspar, did you  
14 hear that? Okay. Thank you, sir.

15 MR. GASPAR: So basically, that is actually  
16 on my side; meaning it will hopefully prevent a  
17 nightmare scenario that my leach field going to be,  
18 you know, under water during the rainy season,  
19 which is a good portion of the year.

20 HEARING MASTER HATLEY: Well, okay. That's  
21 it then. Thank you, sir.

22 MR. GASPAR: Thank you.

23 HEARING MASTER HATLEY: All right.

24 Applicant, did you have anything further?

25 All right. That will close then the hearing

1 on --

2 MR. GRADY: He's -- he's coming up.

3 HEARING MASTER HATLEY: Oh, is he coming?

4 Thank you.

5 MR. CARDWELL: According to our drawing that  
6 we turned in, the home will actually not be behind  
7 his property. It's behind his neighbor's property.  
8 It will be down from him and the drain field will  
9 be away from him also. So -- and it will be just  
10 that one home there, so...

11 HEARING MASTER HATLEY: Okay. One home.  
12 You're not subdividing?

13 MR. CARDWELL: At this point.

14 HEARING MASTER HATLEY: Okay. Thank you,  
15 sir.

16 All right. That will close, then, the  
17 hearing on Rezoning 22-0604.

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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: Monday, May 16, 2022

TIME: Commencing at 6:00 p.m.  
Concluding at 10:14 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

1           This application is being continued by the  
2           applicant to the June 13, 2022, Zoning Hearing  
3           Master Hearing.

4                   Item A-26, Rezoning-Standard 22-0557. This  
5           application is out of order to be heard and is  
6           being continued to the June 13, 2022, Zoning  
7           Hearing Master Hearing.

8                   Item A-27, Major Mod Application 22-0558.  
9           This application is being continued by the  
10          applicant to the June 13, 2022, Zoning Hearing  
11          Master Hearing.

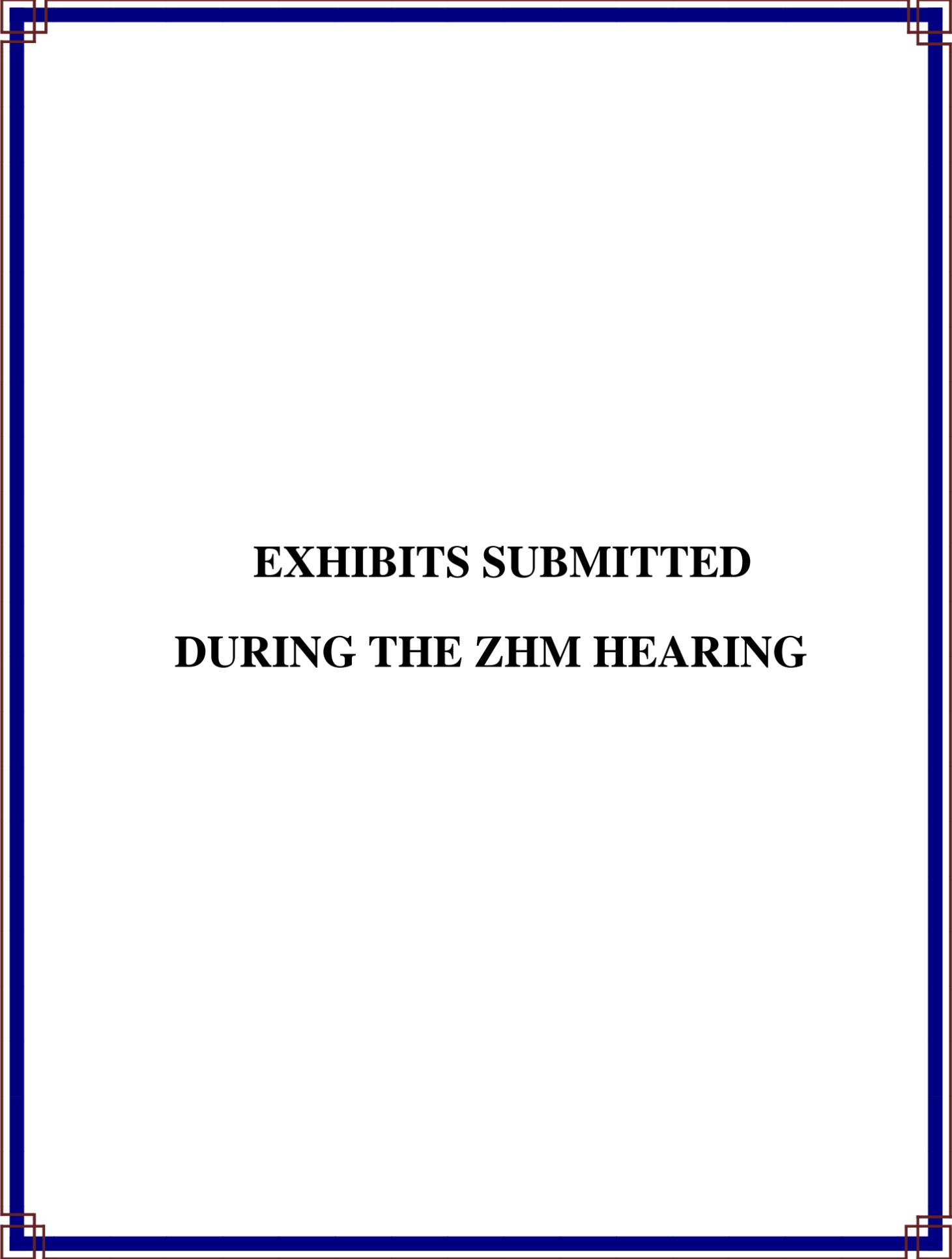
12                  Item A-28, Rezoning-PD 22-0559. This  
13          application is being continued by staff to the  
14          June 13, 2022, Zoning Hearing Master Hearing.

15                  Item A-29, Rezoning-PD 22-0561. This  
16          application is being continued by staff to the  
17          June 13, 2022, Zoning Hearing Master Hearing.

18                  Item A-30, Rezoning-PD 22-0562. This  
19          application is being continued by the applicant to  
20          the June 13, 2022, Zoning Hearing Master Hearing.

21                  Item A-31, Rezoning-Standard 22-0604. This  
22          application is out of order to be heard and is  
23          being continued to the June 13, 2022, Zoning  
24          Hearing Master Hearing.

25                  And item A-32, Rezoning-Standard 22-0698.



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



# **PARTY OF RECORD**

**NONE**