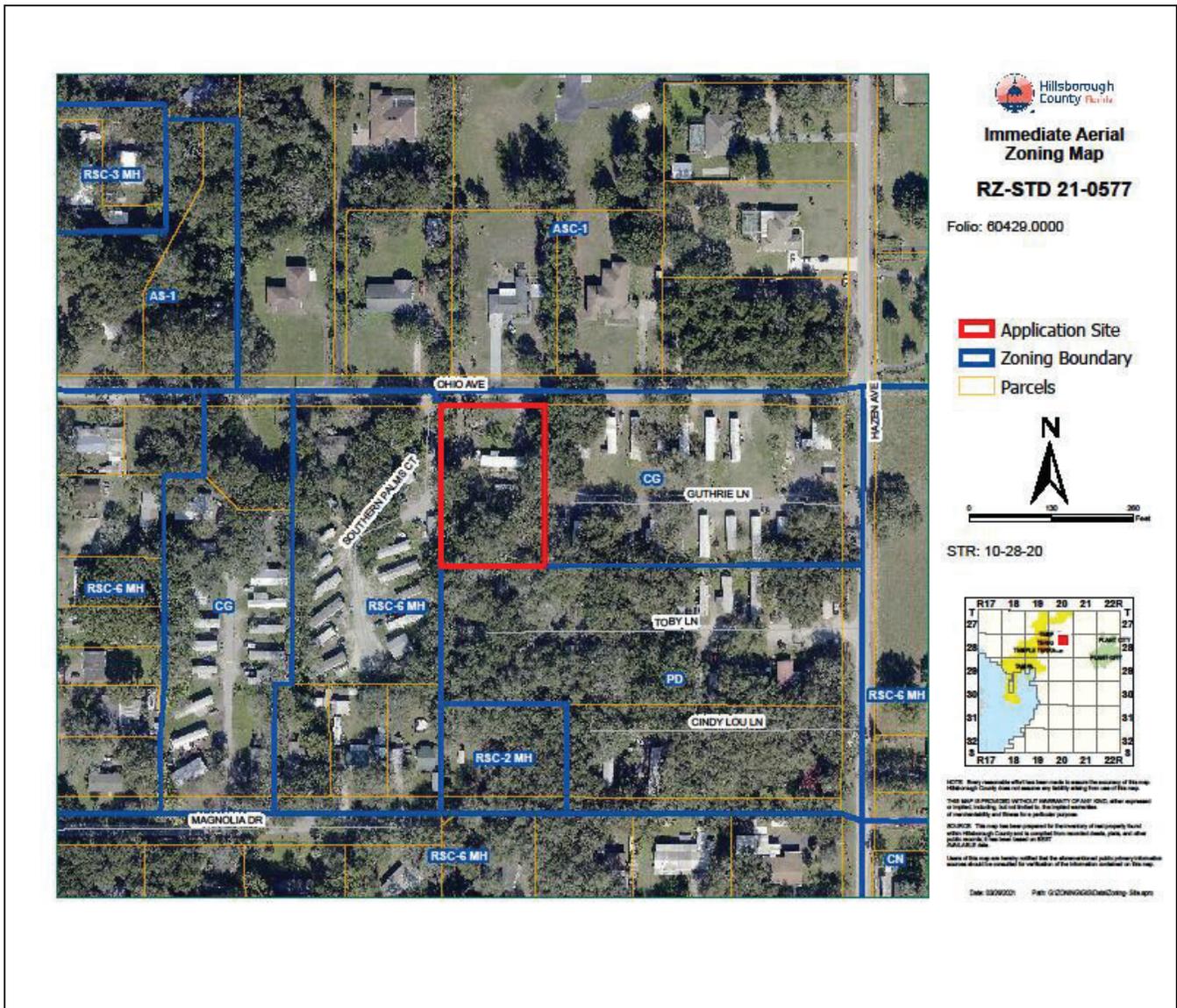




# Hillsborough County Florida

## STAFF REPORT

<b>SUBJECT:</b>	RZ 21-0577	<b>PLANNING AREA:</b>	Thonotosassa
<b>REQUEST:</b>	Rezone to Residential, Single-Family Conventional (RSC-6) with an MH Overlay	<b>SECTOR:</b>	Central
<b>APPLICANT:</b>	MHP Tampa Cliffs LLC		
<b>Existing Zoning District:</b>	Commercial – General (CG)	<b>Future Land Use Category:</b>	Residential-6 (RES-6)





**General Aerial  
Zoning Map**

**RZ-STD 21-0577**

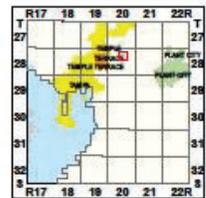
Folio: 60429.0000

 Application Site



0 300 1,500 Feet

STR: 10-28-20



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THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, other than accuracy of location, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.  
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## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone a 0.95-acre parcel from CG (Commercial General) to RSC-6 (Residential, Single-Family Conventional) with an MH (Mobile Home) Overlay. The site is located at 10717 Ohio Avenue, which is at the southeast corner of Ohio Avenue and Southern Palms Court. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6). The purpose of the rezoning is to put the parcel into zoning compliance with its current residential use. There is an existing single-family residence on the site.

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

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

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

The subject property is located outside of the Hillsborough County Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property.

Transportation Review Section staff has no objection to the proposed rezoning. Ohio Ave. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. Along the project frontage, the roadway lies within a +/- 46-foot wide right-of-way. There are no sidewalks or bicycle facilities on Ohio Ave. in the vicinity of the proposed project.

As this request seeks to rezone to a Euclidean rezoning district, site access will be reviewed at the time of plat/site/construction plan approval. It is anticipated that access to will be from Ohio Ave. Ohio Ave. is not a regulated roadway and is not included within the Hillsborough County 2019 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided. The proposed rezoning is anticipated to decrease the maximum trip generation potential of the subject property.

#### **1.4 Comprehensive Plan Consistency**

The Comprehensive Plan Designation for the parcel is RES-6. The Planning Commission finds the application Consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

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

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.

### **1.6 Compatibility**

The adjacent properties are comprised of residential PD (Planned Development), RSC-6 (Residential, Single Family Conventional) with an MH Overlay, CG (Commercial General) and ASC-1 (Agricultural, Single Family Conventional) zoning districts. To the north of the subject parcel across Ohio Avenue are single-family residential homes zoned ASC-1. To the east it is adjacent to a mobile home park owned by the applicant zoned CG. To the south it is adjacent to another mobile home park owned by the applicant zoned PD (82-0404). To the west it is adjacent to another mobile home park zoned RSC-6 with an MH Overlay.

The surrounding uses in the area consist of single-family lots and mobile home parks; therefore, the rezoning of the subject parcel from CG to RSC-6 with an MH Overlay would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district with an MH Overlay compatible with the existing zoning and development pattern in the area.

### **1.7 Agency/Department Comments**

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

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

### **1.8 Exhibits**

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

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APPLICATION: RZ 21-0577

ZHM HEARING DATE: May 17, 2021

BOCC MEETING DATE: July 20, 2021

CASE REVIEWER: Chris Grandlienard

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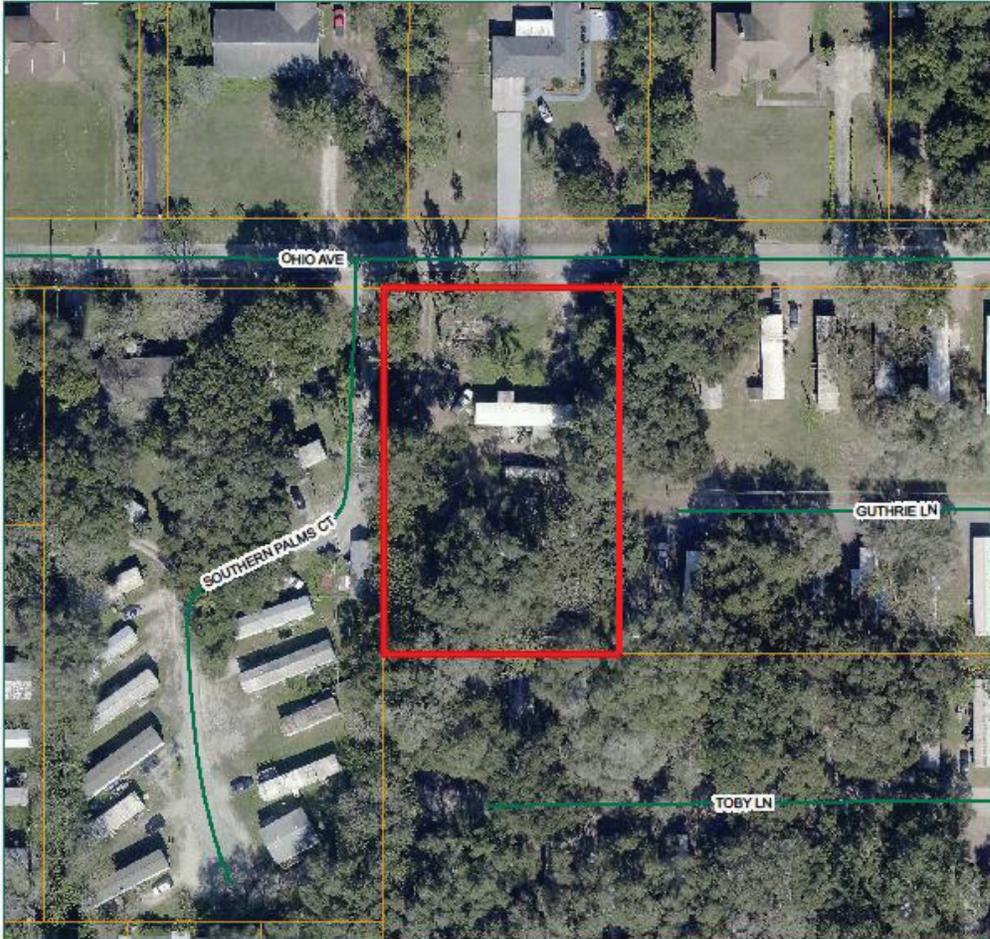
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## 2.0 Recommendation

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

<b>Staff's Recommendation: Approvable</b>	
Zoning Administrator Sign-off:	 J/ Brian Grady Tue May 4 2021 15:31:20

EXHIBIT 1

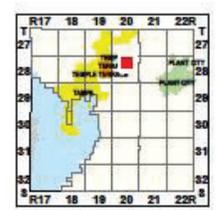


Hillsborough County Florida  
**Project Location Map**  
**RZ-STD 21-0577**  
Folio: 60429.0000

 Application Site  
 Parcels

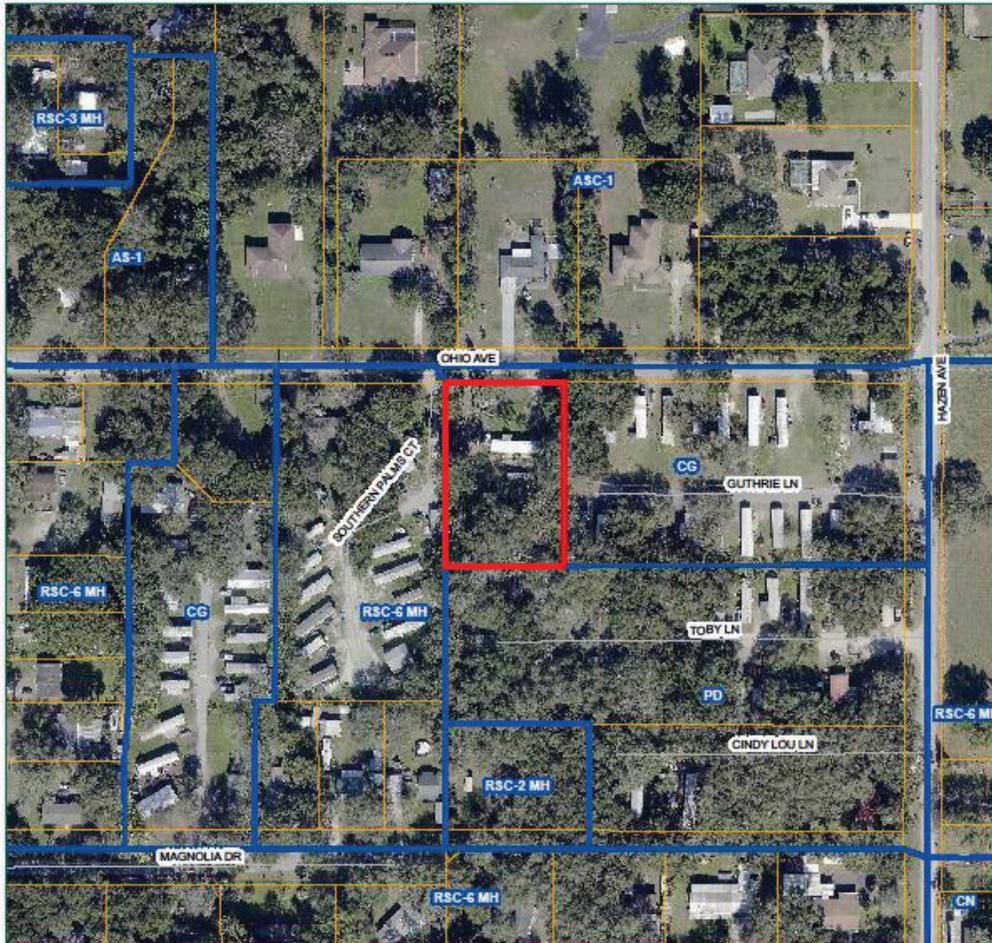


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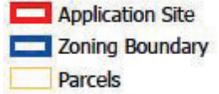


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Users of this map are hereby notified that the aforementioned public information is provided for informational purposes only and is not intended to be used as a substitute for a deed, plat, or other public record.  
Date: 03/20/21 File: C:\WORKING\GIS\apps

EXHIBIT 2

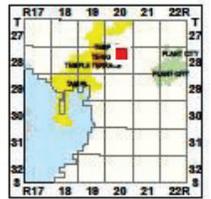


  
**Immediate Aerial  
Zoning Map**  
**RZ-STD 21-0577**  
Folio: 60429.0000

  
Application Site  
Zoning Boundary  
Parcels

  
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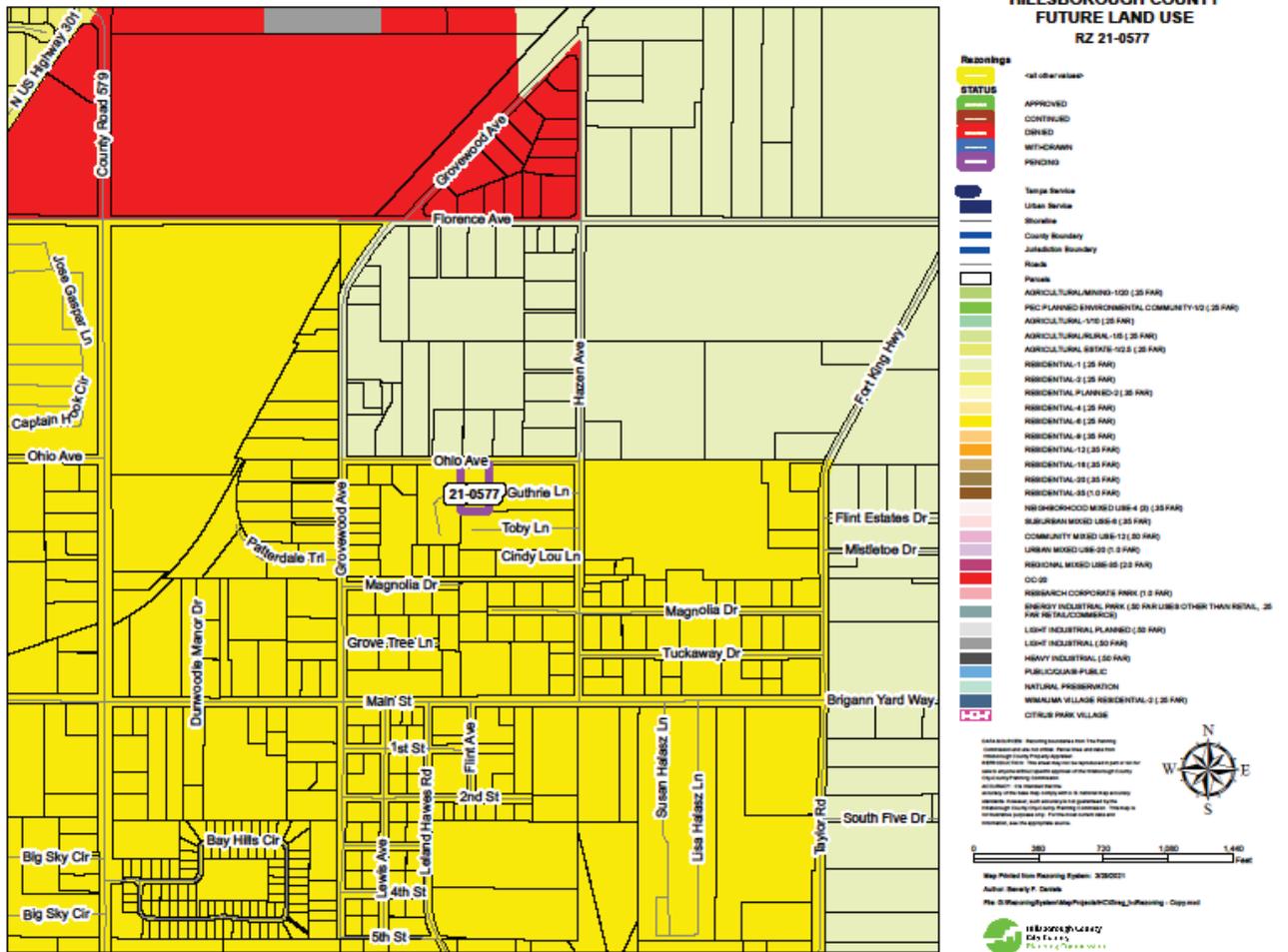
STR: 10-28-20

  
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T 27 28 29 30 31 32 33  
TOWN OF HILLSBOROUGH  
COUNTY OF HILLSBOROUGH, FLORIDA

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Date: 10/28/2020 File: G:\GIS\AVG\GISData\Zoning\_Site.aprx

EXHIBIT 3



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

<b>Application number:</b>	RZ 21-0577
<b>Hearing date:</b>	May 17, 2021
<b>Applicant:</b>	MHP Tampa Cliffs LLC
<b>Request:</b>	Rezone a 0.95-acre parcel from Commercial General (CG) to Residential, Single-Family Conventional (RSC-6) with a Mobile Home (MH) Overlay
<b>Location:</b>	10717 Ohio Avenue, southeast corner of Ohio Avenue and Southern Palms Court
<b>Parcel size:</b>	0.95 acres
<b>Existing zoning:</b>	Commercial-General (CG)
<b>Future land use designation:</b>	Residential-6 (6 du/ga; 0.25 FAR)
<b>Service area:</b>	Rural
<b>Community planning area:</b>	Thonotosassa

## **APPLICATION REVIEW**

### **A. DEVELOPMENT REVIEW STAFF REPORT**





## **Application Review Summary and Recommendation**

### **1.0 Summary**

#### **1.1 Project Narrative**

The request is to rezone a 0.95-acre parcel from CG (Commercial General) to RSC-6 (Residential, Single-Family Conventional) with an MH (Mobile Home) Overlay. The site is located at 10717 Ohio Avenue, which is at the southeast corner of Ohio Avenue and Southern Palms Court. The underlying future land use (FLU) category of the subject parcel is Residential-6 (RES-6). The purpose of the rezoning is to put the parcel into zoning compliance with its current residential use. There is an existing single-family residence on the site.

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

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

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

The subject property is located outside of the Hillsborough County Urban Service Area; therefore, Hillsborough County Water and/or Wastewater Service will not be available to serve the subject property.

Transportation Review Section staff has no objection to the proposed rezoning. Ohio Ave. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. Along the project frontage, the roadway lies within a +/- 46-foot wide right-of-way. There are no sidewalks or bicycle facilities on Ohio Ave. in the vicinity of the proposed project.

As this request seeks to rezone to a Euclidean rezoning district, site access will be reviewed at the time of plat/site/construction plan approval. It is anticipated that access to will be from Ohio Ave. Ohio Ave. is not a regulated roadway and is not included within the Hillsborough County 2019 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided. The proposed rezoning is anticipated to decrease the maximum trip generation potential of the subject property.

#### **1.4 Comprehensive Plan Consistency**

The Comprehensive Plan Designation for the parcel is RES-6. The Planning Commission finds the application Consistent with the Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County.

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

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.

### **1.6 Compatibility**

The adjacent properties are comprised of residential PD (Planned Development), RSC-6 (Residential, Single Family Conventional) with an MH Overlay, CG (Commercial General) and ASC-1 (Agricultural, Single Family Conventional) zoning districts. To the north of the subject parcel across Ohio Avenue are single-family residential homes zoned ASC-1. To the east it is adjacent to a mobile home park owned by the applicant zoned CG. To the south it is adjacent to another mobile home park owned by the applicant zoned PD (82-0404). To the west it is adjacent to another mobile home park zoned RSC-6 with an MH Overlay.

The surrounding uses in the area consist of single-family lots and mobile home parks; therefore, the rezoning of the subject parcel from CG to RSC-6 with an MH Overlay would be consistent with the existing zoning pattern of the area.

Based on the above considerations staff finds the requested RSC-6 zoning district with an MH Overlay compatible with the existing zoning and development pattern in the area.

### **1.7 Agency/Department Comments**

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

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

### **1.8 Exhibits**

Exhibit 1: Project Aerial

Exhibit 2: Zoning Map

Exhibit 3: Future Land Use Map

**2.0 Recommendation**

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

<b>Staff's Recommendation: Approvable</b>	
Zoning Administrator Sign-off:	 J/ Brian Grady Tue May 4 2021 15:31:20

## **B. HEARING SUMMARY**

This case was heard by the Hillsborough County Land Use Hearing Officer on May 17, 2021. Mr. Brian Grady of the Hillsborough County Development Services Department introduced the petition.

### **Applicant**

Mr. Tyler Hudson represented the applicant, MHP Tampa Cliffs, LLC. Mr. Hudson stated the applicant purchased the property in 2020 and shortly thereafter discovered a code violation due to the use of the subject property for a mobile home residential dwelling being inconsistent with the CG zoning. Mr. Hudson explained the subject property was cleaned up and the applicant is requesting the rezoning to match the subject property's zoning to its use. He stated there is currently one mobile home on the subject property and the subject property will continue to have one mobile home on it if the rezoning request is approved.

Mr. Hudson stated the applicant wishes to match the subject property's rezoning to that of properties to the west, which are zoned RSC-6 with Mobile Home Overlay. Mr. Hudson displayed a graphic showing the subject property, which he stated is just under an acre in size. Mr. Hudson stated the subject property is on Ohio Avenue in Thonotosassa. He stated the area is predominantly a mobile home residential community. Mr. Hudson explained there had been some concern about the potential of the subject property to accommodate more than one mobile home. He stated he wanted to be clear that is not possible under the proposed rezoning. He stated the proposal is just to have a single mobile home, which is the existing condition. He stated the applicant wants to be able to accommodate that use and be compatible with surrounding developments.

Mr. Hudson stated the applicant is grateful for staff support. He stated county staff and Planning Commission staff found the rezoning request consistent with the comprehensive plan. He stated the Transportation Department had no objections.

Mr. Hudson stated there was one letter submitted into the Optix record that raised some questions about the rezoning application. He explained most of the questions were related to the perceived potential code violations on surrounding properties, which are outside the scope of the rezoning application. He stated as to the subject rezoning application, the Taylor family who submitted the letter was under the misconception that the rezoning would allow for multiple homes on the subject property. He stated that is absolutely not the case. He stated any multiple mobile home development would have to be approved through PD rezoning, which the applicant is not requesting. He stated the applicant is simply proposing to have the zoning conform with the actual condition on the subject property, which is compatible with the surrounding zoning conditions.

The hearing officer asked Mr. Hudson to confirm the purpose of the rezoning is just to bless the current use, and that the use of the subject property is not changing. Mr. Hudson confirmed that is correct. He stated the existing CG zoning is not compatible with how the subject property is currently being used, which is exactly how the subject property will be

used until any future owner comes back for a rezoning. He stated there is only one mobile home on the subject property now and there will be only one mobile home on the subject property if the rezoning is approved.

**Development Services Department**

Mr. Chris Grandlienard, Hillsborough County Development Services Department, presented a summary of the findings and analysis as detailed in the staff report previously submitted into the record, which is incorporated into this recommendation.

**Planning Commission**

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. There were none.

**Development Services Department**

Mr. Grady stated Development Services Department had nothing further.

**Applicant Rebuttal**

Mr. Hudson stated the applicant had nothing further and would appreciate a recommendation of approval.

The hearing officer closed the hearing on rezoning 21-0577.

**C. EVIDENCE SUBMITTED**

The applicant’s representative, Mr. Hudson, submitted a copy of his presentation slides into the record at the hearing.

**D. FINDINGS OF FACT**

1. The subject property consists of 0.95 acres located at 10717 Ohio Avenue, which is at the southeast corner of Ohio Avenue and Southern Palms Court.
2. The subject property is designated RES-6 on the Future Land Use Map and is zoned CG. The applicant has requested to rezone the subject property to RSC-6 with a Mobile Home overlay.

3. The purpose of the rezoning is to bring the subject property into compliance with its current residential use.
4. The applicant is not requesting any variances to the Land Development Code. The subject property will comply with applicable policies, regulations, and technical manuals.
5. The Subject Property is outside of the Urban Services Area and is located within the boundaries of the Thonotosassa Community Plan.
6. Adjacent properties are zoned PD, RSC-6 with a Mobile Home overlay, CG, and ASC-1. To the north of the subject property are single-family residential homes zoned ASC-1. To the east of the subject property is a mobile home park zoned CG. To the south of the subject property is a mobile home park zoned PD 82-0401, and to the west of the subject property is a mobile home park zoned RSC-6 with a Mobile Home overlay.
7. Land uses in the area surrounding the subject property consist of single-family lots and mobile home parks.
8. The requested rezoning of the subject property from CG to RSC-6 with MH overlay would allow a use that is compatible with the existing zoning and land use pattern of the area.

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

The 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 has requested to rezone a 0.95-acre parcel from CG to RSC-6 with MH overlay. The rezoning request is consistent with the *Future of Hillsborough Comprehensive Plan for Unincorporated Hillsborough County* and would allow a use that is compatible with surrounding land uses.

### 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

June 7, 2021

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Date:



**Hillsborough County  
City-County  
Planning Commission**

<b>Unincorporated Hillsborough County Rezoning</b>	
<b>Hearing Date:</b> May 17, 2021	<b>Petition: RZ 21-0577</b>
<b>Report Prepared:</b> May 6, 2021	<b>10717 Ohio Avenue</b>  South side of Ohio Avenue, east of Grovewood Avenue, west of Hazen Road
<b>Summary Data:</b>	
<b>Comprehensive Plan Finding:</b>	<b>CONSISTENT</b>
<b>Adopted Future Land Use:</b>	<b>Residential-6 (6 du/ga; 0.25 FAR)</b>
<b>Service Area</b>	<b>Rural</b>
<b>Community Plan:</b>	<b>Thonotosassa</b>
<b>Requested Zoning:</b>	Commercial General (CG) to Residential Single-Family Conventional-6 (RSC-6) with a Mobile Home (MH) overlay.
<b>Parcel Size (Approx.):</b>	0.95 +/- acres (41 382 sq. ft.)
<b>Street Functional Classification:</b>	Ohio Avenue – <b>Local</b> Grovewood Avenue - <b>Local</b>
<b>Locational Criteria</b>	N/A
<b>Evacuation Zone</b>	The subject property is not in an Evacuation Zone



## Context

- The approximately 0.95+/- acre subject property is located on the south side of Ohio Road, east of Grovewood Avenue, west of Hazen Road and east of Fort King Highway. The subject property is located in the Rural Area. It falls within the limits of the Thonotosassa Community Plan.
- The subject site's Future Land Use designation is Residential-6 (RES-6). Typical allowable uses in the RES-6 Future Land Use category include residential, suburban scale neighborhood commercial, office uses, multi-purpose projects and mixed use developments.
- RES-6 is located to the east, west and south of the site. Residential-1 (RES-1) is located north of the subject site.
- The subject property is zoned Commercial General (CG). Parcels of CG are also located to the east and to the west of the subject site. The predominant zoning district south of the subject site is Residential Single-Family Conventional-6 (RSC-6). To the south is a Planned Development (PD) and a small parcel of Residential Single-Family Conventional-2 (RSC-2). Agricultural Single-Family Conventional-1 (ASC-1) is located to the north of the subject site. There are smaller parcels of AS-1 (Agricultural Single-Family-1) and Residential Single-Family Conventional-3 (RSC-3) northwest of the subject site.
- A mobile home is currently located on the site as well as a second uninstalled mobile home and open storage with other non-conforming uses noted in the Zoning Violation in Optix. It is surrounded by mobile homes on the east, west and south sides. There are single-family residential dwellings to the north of the site.
- The applicant is requesting to rezone the property from Commercial General (CG) to Residential Single-Family Conventional-6 (RSC-6) with a Mobile Home (MH) overlay to bring the existing use in conformance with the desired zoning and with the development pattern of the surrounding area.

## 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**

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

### **Policy 4.1: Rural Area Densities**

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

## **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.*

## **Community Development and Land Uses**

### **Neighborhood/Community Development**

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

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

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

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

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

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

**Policy 16.8:** *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**

### **4.0 COMMUNITY LEVEL DESIGN**

#### **4.1 RURAL RESIDENTIAL CHARACTER**

**GOAL 7:** Preserve existing rural uses as viable residential alternatives to urban and suburban areas.

**Policy 7-1.2:** Vary lot size in order to encourage diversity of housing product types and respect natural resources.

### **5.0 NEIGHBORHOOD LEVEL DESIGN**

#### **5.1 COMPATIBILITY**

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

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

## **Livable Communities Element: Thonotosassa Community Plan**

### **Goals**

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

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

The applicant is requesting to rezone the approximately 0.95 +/- acre subject property from Commercial General (CG) to Residential Single-Family Conventional-6 (RSC-6) with a Mobile Home (MH) overlay. The subject site is in violation of its current zoning district and the proposed zoning seeks to remedy the violation to allow the existing Mobile Home and second uninstalled Mobile Home to remain on site. The Future Land Use designation of the subject site is Residential-6 (RES-6).

The proposal meets the intent of the Rural Area policies in the Future Land Use Element (FLUE) of the Comprehensive Plan for Unincorporated Hillsborough County. Objective 4 of the FLUE states the preferred residential development pattern for the rural area is to be large lot low density residential development and for residential development to be compatible with the surrounding area. Policy 4.1 states that the density in the rural area is to be no greater than 1 dwelling unit per 5 gross acres unless located in an area targeted

for higher density on the Future Land Use Map. In this case the Future Land Use designation of the subject site is Residential-6 (RES-6) and is compatible with a zoning request for RSC-6.

The proposed rezoning meets the intent of FLUE Objective 9 and Policies 9.1 and 9.2 that require proposed developments to conform with all adopted land use development regulations including the Comprehensive Plan and the Land Development Code. As the subject property is currently in violation of its designated zoning of Commercial General (CG), a rezoning to RSC-6 with a MH overlay would allow the existing use to conform with the Land Development Code and the RES-6 Future Land Use Category.

FLUE Objective 16 and its accompanying policies (16.1, 16.2, 16.3 and 16.8) require that new development protect established neighborhoods and be compatible with the development pattern of the surrounding area. Compatibility may be achieved through various tools such as site planning, buffering and screening as well as the gradual transitions of uses. According to Policy 16.10 “*Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development*”. The subject site is currently in violation of current zoning, there is a single-family mobile home installed on site and a second mobile home that is uninstalled. There are several existing mobile homes directly to the east and west of the subject property. The proposed zoning to RSC-6 with a mobile home overlay is compatible with the existing RES-6 Future Land Use of the site and preserves the existing development pattern of the surrounding area.

Goal 7 and Policy 7-1.2 of the Community Design Component (CDC) in the FLUE seek to preserve rural options for residential housing that act as viable alternatives to urban and suburban dwellings. The subject site is in the Rural Area and would offer the already existing Mobile Home on site as a viable housing option that does not further encroach on rural areas. Goal 12 and Objective 12-1 of the Community Design Component (CDC) in the FLUE requires new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mobile home developments and single-family residential development, and the proposal would be compatible with the existing development pattern.

The proposed rezoning to RSC-6 with a Mobile Home overlay is also consistent with Goal 4 of the adopted Thonotosassa Community Plan that seeks to maintain a diversity of housing styles.

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

#### **Recommendation**

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

# HILLSBOROUGH COUNTY FUTURE LAND USE RZ 21-0577

Rezonings

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

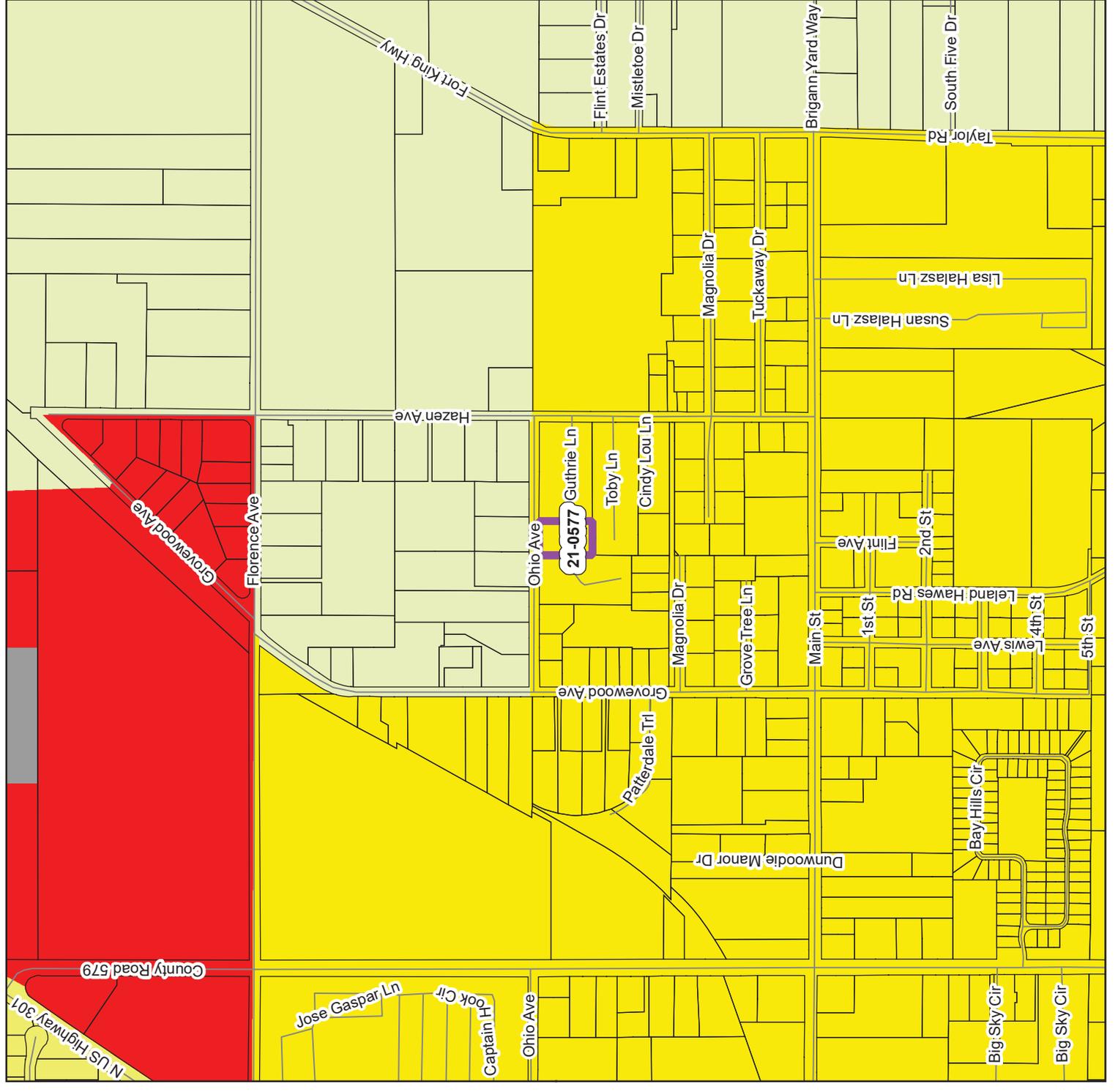
<all other values>

- 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 and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City/County Planning Commission. ACCURACY: It is intended that the information on this map is for informational purposes only. Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 3/29/2021  
 Author: Beverly F. Daniels  
 File: G:\Rezoning\System\MapProjects\HIC\G\Reg\_H\Rezoning - Copy.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

**TO:** Zoning Technician, Development Services Department  
**REVIEWER:** Richard Perez, AICP  
**PLANNING AREA:** ER/ Central

**DATE:** 5/04/2021  
**AGENCY/DEPT:** Transportation  
**PETITION NO.:** PD 21-0557

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

### REPORT SUMMARY AND CONCLUSIONS

- The proposed rezoning is anticipated to decrease the maximum trip generation potential of the subject property.
- Transportation Review Section staff has no objection to the proposed rezoning.

### PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a +/- 0.95-acre parcel from Commercial General (CG) to (RSC-6) to Residential Single-Family Conventional -6 with Mobile Home Overlay (RSC-6/MH). 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
CG, 10,346 S.F. Fast Food with Drive thru (ITE Code 934)	4874	528	532

#### Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6/MH, 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>(-4,846)</b>	<b>(-526)</b>	<b>(-529)</b>

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

Ohio Ave. is a 2-lane, undivided, publicly maintained, substandard, local roadway characterized by +/- 18 feet of pavement in average condition. Along the project frontage, the roadway lies within a +/- 46-foot wide right-of-way. There are no sidewalks or bicycle facilities on Ohio Ave. in the vicinity of the proposed project.

### **SITE ACCESS**

As this request seeks to rezone to a Euclidean rezoning district, site access will be reviewed at the time of plat/site/construction plan approval. It is anticipated that access to will be from Ohio Ave.

### **ROADWAY LEVEL OF SERVICE**

Ohio Ave. is not a regulated roadway and is not included within the Hillsborough County 2019 Level of Service Report. As such, roadway Level of Service (LOS) data cannot be provided.

**COMMISSION**

Mariella Smith CHAIR  
 Pat Kemp VICE-CHAIR  
 Harry Cohen  
 Ken Hagan  
 Gwendolyn “Gwen” W. Myers  
 Kimberly Overman  
 Stacy White



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 Rick Muratti, Esq. LEGAL DEPT  
 Andy Schipfer, P.E. WETLANDS DIVISION  
 Sterlin Woodard, P.E. AIR DIVISION

**AGENCY COMMENT SHEET**

REZONING	
<p><b>HEARING DATE:</b> May 17, 2021</p> <p><b>PETITION NO.:</b> 21-0577</p> <p><b>EPC REVIEWER:</b> Abbie Weeks</p> <p><b>CONTACT INFORMATION:</b> (813)627-2600 X1101</p> <p><b>EMAIL:</b> weeksa@epchc.org</p>	<p><b>COMMENT DATE:</b> April 26, 2021</p> <p><b>PROPERTY ADDRESS:</b> 10717 Ohio Ave, Thonotosassa</p> <p><b>FOLIO #:</b> 060429.0000</p> <p><b>STR:</b> 10-28S-20E</p>
<p><b>REQUESTED ZONING:</b> CG to RSC-6</p>	
FINDINGS	
<b>WETLANDS PRESENT</b>	NO
<b>SITE INSPECTION DATE</b>	N/A
<b>WETLAND LINE VALIDITY</b>	N/A
<b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>	None apparent
<p><b>INFORMATIONAL COMMENTS:</b>                      On April 26, 2021 EPC staff reviewed the above referenced parcel 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 aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All efforts must be undertaken to prevent any erosion or turbid water from being discharged offsite into wetlands and/or waters of the County. Turbid discharges that exceed 29 NTU's (Nephelometric Turbidity Units) above background levels are a violation pursuant to Chapter 1-5, the EPC Water Quality Rule. The erosion or discharge of sediments into wetlands is a violation of Chapter 1-11, the EPC Wetland Rule. Silt screens or other methods of erosion/turbidity control may be required. It is the responsibility of the owner/developer to insure the installation of adequate erosion control barriers prior to the commencement of any site work. These erosion control devices must be maintained in good condition throughout the construction process and until all loose soils have stabilized. It is strongly recommended</li> </ul>	

that all erosion control devices be regularly inspected during construction and modified if conditions warrant.

Aow/mst

**AGENCY REVIEW COMMENT SHEET**

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

**DATE: 12 April 2021**

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

**APPLICANT: Tyler Hudson**

**PETITION NO: 21-0577**

**LOCATION: 10717 Ohio Ave, Thonotosassa, FL 33592**

**FOLIO NO: 60429.0000**

**SEC: 10 TWN: 28 RNG: 20**

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

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

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

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PETITION NO.: STD21-0577    REVIEWED BY: Randy Rochelle    DATE: 6/11/2021

FOLIO NO.: 60429.0000

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

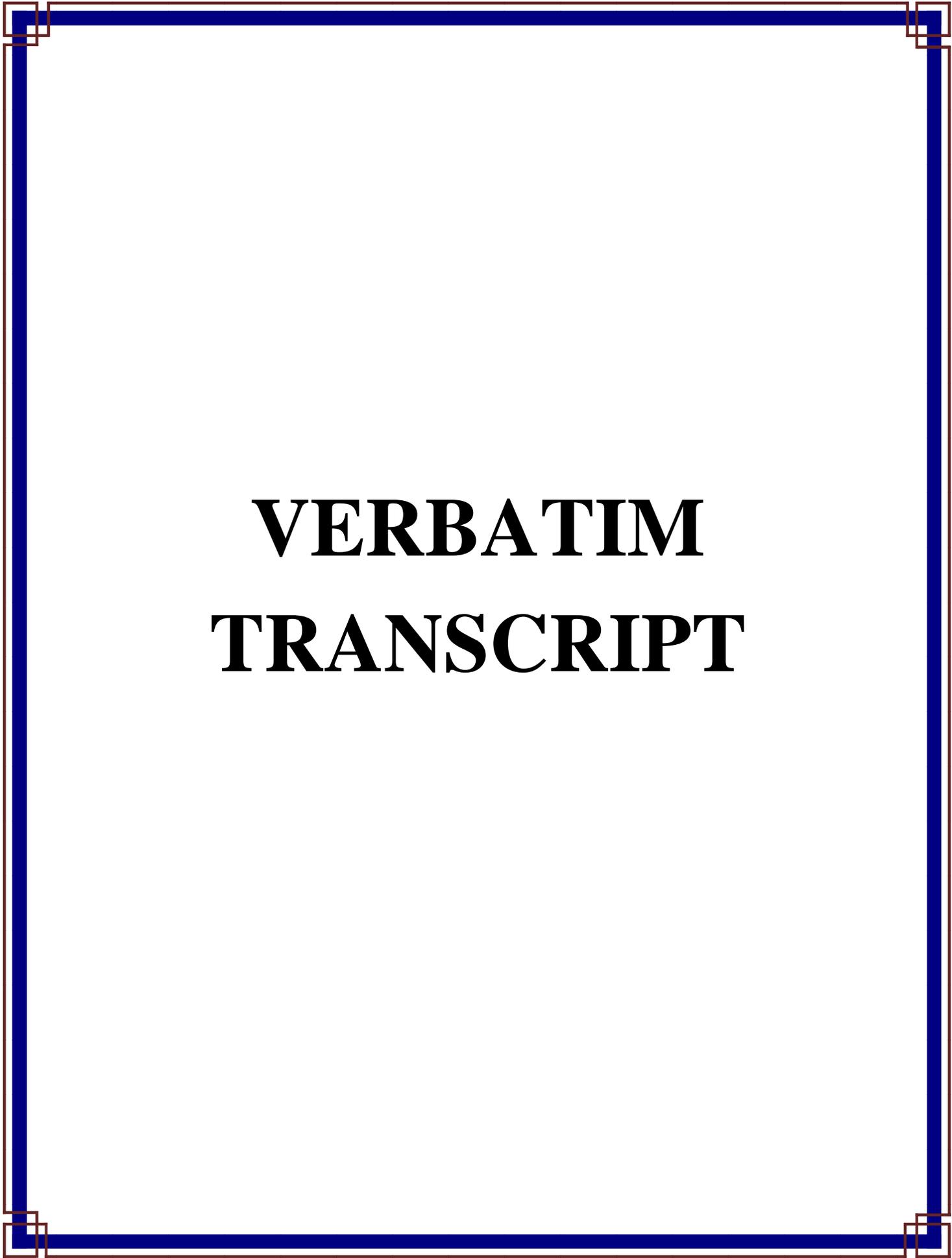
**WATER**

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

**WASTEWATER**

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

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore no County water and/or wastewater service lines are available to serve the subject property. This comment sheet does not guarantee water service or a point of connection. Developer is responsible for submitting a utility service request at the time of development plan review and will be responsible for any on-site improvements as well as possible off-site improvements.



# **VERBATIM TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

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 )  
 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, May 17, 2021

TIME: Commencing at 6:00 p.m.  
Concluding at 10:31 p.m.

PLACE: Cisco Webex

Reported By:

Christina M. Walsh, RPR  
Executive Reporting Service  
Ulmerton Business Center  
13555 Automobile Blvd., Suite 100  
Clearwater, FL 33762  
(800) 337-7740

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HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
  
ZONING HEARING MASTER HEARINGS  
May 17, 2021  
ZONING HEARING MASTER: PAMELA JO HATLEY

C2:  
Application Number: RZ-STD 21-0577  
Applicant: MHP Tampa Cliffs, LLC  
Location: Southeast corner of Ohio Ave.  
and Southern Palms Ct.  
Folio Number: 060429.0000  
Acreage: 0.95 acres, more or less  
Comprehensive Plan: R-6  
Service Area: Rural  
Existing Zoning: CG  
Request: Rezone to RSC-6 MH

1           MR. GRADY: The next item is agenda item  
2           C-2, Rezoning-Standard 21-0577. The applicant is  
3           MHP Tampa Cliffs, LLC.

4           The request is to rezone from a Commercial  
5           General to Residential Single-Family Conventional  
6           with a Mobile Home Overlay. Chris Grandlienard  
7           will provide staff recommendation after  
8           presentation by the applicant.

9           MR. HUDSON: Good evening, Madam Hearing  
10          Master. Tyler Hudson, 400 North Ashley Drive. I'm  
11          going to share my screen real quick. Can you see  
12          the screen?

13          MR. PUTNAM: Yes, sir.

14          MR. HUDSON: Okay. Wonderful. This is a  
15          fairly standard, I think, rezoning. The applicant  
16          purchased the property in 2020, and shortly  
17          thereafter, found a Code Enforcement violation due  
18          to the underlining zoning of CG and the  
19          incompatibility of that zoning with the single  
20          mobile home residential dwelling unit on-site.

21          The property was cleaned up over time. The  
22          Code Enforcement violation was cleared up, and  
23          we're here today to make zoning more compatible  
24          with the surrounding residential development in the  
25          area. In particular, we want to match the zoning

1 of this parcel, which has one mobile home on it now  
2 and will only be allowed to have one mobile home  
3 unit after -- or if the rezoning's approved.

4 We want to match this parcel's rezoning to  
5 what is over to the west, which is RSC-6 with a  
6 Mobile Home Overlay. Here's the subject property,  
7 as Chris will get into a little bit of his  
8 presentation. Just a shade under an acre.

9 It's on Ohio Avenue in Thonotosassa. As you  
10 can see on the screen, it is predominantly mobile  
11 home residential community. There's been some  
12 concern about the potential of this site to  
13 accommodate more than one mobile home. I just want  
14 to be very clear that is not possible under the  
15 rezoning that we are proposing.

16 It's, obviously, not an actual rendering, but  
17 the proposal is just to have a single mobile home,  
18 which is the existing condition. We just want to  
19 be in a position to accommodate that, and plus that  
20 with the existing zoning, which we believe is  
21 compatible with the surrounding developments.

22 Stop sharing real quick.

23 In the -- we're grateful for staff support.  
24 Staff found this application approvable. Planning  
25 Commission found it consistent with the

1 Comprehensive Plan. Transportation had no  
2 objections. In the interest of candor and full  
3 disclosure, there was one letter submitted into  
4 Optix that raised some questions about the  
5 application.

6 Most of the questions really surrounded the  
7 perceived potential Code Enforcement violations on  
8 surrounding properties, which is, obviously,  
9 outside the scope of this zoning application. But  
10 as to this particular application, I believe that  
11 the Taylor family that wrote in was under the  
12 misconception understandably, perhaps, that this  
13 rezoning will allow for multiple homes on-site.

14 Now, that's absolutely not the case. As  
15 Madam Hearing Master certainly noted, any multiple  
16 mobile home situation would have to be approved  
17 through a PD rezoning, which we are not proposing.  
18 We are simply proposing to have the zoning conform  
19 with the actual condition, which is compatible with  
20 the surrounding zoning conditions.

21 And with that, I'll be happy to answer any  
22 questions and appreciate your time.

23 HEARING MASTER HATLEY: Thank you,  
24 Mr. Hudson. And you did say this a couple of  
25 times, but I just want to reiterate. The purpose

1 of the rezoning is just to bless the current use;  
2 is that correct? The use isn't really changing?

3 MR. HUDSON: Yes, ma'am. That's exactly  
4 correct. The existing zoning CG, which is not  
5 compatible with how the site is being used today,  
6 which is exactly how the site will be used tomorrow  
7 or until any future owner comes back for a  
8 rezoning.

9 But there's only one mobile home on-site  
10 now, and there will be only one mobile home on-site  
11 and more than one mobile on-site if this rezoning  
12 gets approved.

13 HEARING MASTER HATLEY: Thank you,  
14 Mr. Hudson.

15 MR. HUDSON: Thank you.

16 HEARING MASTER HATLEY: All right.  
17 Development Services, please.

18 MR. GRANDLIENARD: Good evening. Chris  
19 Grandlienard again, Development Services.

20 The applicant is requesting to rezone from CG  
21 to RSC-6 with Mobile Home Overlay. The site is  
22 located at 10717 Ohio Avenue, which is at the  
23 southeast corner of Ohio Avenue and Southern Palms  
24 Court.

25 The property associated with 21-0577 has a

1 Future Land Use designation of Residential-6. The  
2 Residential-6 category permits consideration of  
3 residential intensities up to a maximum density of  
4 six units per acre and nonresidential intensities  
5 up to a maximum FAR of .25.

6 Nearby Future Land Use categories include  
7 Residential-6 and Residential-1. Adjacent property  
8 comprised of residential PD, Planned Development;  
9 RSC-6, Residential Single-Family Conventional with  
10 a Mobile Home Overlay; CG, Commercial General; and  
11 ASC-1, Agricultural Single-Family Conventional  
12 zoning districts.

13 To the north of the subject parcel, across  
14 Ohio Avenue are single-family residential homes  
15 zoned ASC-1. To the east is adjacent to a mobile  
16 home park owned by the applicant zoned CG. To the  
17 south, it is adjacent to another mobile home park  
18 owned by the applicant zoned PD, PD 2-0404. The  
19 west is adjacent to another mobile home park zoned  
20 RSC-6 Mobile Home Overlay.

21 The surrounding uses in the area consist of  
22 single-family lots and mobile home parks.  
23 Therefore, the rezoning of the subject parcel from  
24 CG to RSC-6 with a Mobile Home Overlay would be  
25 consistent with the existing zoning pattern of the

1 area.

2 Based on these considerations, staff finds  
3 the requested RSC-6 zoning district with a Mobile  
4 Home Overlay compatible with the existing zoning  
5 and development pattern in the area.

6 Staff finds the request approvable. That  
7 concludes my presentation. I'm available for any  
8 questions you may have.

9 HEARING MASTER HATLEY: Don't have any  
10 questions for you. Thank you.

11 Planning Commission.

12 MS. LIENHARD: Thank you. Melissa Lienhard,  
13 Planning Commission staff.

14 The subject property is located within the  
15 Residential-6 Future Land Use category. It is in  
16 the Rural Area and located within the limits of the  
17 the Thonotosassa Community Plan.

18 The proposal meets the intent of the Rural  
19 Area policies in the Future Land Use Element with  
20 regard to the preferred residential development  
21 pattern to the Rural Area is to be large lot, low  
22 density, residential development, and also for that  
23 residential development to be compatible with the  
24 surrounding area.

25 Policy 4.1 states the density in the Rural

1 Area is to be no greater than one dwelling unit per  
2 five gross acres unless located in an area targeted  
3 for higher density on the Future Land Use Map.

4 In this case, the Future Land Use  
5 designation of the subject site is Residential-6  
6 and is compatible with the rezoning request for  
7 RSC-6.

8 Future Land Use Element Objective 16 and its  
9 accompanying policies require that new development  
10 protect established neighborhoods and be compatible  
11 with the development pattern of the surrounding  
12 area.

13 Compatibility may be achieved through various  
14 tools, such as site planning, buffering and  
15 screening, as well as gradual transition of uses.  
16 According to Policy 16.10, compatibility does not  
17 mean the same as. Rather it refers to the  
18 sensitivity of development proposals in maintaining  
19 the character of existing development.

20 There are several existing mobile homes  
21 directly to the east of the site and also to the  
22 west. The proposed zoning to RSC-6 with a Mobile  
23 Home Overlay is compatible with the existing  
24 Residential-6 Future Land Use category and  
25 preserves the existing development pattern of the

1 surrounding area.

2 Goal 7 of Policy 7-1.2 of the Community  
3 Design Component and Future Land Use Element seeks  
4 to preserve rural option for residential housing  
5 that acts as viable alternatives to urban and  
6 suburban dwellings.

7 The subject site is in the Rural Area and  
8 would offer the already existing mobile home on the  
9 site as a viable housing option that does not  
10 further encroach on the rural areas.

11 The proposed rezoning to RSC-6 with a Mobile  
12 Home Overlay is also consistent with Goal 4 of the  
13 adopted Thonotosassa Community Plan that seeks to  
14 maintain a diversity of housing styles.

15 Based upon those considerations, Planning  
16 Commission staff finds the proposed rezoning  
17 consistent with the Future of Hillsborough  
18 Comprehensive Plan for unincorporated Hillsborough  
19 County. Thank you.

20 HEARING MASTER HATLEY: Thank you.

21 Are there any persons here or online who wish  
22 to speak in support of this item? Don't see any.

23 Are there any persons here or online who  
24 wish to speak in opposition to this item? Don't  
25 see anyone or hear anyone.

1 All right. We go back to Development  
2 Services. Any further recommendations or comments?

3 MR. GRADY: Nothing further.

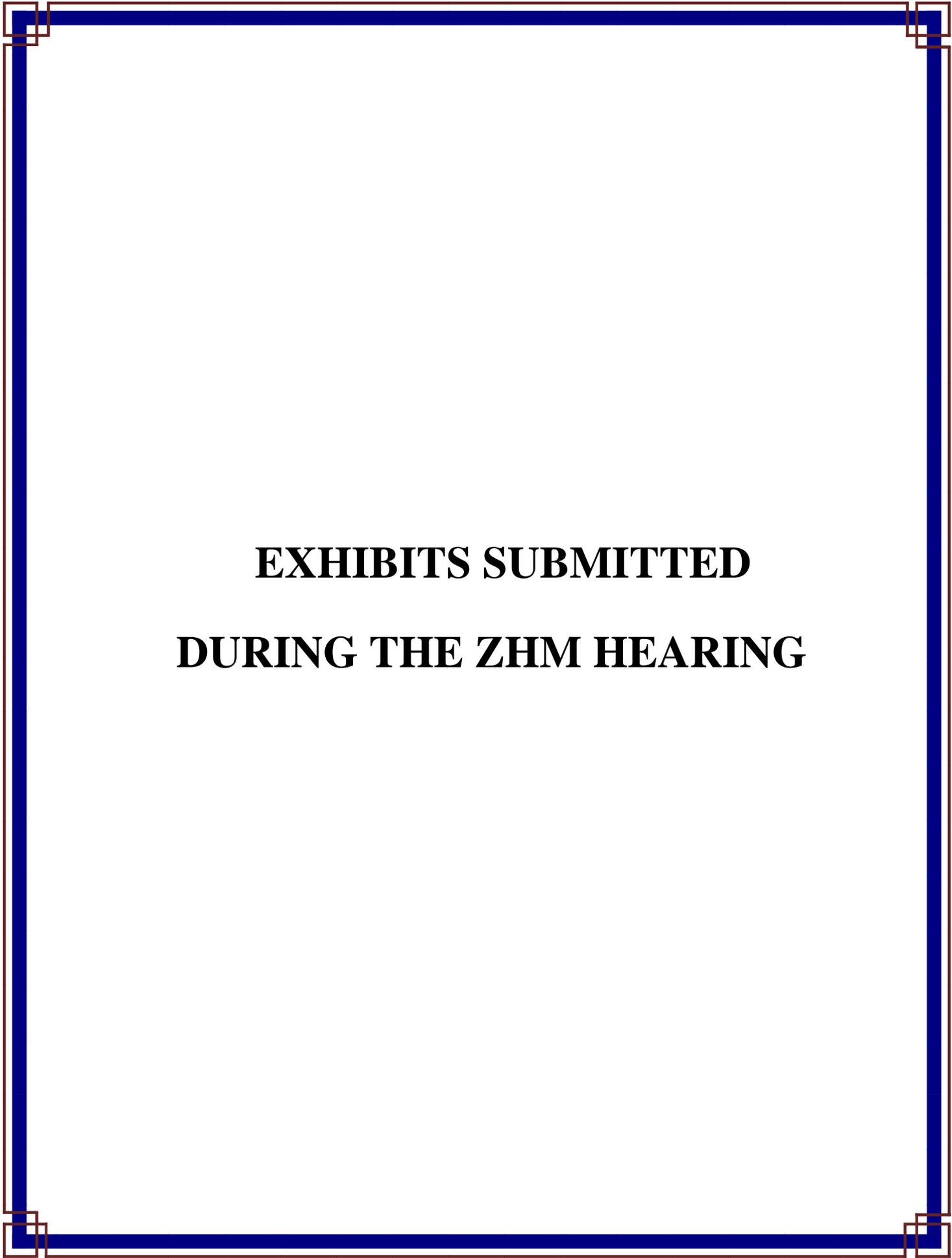
4 HEARING MASTER HATLEY: Okay. Applicant,  
5 anything to add?

6 MR. HUDSON: Nothing further, Madam Zoning  
7 Hearing Master. We just appreciate a  
8 recommendation of approval and thank you for your  
9 time.

10 HEARING MASTER HATLEY: All right. Thank  
11 you.

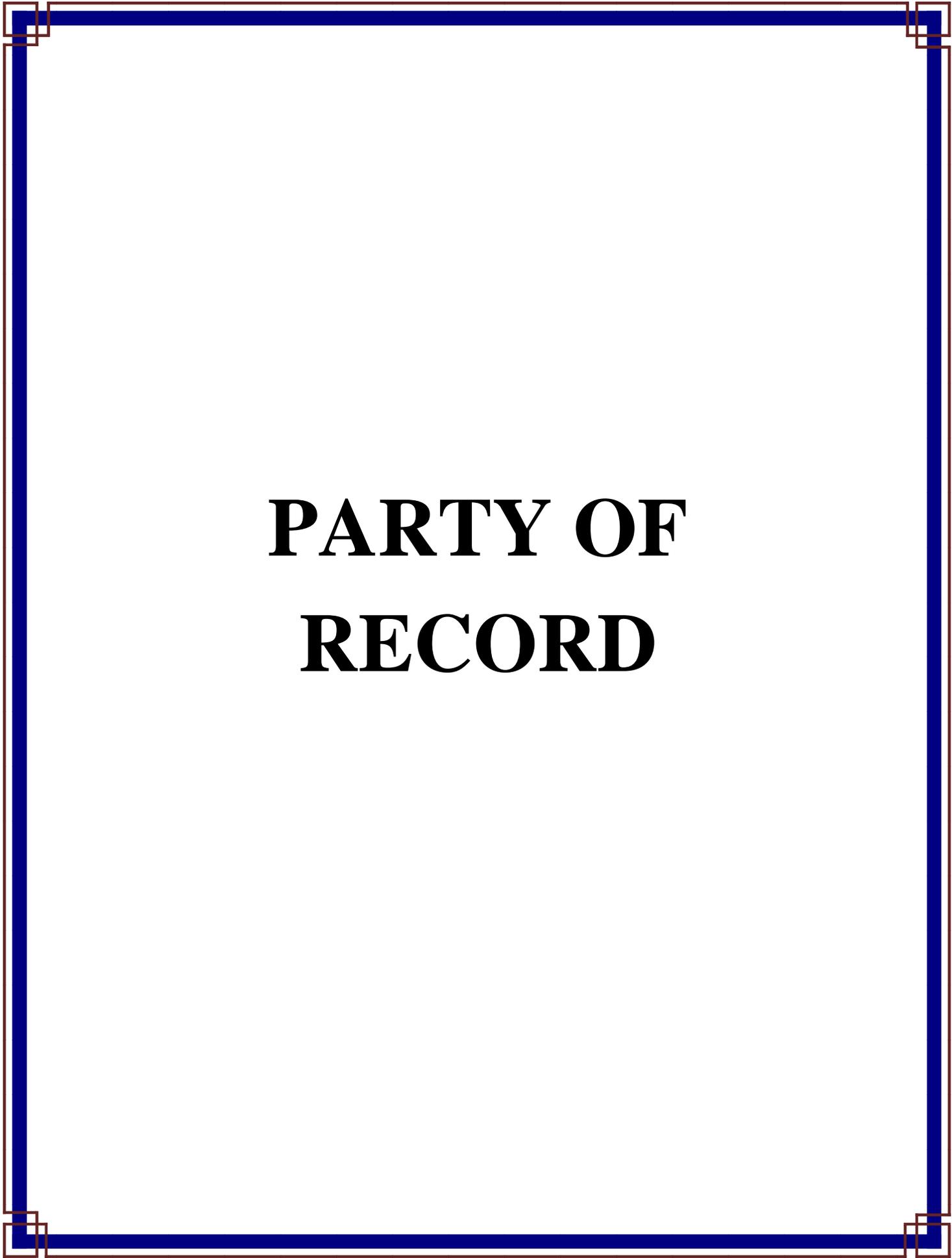
12 All right. This will close the hearing on  
13 item -- on Rezoning 21-0577.

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**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

**NONE**



**PARTY OF  
RECORD**

## Rome, Ashley

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**From:** Hearings  
**Sent:** Friday, April 30, 2021 2:16 PM  
**To:** Vazquez, Bianca  
**Cc:** Rome, Ashley  
**Subject:** FW: Evidence for Proposed Rezoning @ 10717 Ohio Ave, Thonotosassa, FL 33592 (see below)

**Attachments:** IMG\_0043.jpg; IMG\_0044.jpg; IMG\_0042.jpg; IMG\_0041.jpg; IMG\_0040.jpg; IMG\_0039.jpg; IMG\_0038.jpg; IMG\_0037.jpg; IMG\_0036.jpg; IMG\_0035.jpg; IMG\_0034.jpg; IMG\_0033.jpg; IMG\_0032.jpg; IMG\_0031.jpg; IMG\_0030.jpg; IMG\_0029.jpg; IMG\_0028.jpg; IMG\_0027.jpg; IMG\_0026.jpg; IMG\_0025.jpg; IMG\_0024.jpg; IMG\_0023.jpg; IMG\_0022.jpg; IMG\_0021.jpg; IMG\_0020.jpg; IMG\_0019.jpg; IMG\_0018.jpg; IMG\_0017.jpg; IMG\_0016.jpg; IMG\_0015.jpg; IMG\_0014.jpg; IMG\_0013.jpg; IMG\_0012.jpg; IMG\_0011.jpg; IMG\_0010.jpg; IMG\_0009.jpg; IMG\_0008.jpg; IMG\_0007.jpg; IMG\_0006.jpg; IMG\_0005.jpg

I checked with Leis and this is for application 21-0577.

Thank you,

**Connor MacDonald, MURP**  
**Planning & Zoning Technician**  
Development Services Department (DSD)

---

P: (813) 829-9602 | VoIP: 39402  
M: (813) 272-5600  
E: [macdonaldc@hillsboroughcounty.org](mailto:macdonaldc@hillsboroughcounty.org)  
W: [HillsboroughCounty.Org](http://HillsboroughCounty.Org)

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**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

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**From:** Leis Taylor <[leistaylor@live.com](mailto:leistaylor@live.com)>  
**Sent:** Friday, April 30, 2021 8:40 AM  
**To:** Hearings <[Hearings@HillsboroughCounty.ORG](mailto:Hearings@HillsboroughCounty.ORG)>  
**Cc:** [landuse@gbmmlaw.com](mailto:landuse@gbmmlaw.com)  
**Subject:** Evidence for Proposed Rezoning @ 10717 Ohio Ave, Thonotosassa, FL 33592 (see below)

[External]

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Hello,

Attached are photos of the trailers that are at the surrounding location you are looking to rezone and add more trailers. This area is directly across from our home. This is just gross. We as homeowner's have to endure and see. It's such an eyesore for one issue. Next, we have to worry about the trash building up outside their units and causing rats, bugs, etc and them traveling over to our side. What type of background checks will be done, what type of homes are you looking to bring in? All of this kills our value of our homes in this area. We are very concerned and do not wish to add more of these type of living situations to our area.

Thank you.

10702 Ohio Ave  
Thonotosassa, FL 33592  
[LeisTaylor@live.com](mailto:LeisTaylor@live.com)  
Leisa and Robert Taylor

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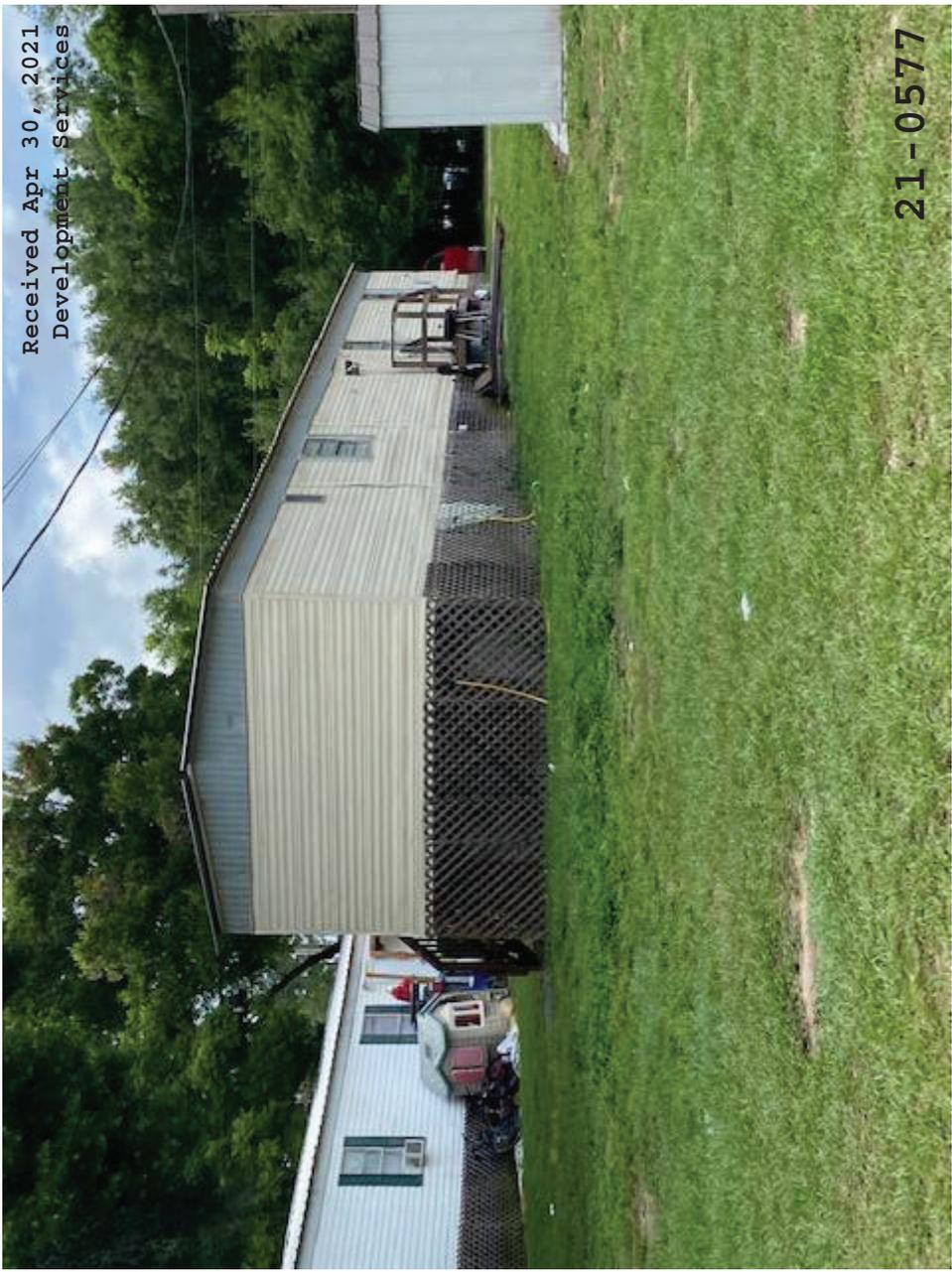
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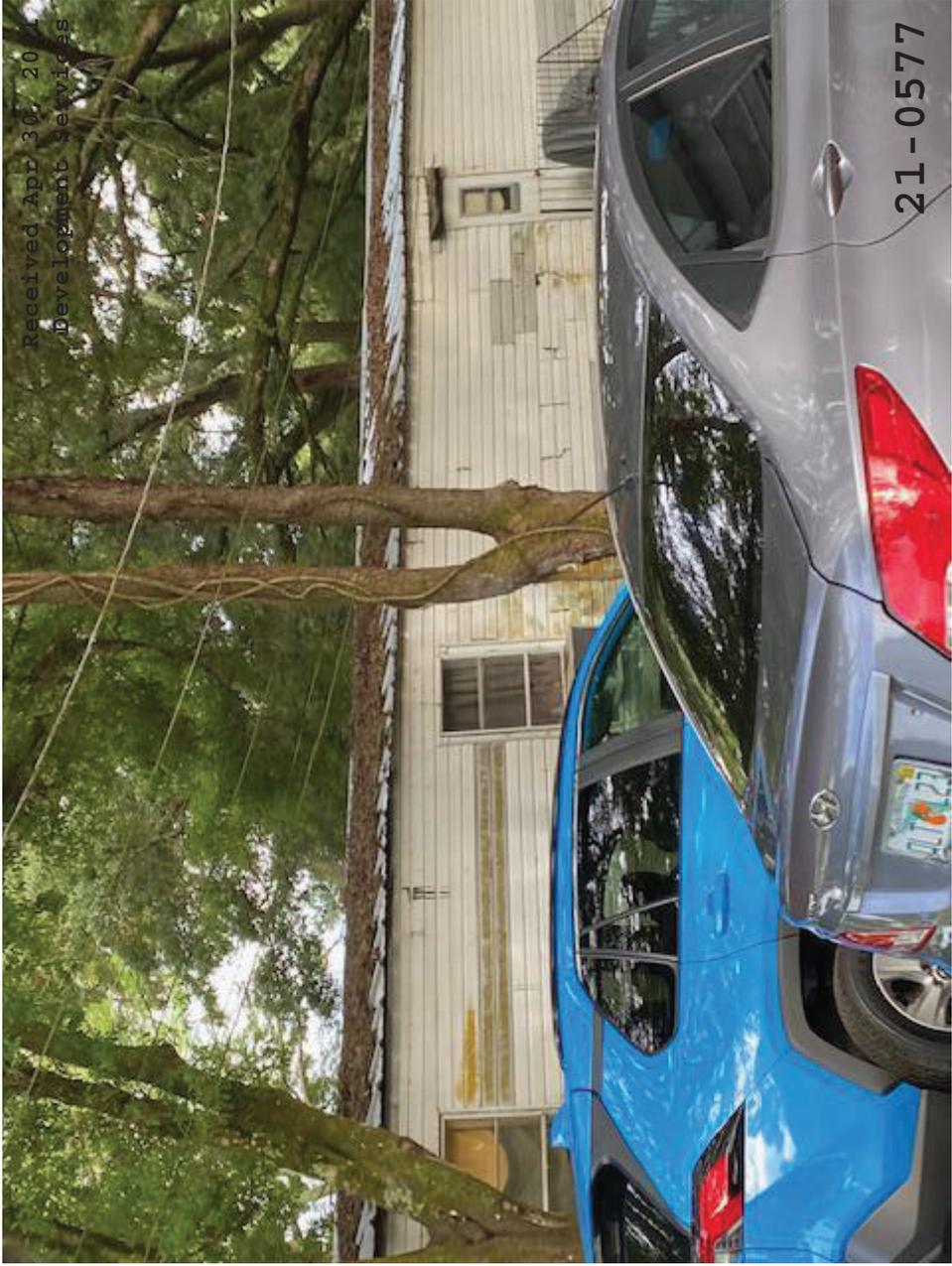
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