Rezoning Application:	PD 25-0801
Zoning Hearing Master Date:	August 18, 2025
~~**BOCC CPA Public Hearing**~~ **BOCC Land Use Meeting Date:**	October 7, 2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sunshine Homes Unlimited, Inc.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 0.77 acres

Community Plan Area: None

Overlay: None

Introduction Summary:
The request is to rezone a parcel from RSC-6 Residential, Single-Family Conventional to Planned Development (PD) to allow a 4-unit townhomes development at a density of 5.19 dwelling units per acre.

Zoning:	Existing	Proposed
District(s)	RSC-6	PD 25-0801
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family (Townhomes)
Acreage	0.77 acres	0.77 acres
Density/Intensity	1 DU per acre	5.19 DU per acre
Mathematical Maximum*	4 dwelling units	Four (4) dwelling units

*number represents a pre-development approximation

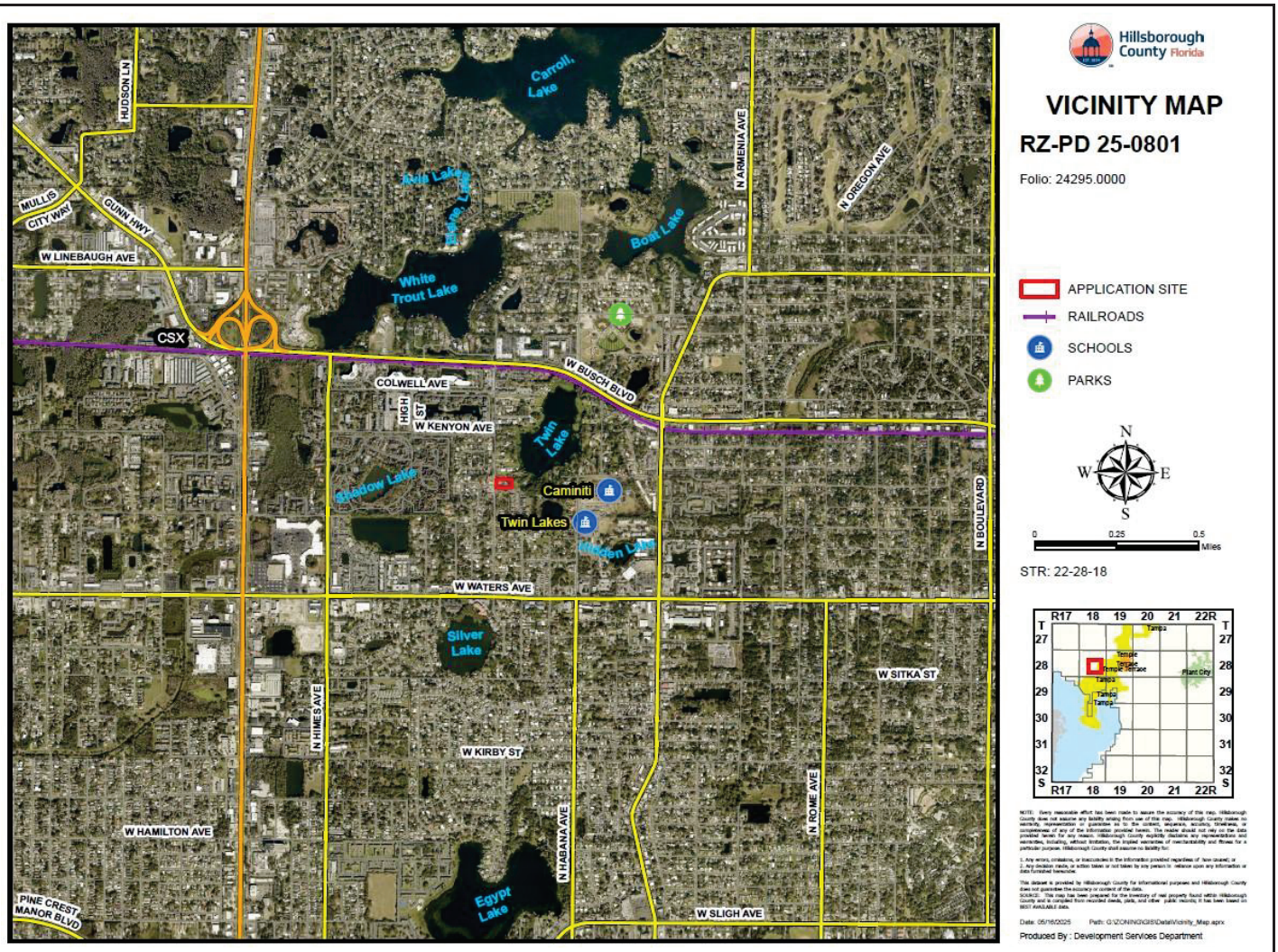
Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 25-0801
Lot Size / Lot Width	7,000 sq ft/ 70’	N/A
Setbacks/Buffering and Screening	Front: 25’ Side: 7.5’ Rear: 25’	Per Site Plan
Height	35’	35’

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

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to the conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

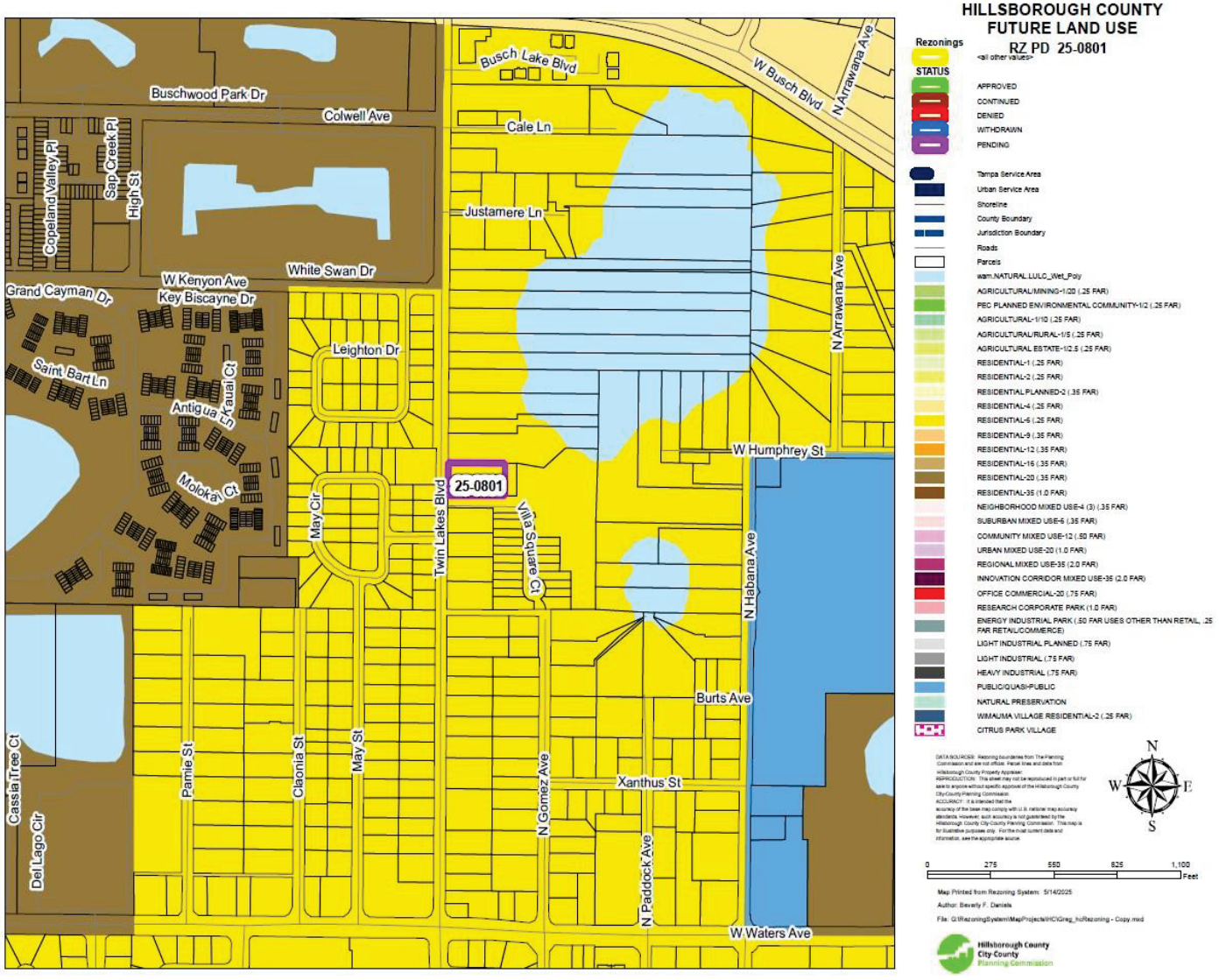


Context of Surrounding Area:

The subject site is located at 8615 Twin Lakes Boulevard and consists of folio: #24295.0000. The property is within the Urban Service Area. Adjacent properties consist of residential uses to include a school and multi-family (duplex)and townhouses. In the surrounding area, the primary use is residential, mostly single-family. The nearest major roadways to the project site are North Dale Mabry to the west, West Busch Boulevard to the north and West Waters Avenue. A variety of highway commercial uses are located along these roadways.

2.0 LAND USE MAP SET AND SUMMARY DATA

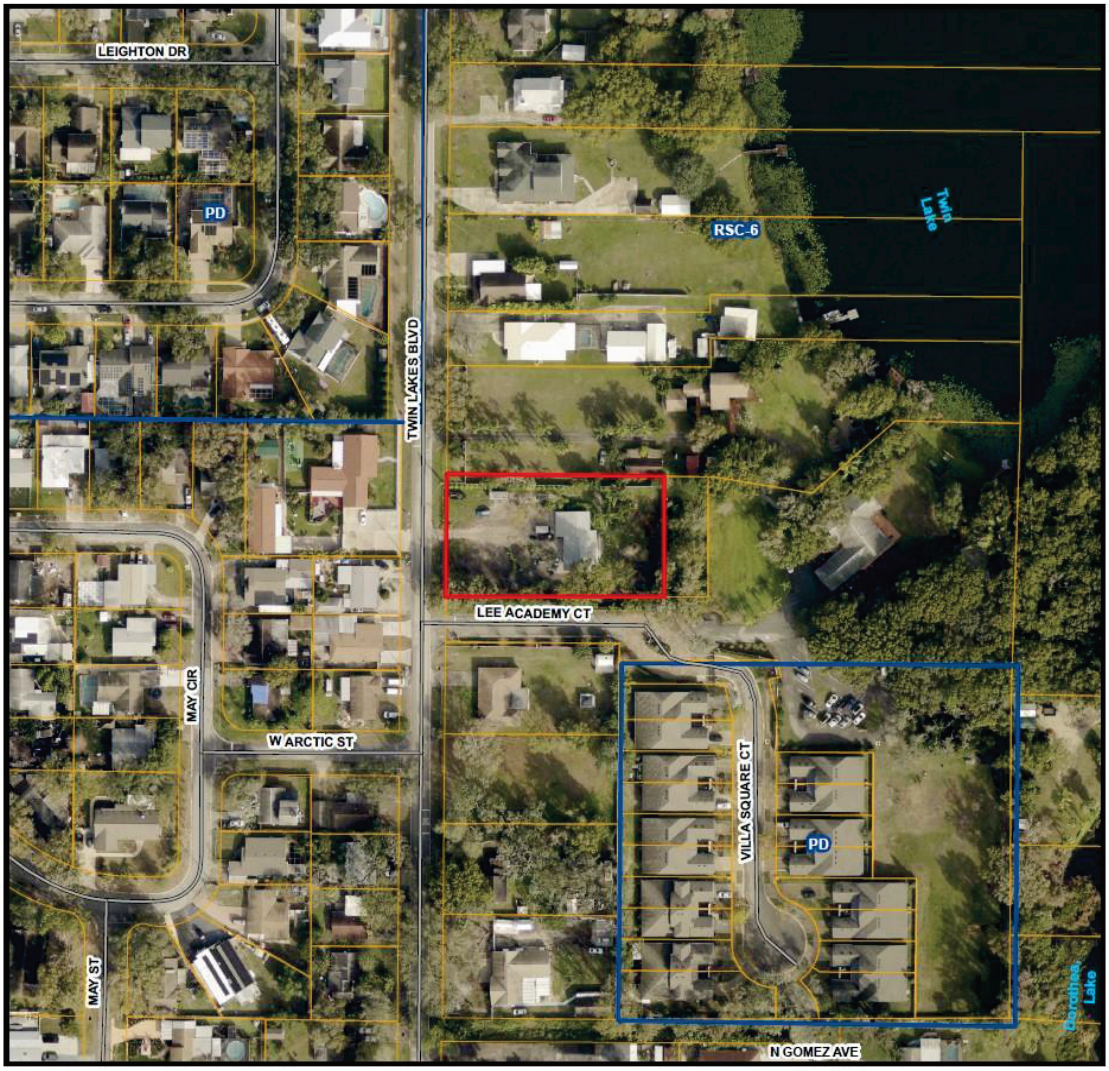
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - (RES-6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

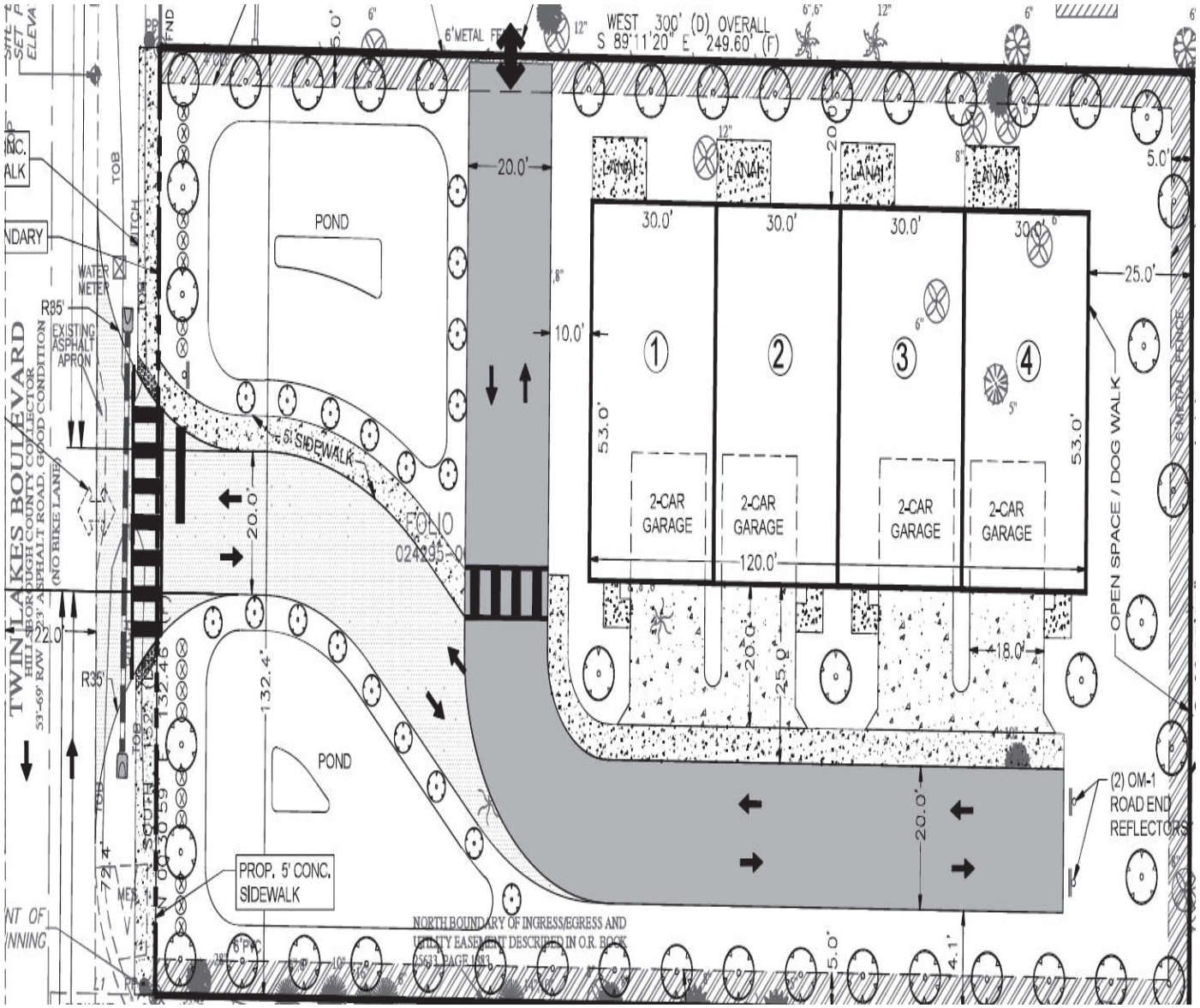
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU per acre	Single Family Conventional	Multi-Family Residential
South	RSC-6	6 DU per acre	Single Family Conventional	Single-family Residential and school drive
East	RSC-6	6 DU per acre	Single-Family Conventional	Vacant
West	RSC-6	6 DU per acre	Single-Family Conventional	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	**Road Name**	**Road Name**	**Road Name**
Twin Lakes Blvd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	38	3	3
Proposed	28	1	2
Difference (+/1)	**(-) 10**	**(-) 2**	**(-) 1**

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

Connectivity and Cross Access				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Twin Lakes Blvd. / Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _ _			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 story)	Mobility: $9,183 * 4 = $26,644 Parks: $1,957 * 4 = $7,828 School: $7,027 * 4 = $28,108 Fire: $249 * 4 = $996 Total per Townhouse: $15,984 * 4 = $63,576			
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 0.77-acre tract from RSC-6 to a Planned Development to facilitate a residential single-family development at a density of 5.19 dwelling units per acre. The subject site is composed of one folio and is at 8615 Twin Lakes Boulevard. The surrounding area is primarily residential consisting of single-family attached and detached.

The density of the development is capped at 5.19 lots per acre and will be allowed a maximum of 4 units, in compliance with the RES-6 Future Land Use category. Buffering and screening both in compliance and exceeding Land Development Code requirements will be provided.

The proposed building height of 35 feet is consistent with the RSC-6 zoning to the north, and no additional setback for heights greater than 20 feet are necessary for this density given the corresponding standard zoning district of RMC-6.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The surrounding area is residential and higher intense residential uses, such as to the south, are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted July 29, 2025.

1. The project shall be limited to four (4) multifamily units and shall not be subdivided.

2. Buildings shall be located where depicted on the site plan, in addition to:

   Minimum west side yard setback – 20 feet
   Minimum north rear yard setback – 25 feet
   Maximum building height – 35 feet
   Maximum Building Coverage: 40%

3. A 5-foot-wide buffer with Type A screening shall be provided where depicted on the site plan.

4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Efforts must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

5. The project shall be permitted on full access connection on Twin Lakes Boulevard as shown on the PD site plan.

6. The project driveways shall be privately owned and maintained and gated.

7. The existing driveway will serve as the project temporary access with a proposed future project access shown as a driveway stubbed out to the north of the property.

8. Individual units shall have sidewalks.

9. There shall be 5-foot-wide internal sidewalks to the proposed 5-foot-wide sidewalks along the project frontage.

10. Efforts must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.

11. If PD 25-0801 is approved, the County Engineer will approve Section 6.04.07. B. Administrative Variance to meet the requirements of the Hillsborough County Land Development. Approval of the Administrative Variance will waive substandard roadway access on Twin Lakes Boulevard in association with the proposed development.

12. An internal project roadway shall be constructed to the County Transportation Technical Manual, TS-3 local roadway standard and platted as private roads. Gated access shall not be permitted.

13. Notwithstanding anything on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the project boundaries.

14. All construction ingress and egress shall be limited to the Dixon Dr. project access. The developer shall include a note in each site/construction plan submittal which indicates same.

15. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

16. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

17. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

18. The project shall be permitted (and limited to) one (1) temporary vehicular access connection to Twin Lakes Blvd. At such time as there is a Shared Access Facility through adjacent folio 24293.0000 which provides access to Twin Lakes Blvd. for the subject PD, the temporary access shall be closed and removed (or otherwise converted to a gated emergency access).

19. The developer shall internal driveways as generally shown on the PD site plan, including the driveway stubout to the northern project boundary.

20. The developer shall be permitted to install a fence or a wall across the driveway stubout until such time as (re)development occurs on the adjacent property which provides access consistent with Condition 2, above; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.

21. Construction access shall be limited to the project access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

22. If RZ 25-0801 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) which was found approvable by the County Engineer (on August 11, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Twin Lakes Blvd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's temporary Twin Lakes Blvd. access and the next closest connections as follows:

    a. A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

    b. A variance of +/- 225 feet from the next closest driveway to the south (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,

c. A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

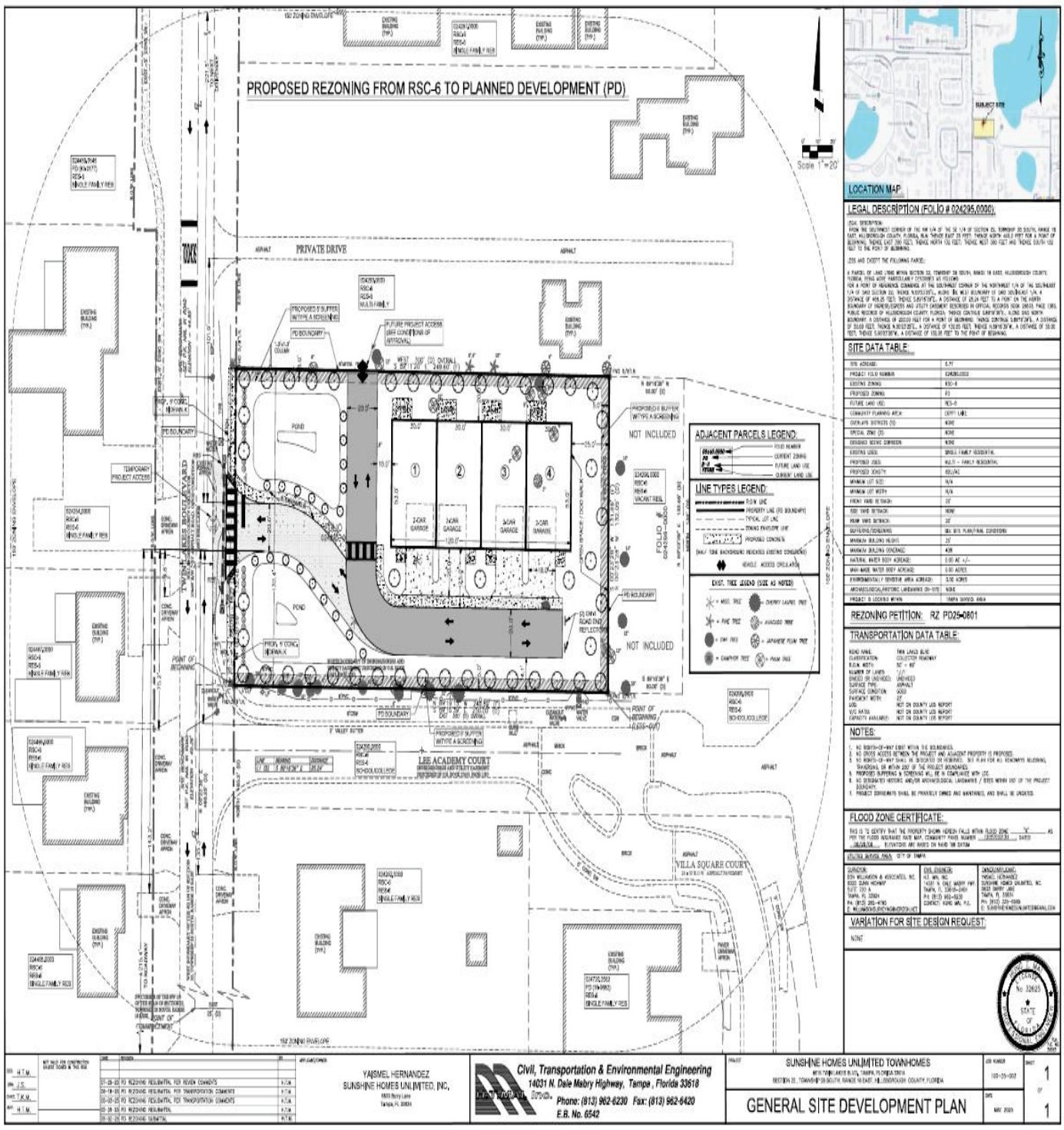
Zoning Administrator Sign Off:	J. Brian Grady

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS (See following pages)

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 8/12/2025
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: EGL	PETITION NO: RZ 25-0801

☐ This agency has no comments.

☐ This agency has no objection.

☒ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects for the reasons outlined below.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

2. The project shall be permitted (and limited to) one (1) temporary vehicular access connection to Twin Lakes Blvd. At such time as there is a Shared Access Facility through adjacent folio 24293.0000 which provides access to Twin Lakes Blvd. for the subject PD, the temporary access shall be closed and removed (or otherwise converted to a gated emergency access).

3. The developer shall internal driveways as generally shown on the PD site plan, including the driveway stubout to the northern project boundary.

4. The developer shall be permitted to install a fence or a wall across the driveway stubout until such time as (re)development occurs on the adjacent property which provides access consistent with Condition 2, above; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.

5. Construction access shall be limited to the project access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

6. If RZ 25-0801 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) which was found approvable by the County Engineer (on August 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Twin Lakes Blvd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's temporary Twin Lakes Blvd. access and the next closest connections as follows:

    a. A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

    b. A variance of +/- 225 feet from the next closest driveway to the south (on the opposite

side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,

c. A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 0.77 ac. parcel, from Residential Single-Family Conventional – 6 (RSC-6) to Planned Development (PD). The applicant is requesting approval of 4 single-family attached (townhomes) within a single structure.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of 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 (ITE) Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single-Family Dwelling Units (ITE LUC 210)	38	3	3

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Single Family Attached Townhome Units (ITE Code 215)	28	1	2

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	**(-) 10**	**(-) 2**	**(-) 1**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Twin Lakes Blvd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 50-foot-wide right-of-way in the vicinity of the project. There is a +/- 5-foot-wide sidewalk along the portions of the east and west sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

SITE ACCESS, CONNECTIVITY AND FUTURE SHARED ACCESS

The applicant is proposing a single access temporary access connection to Twin Lakes Blvd. within an existing school zone. This is proposed as a temporary access connection due to the fact that the project access cannot meet access spacing standards, as it is located +/- 71 feet from Lee Academy Court (i.e. a connection south of the proposed access which provides access to a school). Twin Lakes Blvd. is a Class

6 facility with a posted speed of 30 mph in the vicinity of the proposed project. As such, minimum access spacing between connections (on the same or opposite sides of the roadway) is 245 feet. Since the applicant does not meet these minimum standards, a Sec. 6.04.02.B. Administrative Variance was requested.

In order to allow for the potential to cure spacing issues in the future, the applicant has proposed constructing a driveway stubout to the project's northern boundary. This stubout will allow the project to connect to a future Shared Access Facility within the project to the north. If such facility becomes available which serves the site (e.g. upon redevelopment of the adjacent site to more intense uses as may be permitted consistent with its Future Land Use designation of RES-6), the subject PD access will need to be closed (or converted to gated emergency access). This will allow for more compliant access spacing while achieving safer and more efficient access to the collector roadway, which is particularly important given the proximity to the school.

Staff notes that the proposed project generates minimal traffic, and does not meet Sec. 6.04.04.D. turn lane warrants.

ADMINISTRATIVE VARIANCE – TWIN LAKES BLVD. – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Twin Lakes Blvd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Twin Lakes Blvd. has a posted speed of 30 mph in the vicinity of the proposed project. The applicant is seeking the following variances:

- A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

- A variance of +/- 225 feet from the next closest driveway to the south (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,

- A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

For reasons included in the AV request, including that the applicant is providing for the temporary nature of the requested access and making provisions for alternate future access which will further enhance access spacing, the request was found approvable by the County Engineer (on August 12, 2025).

If PD 25-0801 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

SUBSTANDARD RD. – TWIN LAKES BLVD. – DEMINIMIS IMPACT

Although Twin Lakes Blvd. is a substandard collector roadway, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the project generates a deminimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Twin Lakes Blvd. was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for that facility can be provided.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, August 12, 2025 4:57 PM
To: Hung T. Mai
Cc: tkmai@aol.com; sunshinehomesunlimited@gmail.com; Baker, James; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: PD 25-0801 - Administrative Variance Review
Attachments: 25-0801 AVAd 06-20-25.pdf

Hung,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0801 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

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From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, August 11, 2025 12:23 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PD 25-0801 - Administrative Variance Review

Hello Mike,

The attached Administrative Variance is **Approvable** to me, please include the following people in your response:

htmai@aol.com
tkmai@aol.com
sunshinehomesunlimited@gmail.com
bakerje@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Friday, June 20, 2025 5:06 PM
To: myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia

<Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcso.com>; Jessica Folsom <jessica.folsom@myfwc.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lynch, Michael <lynchm@epchc.org>; Mawle, Varsha <MawleV@hcfl.gov>; McMaugh, Andria <McMaughA@hcfl.gov>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; RP-Development <RP-Development@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Shavor, Derek <ShavorDe@hcfl.gov>; Stewart, Matthew <StewartMa@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Baker, James <BakerJE@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 25-0801

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:
Planner: James Baker
Contact: bakerje@hcfl.gov

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hcfl.gov
W: HCFLGov.net

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

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COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ PD 25-0801
DATE OF HEARING:	August 18, 2025
APPLICANT:	Sunshine Homes Unlimited, Inc.
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to PD
LOCATION:	8615 Twin Lakes Blvd.
SIZE OF PROPERTY:	0.77 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	N/A

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application:	PD 25-0801
Zoning Hearing Master Date:	August 18, 2025
BOCC CPA Public Hearing	
BOCC Land Use Meeting Date:	October 7, 2025

Hillsborough County Florida
Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Sunshine Homes Unlimited, Inc.

FLU Category: RES-6

Service Area: Urban

Site Acreage: 0.77 acres

Community Plan Area: None

Overlay: None

Introduction Summary:		
The request is to rezone a parcel from RSC-6 Residential, Single-Family Conventional to Planned Development (PD) to allow a 4-unit townhomes development at a density of 5.19 dwelling units per acre.		
Zoning:	**Existing**	**Proposed**
District(s)	RSC-6	PD 25-0801
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family (Townhomes)
Acreage	0.77 acres	0.77 acres
Density/Intensity	1 DU per acre	5.19 DU per acre
Mathematical Maximum*	4 dwelling units	Four (4) dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	PD 25-0801
Lot Size / Lot Width	7,000 sq ft/ 70’	N/A
Setbacks/Buffering and Screening	Front: 25’ Side: 7.5’ Rear: 25’	Per Site Plan
Height	35’	35’

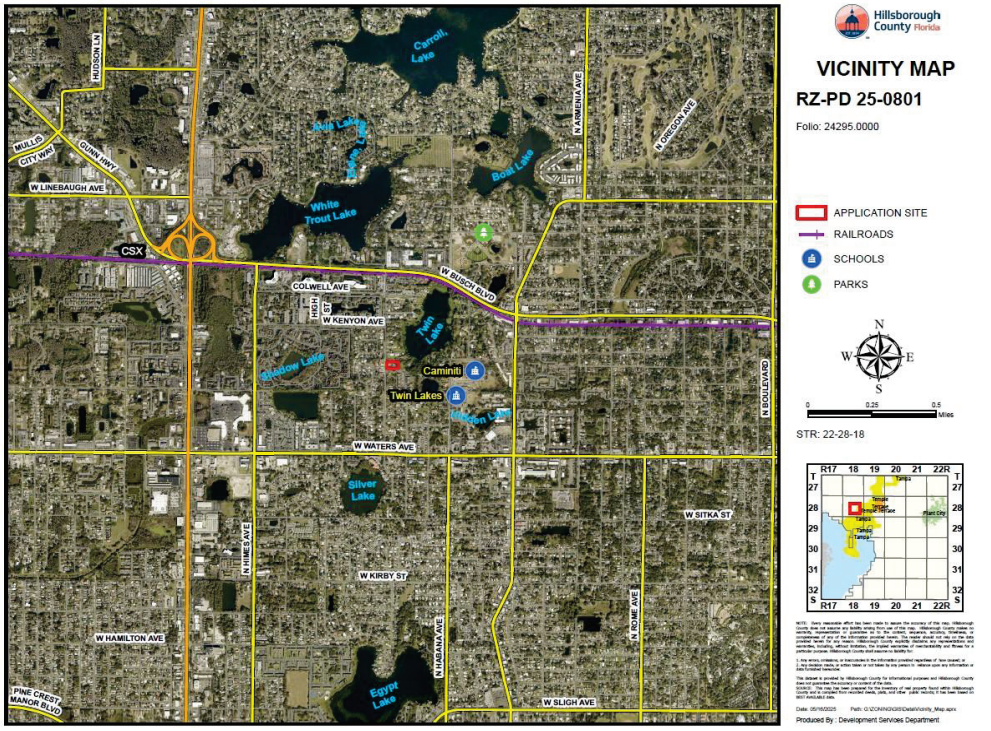
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:	**Development Services Recommendation:**
Consistent	Approvable, subject to the conditions

APPLICATION NUMBER:	PD 25-0801	
ZHM HEARING DATE:	August 18, 2025	
BOCC PUBLIC HEARING DATE:	October 7, 2025	Case Reviewer: James E Baker, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

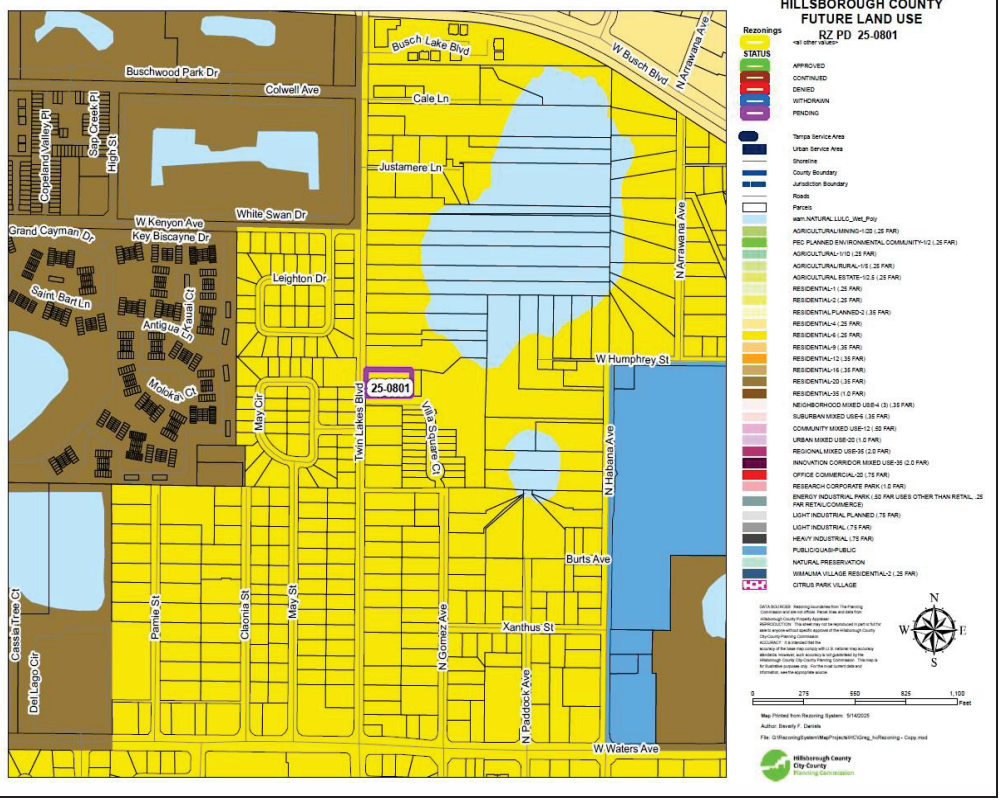


Context of Surrounding Area:
The subject site is located at 8615 Twin Lakes Boulevard and consists of folio: #24295.0000. The property is within the Urban Service Area. Adjacent properties consist of residential uses to include a school and multi-family (duplex)and townhouses. In the surrounding area, the primary use is residential, mostly single-family. The nearest major roadways to the project site are North Dale Mabry to the west, West Busch Boulevard to the north and West Waters Avenue. A variety of highway commercial uses are located along these roadways.

APPLICATION NUMBER:	PD 25-0801	
ZHM HEARING DATE:	August 18, 2025	
BOCC PUBLIC HEARING DATE:	October 7, 2025	Case Reviewer: James E Baker, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

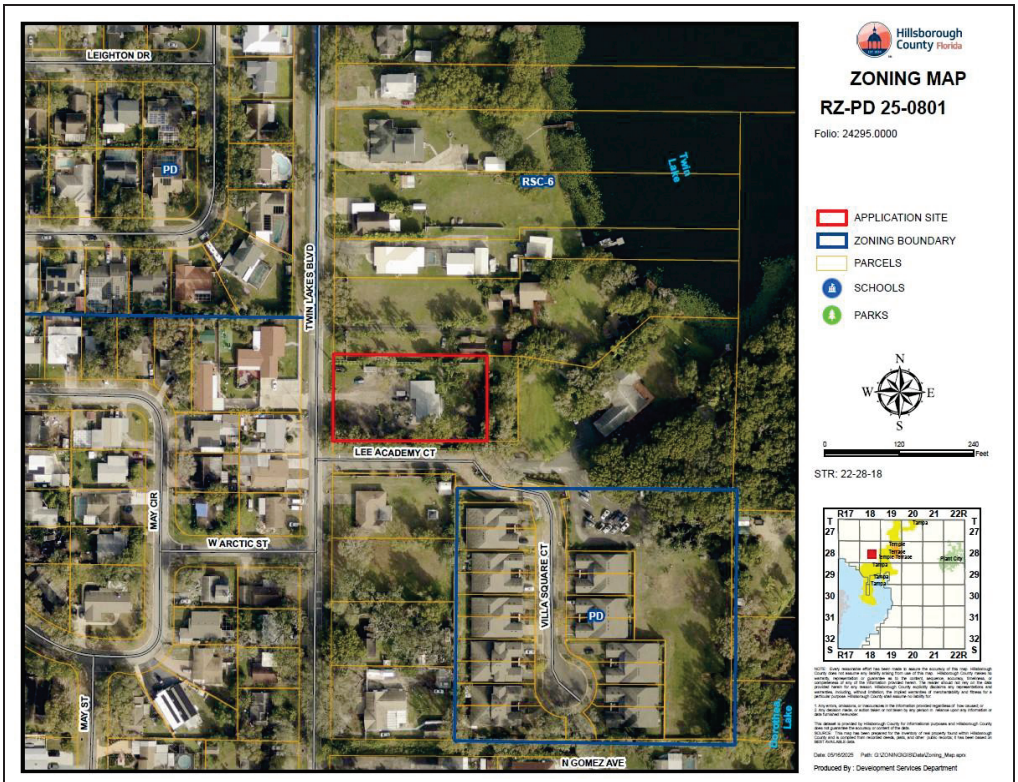
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential - (RES-6)
Maximum Density/F.A.R.:	6.0 dwelling units per gross acre
Typical Uses:	Residential, suburban scale neighborhood commercial, office uses, and multi-purpose projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map

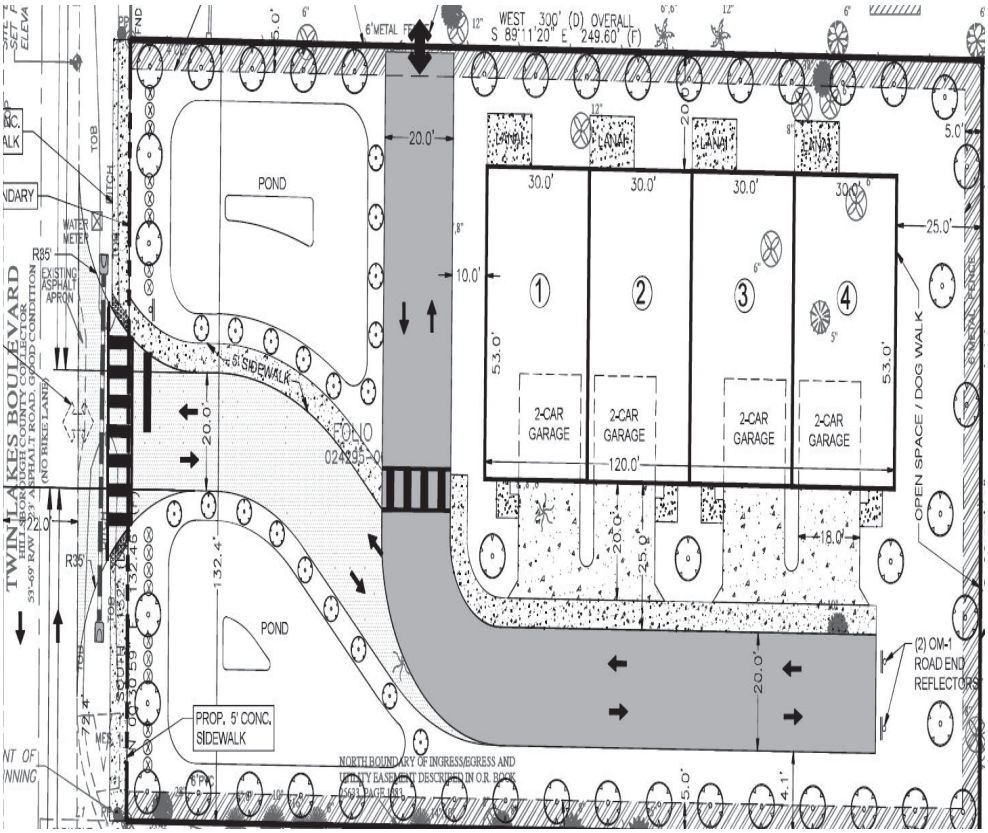


Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 DU per acre	Single Family Conventional	Multi-Family Residential
South	RSC-6	6 DU per acre	Single Family Conventional	Single-family Residential and school drive
East	RSC-6	6 DU per acre	Single-Family Conventional	Vacant
West	RSC-6	6 DU per acre	Single-Family Conventional	Single-family Residential

2.0 LAND USE MAP SET AND SUMMARY DATA

2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)



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

Adjoining Roadways (check if applicable)			
Road Name	**Road Name**	**Road Name**	**Road Name**
Twin Lakes Blvd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation			
	Average Annual Daily Trips	**A.M. Peak Hour Trips**	**P.M. Peak Hour Trips**
Existing	38	3	3
Proposed	28	1	2
Difference (+/1)	**(-) 10**	**(-) 2**	**(-) 1**

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

Connectivity and Cross Access				
Project Boundary	**Primary Access**	**Additional Connectivity/Access**	**Cross Access**	**Finding**
North	X	Pedestrian & Vehicular	None	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Pedestrian & Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance		
Road Name/Nature of Request	**Type**	**Finding**
Twin Lakes Blvd. / Access Spacing	Administrative Variance Requested	Approvable
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Check if Applicable: ☒ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _ _			
Public Facilities:	**Comments Received**	**Objections**	**Conditions Requested**	**Additional Information/Comments**
Transportation ☒ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☐ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No	
Service Area/ Water & Wastewater ☒Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No	
Hillsborough County School Board Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 story)	Mobility: $9,183 * 4 = $26,644 Parks: $1,957 * 4 = $7,828 School: $7,027 * 4 = $28,108 Fire: $249 * 4 = $996 Total per Townhouse: $15,984 * 4 = $63,576			
Comprehensive Plan:	**Comments Received**	**Findings**	**Conditions Requested**	**Additional Information/Comments**
Planning Commission ☐ Meets Locational Criteria ☒N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

This is a request to rezone a 0.77-acre tract from RSC-6 to a Planned Development to facilitate a residential single-family development at a density of 5.19 dwelling units per acre. The subject site is composed of one folio and is at 8615 Twin Lakes Boulevard. The surrounding area is primarily residential consisting of single-family attached and detached.

The density of the development is capped at 5.19 lots per acre and will be allowed a maximum of 4 units, in compliance with the RES-6 Future Land Use category. Buffering and screening both in compliance and exceeding Land Development Code requirements will be provided.

The proposed building height of 35 feet is consistent with the RSC-6 zoning to the north, and no additional setback for heights greater than 20 feet are necessary for this density given the corresponding standard zoning district of RMC-6.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The surrounding area is residential and higher intense residential uses, such as to the south, are adequately buffered and screened from the development. The density of the proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed Planned Development district, subject to the conditions, approvable.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Tu Mai 14031 North Dale Mabry Highway testified on behalf of the applicant Yasmine Hernandez of Sunshine Homes Unlimited. Ms. Mai identified the location of the property at 8615 Twin Lakes Blvd and stated that the request is to rezone 0.77 acres from RSC-6 to Planned Development for 4 townhomes. She described the proposed access, and a County requested stub out to the north. An administrative variance for access minimum spacing request was found approvable by the County Engineer. Ms. Mai testified that the project is compatible with the surrounding area. She described the surrounding land uses and stated that the proposed density of 5.19 is less than what could be considered under the RES-6 land use category. She concluded her presentation by stating that the planning staffs recommend approval and that there were several letters of support that will be submitted into the record.

Mr. Yasmine Hernandez 3265 Laurel Dale Drive testified as the applicant. Mr. Hernandez stated that he graduated from Tampa Bay Tech and bought his first house at age 18 in West Tampa. He has worked closely with the Tampa Housing Authority to help families find stability and growth. Mr. Hernandez testified that he has worked hard to increase property values but also people's value and sense of community. The request for 4 townhomes creates opportunities for 4 families in the Twin Lake Community.

Mr. James Baker, Development Services staff, testified regarding the County's staff report. Mr. Baker stated that the applicant is requesting a rezoning from RSC-6 to Planned Development for 4 townhomes. He described the subject property and surrounding land uses. He stated that Development Services found the request compatible with the area and appropriate for the area.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Residential-6 Future Land Use category and the Urban Service Area. She testified that the application is compatible with the surrounding neighborhood and cited numerous Objectives and Policies that support the request. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the

application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application.

Mr. Donald Lacey 8621 Twin Lakes Blvd stated that he is not in support nor in opposition to the request. He co-owns the property to the north. He discussed his concern about the proposed future driveway from the subject property to the north into his property. He showed a graphic to ask that if he improves his 5 structure on-site, he did not want to deal with a future driveway.

Mr. Ratliff of the County's Transportation review section testified that the intent of the stub out is for future development. Mr. Lacey asked if he could improved the structures on his property. Mr. Ratliff replied yes and stated that if the stub out is only for future planning purposes.

Mr. Lacey discussed his concerns with access as it pertains to his property.

Hearing Master Finch asked Mr. Lacey to speak with the applicant's representative and County staff.

Mr. Lacey asked how wide the proposed townhomes would be. Hearing Master Finch stated that she would ask County staff to respond to that question.

Ms. Heinrich of the Development Services Department stated that there is no minimum lot size for each townhome.

Mr. Ratliff of the County's Transportation review section read a correction to zoning condition 7 into the record regarding internal driveway construction. He also stated that the moving of the access is limited as it cannot be moved too close.

Ms. Mai testified during the rebuttal period that the Land Development Code requires a minimum connection spacing of 245 feet for a Class 6 roadway and that is why the future stub out to located to the northern boundary. She added that the project traffic is de minimum. Regarding the property owner to the north, she stated that the access would be determined at the site development review stage and that she would work with him directly. Regarding the fence, that issue will also be addressed during the site development review stage.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Mai submitted six letters of support into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.77 acres in size and is currently zoned Residential Single Family Conventional-6 (RSC-6) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area.

2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 4 townhomes.

3. No Planned Development Variations or waivers are requested.

4. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.

5. The surrounding area is zoned RSC-6 and developed with residential land uses.

6. Six letters of support were submitted into the record.

7. One person testified during the opposition section at the Zoning Hearing Master hearing but stated that they were not in support nor in opposition. His concerns pertained to the proposed stub out to the north that affects his property.

   In response, the County's transportation review section staff person testified that the stub out is for future development. The applicant's representative testified that the issue will be reviewed at the site development stage and that she would work directly with the adjacent property owner to the north regarding access.

8. The rezoning request to PD for the development of 4 townhomes is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from RSC-6 to the PD zoning district for the development of 4 townhomes. No Planned Development variations or waivers are requested.

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and the Comprehensive Plan.

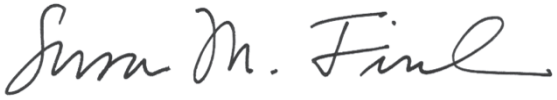
Six letters of support were submitted into the record.

One person testified during the opposition section at the Zoning Hearing Master hearing but stated that they were not in support nor in opposition. His concerns pertained to the proposed stub out to the north that affects his property. In response, the County's transportation review section staff person testified that the stub out is for future development. The applicant's representative testified that the issue will be reviewed at the site development stage and that she would work directly with the adjacent property owner to the north regarding access.

The rezoning request to PD for the development of 4 townhomes is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 9, 2025

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

Hillsborough County
City-County
Planning Commission

Plan Hillsborough
planhillsborough.org
planner@plancom.org
813 – 272 – 5940
601 E Kennedy Blvd
18th floor
Tampa, FL, 33602

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 **Report Prepared**: August 7, 2025	**Case Number**: PD 25-0801 **Folio(s)**: 24295.0000 **General Location**: South of Busch Boulevard, north of Waters Avenue, and east of Twin Lakes Boulevard
Comprehensive Plan Finding	**CONSISTENT**
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Rezone from RSC-6 to PD to develop 4 townhomes
Parcel Size	+/- 0.77 acres
Street Functional Classification	Busch Boulevard – **State Principal Arterial** Waters Avenue – **County Arterial** Twins Lakes – **Local**
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	**Future Land Use Designation**	**Zoning**	**Existing Land Use**
Subject Property	Residential-6	RSC-6	Single Family
North	Residential-6	RSC-6	Two-Family
South	Residential-6	RSC-6 + PD	Educational + Single Family
East	Residential-6	RSC-6	Educational
West	Residential-6	RSC-6	Single-Family

Staff Analysis of Goals, Objectives and Policies:

The 0.77 ± acre subject site is located south of Busch Boulevard, north of Waters Avenue and east of Twin Lakes Boulevard. The subject site is in the Urban Service Area (USA) and is not within the limits of a Community Plan. The subject site has a Future Land Use designation of Residential-6 (RES-6) which allows for the consideration of neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense. The applicant seeks to rezone from Residential Single-Family Conventional-6 (RSC-6) to Planned Development (PD) to develop 4 townhomes.

FLUS Goal 2, FLUS Objective 2.1, and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. 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. The Residential-6 Future Land Use category allows for the consideration of up to 6 dwelling units per gross acre. With 0.77 acres, the subject site can be considered for up to 4 dwelling units. The proposal meets the requirements of Objective 2.1, its accompanying policies and the RES-6.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of

existing development." The proposed rezoning to PD to develop 4 dwelling units is compatible with the existing residential character and density of the area with two family residential abutting the site to the north and single family residential to the south and west. The proposal meets the intent of the Neighborhood Protection policies in the Future Land Use Element under Objective 4.4 that require new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The proposed rezoning is compatible with the surrounding area.

Overall, staff find that the proposed use is allowable in the RES-6 FLU category, and it is compatible with the existing development pattern found within the surrounding area. The proposed Planned Development would allow for development that is consistent with the Goals, Objectives and Policies of the Future Land Use Section of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan,* subject to the conditions proposed by the County Development Services Department.

Staff Identified Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan* Related to the Request:

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: *Direct at least 80% of new population growth into the USA and adopted Urban expansion areas through 2045. Building permit activity and other similar measures will be used to evaluate this objective.*

Land Use Categories

Objective 2.1: *The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.*

Policy 2.1.1: *The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.*

Future Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.*

Policy 2.2.1: *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.

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUS Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.3: *Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Relationship to Land Development Regulations

Objective 4.1: *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.*

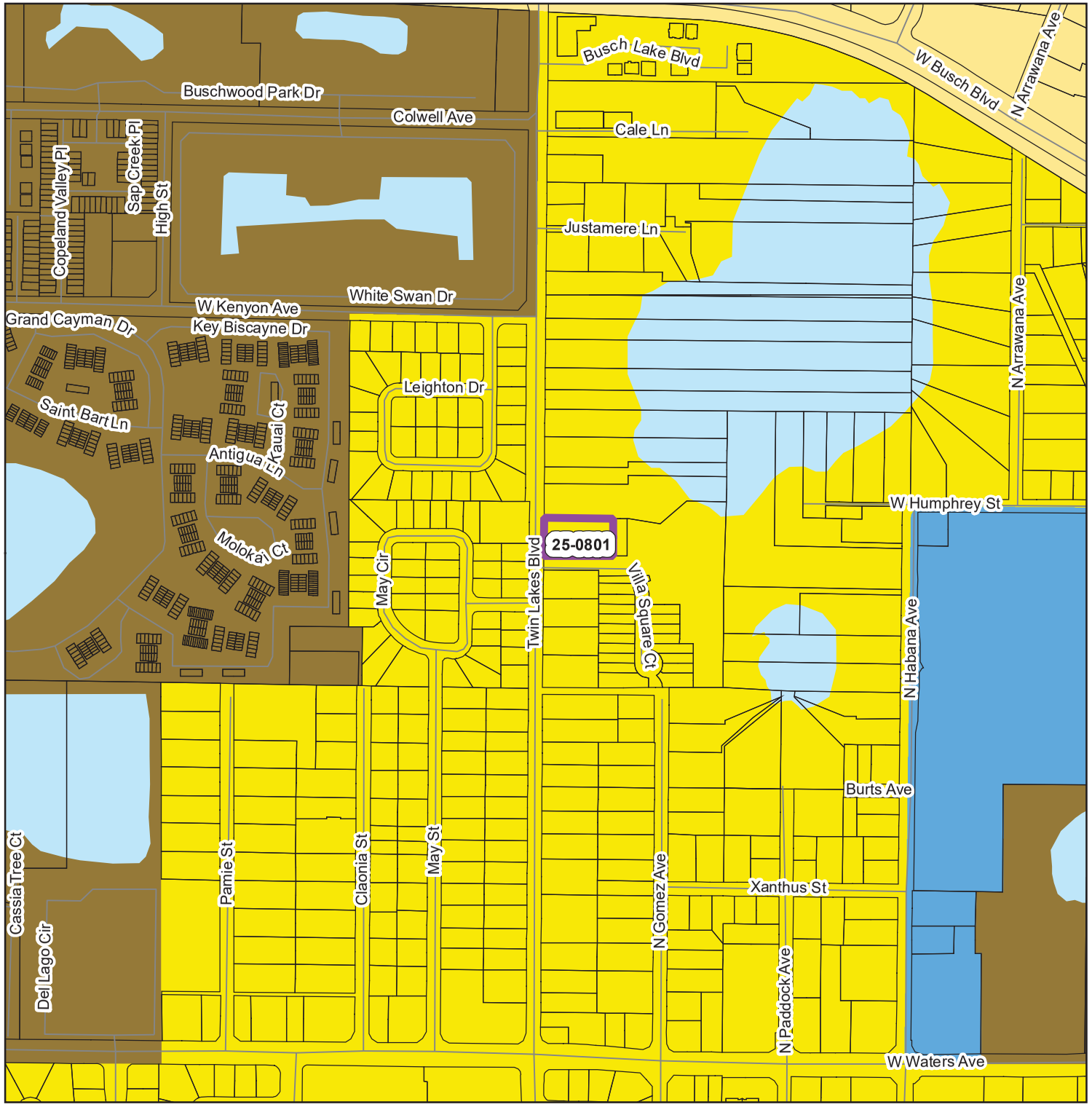
Policy 4.1.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 4.1.2: *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 and Community Development

Objective 4.4: Neighborhood Protection – *Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

Policy 4.4.1: *Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall beintegrated with the adjacent land uses through:*
a) the creation of like uses; and
b) creation of complementary uses; and
c) mitigation of adverse impacts; and
d) transportation/pedestrian connections; and
e) Gradual transitions of intensity



HILLSBOROUGH COUNTY FUTURE LAND USE

RZ PD 25-0801

Rezonings

<all other values>

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

- Tampa Service Area
- Urban Service Area
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Roads
- Parcels
- wam.NATURAL.LULC_Wet_Poly
- 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)
- INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
- OFFICE COMMERCIAL-20 (.75 FAR)
- RESEARCH CORPORATE PARK (1.0 FAR)
- ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
- LIGHT INDUSTRIAL PLANNED (.75 FAR)
- LIGHT INDUSTRIAL (.75 FAR)
- HEAVY INDUSTRIAL (.75 FAR)
- PUBLIC/QUASI-PUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

N W E S

0 275 550 825 1,100 Feet

Map Printed from Rezoning System: 5/14/2025

Author: Beverly F. Daniels

File: G:\RezoningSystem\MapProjects\HC\Greg_hcRezoning - Copy.mxd

Hillsborough County City-County Planning Commission

GENERAL
SITE PLAN
FOR
CERTIFICATION

Hillsborough County Florida

DEVELOPMENT SERVICES
PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

Project Name: Sunshine Homes Unlimited Townhomes

Zoning File: RZ-PD 25-0801 **Modification:** None

Atlas Page: None **Submitted:** 09/09/25

To Planner for Review: 09/09/25 **Date Due:** ASAP

Contact Person: Hung T. Mai, P.E. **Phone:** (813) 962-6230/htmai@aol.com

Right-Of-Way or Land Required for Dedication: **Yes** ☐ **No** ☐

☑ The Development Services Department HAS NO OBJECTION to this General Site Plan.

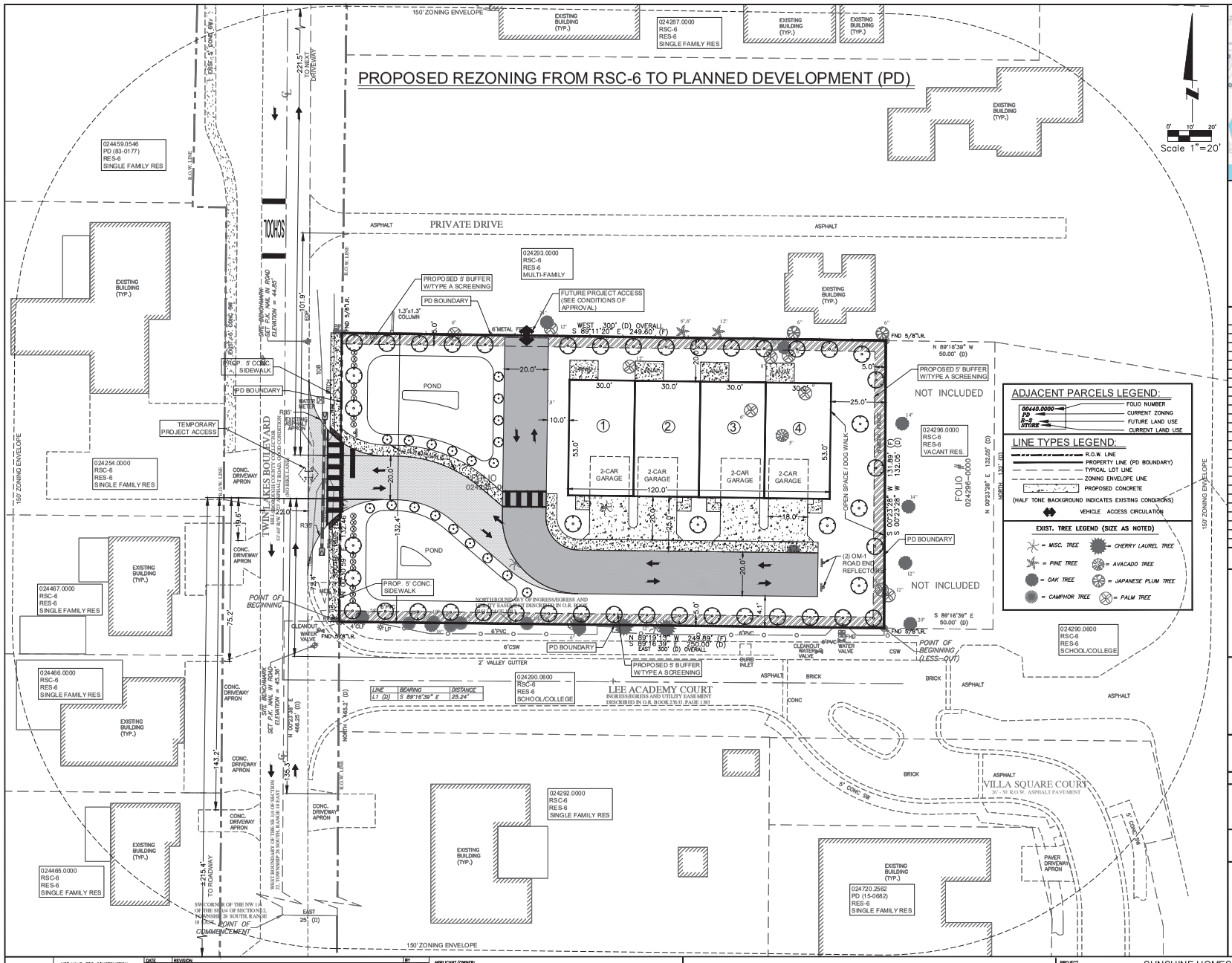
☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

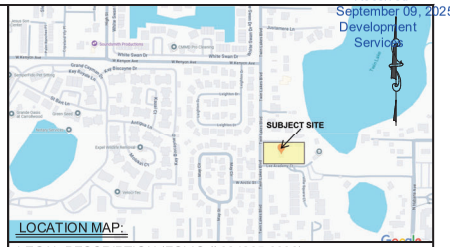
Reviewed by: James E Baker, AICP Date: 09/09/2025

Date Agent/Owner notified of Disapproval: _____

Received
September 09, 2025
Development
Services

PROPOSED REZONING FROM RSC-6 TO PLANNED DEVELOPMENT (PD)





LOCATION MAP:

LEGAL DESCRIPTION (FOLIO # 024295.0000):

LEGAL DESCRIPTION:
FROM THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE EAST 25 FEET; THENCE NORTH 465.2 FEET FOR A POINT OF BEGINNING; THENCE EAST 300 FEET; THENCE NORTH 132 FEET; THENCE WEST 300 FEET AND THENCE SOUTH 132 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N.00°23'28"E., ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 466.25 FEET; THENCE S.89°16'39"E., A DISTANCE OF 25.24 FEET TO A POINT ON THE NORTH BOUNDARY OF INGRESS/EGRESS AND UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 25633, PAGE 1383, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE S.89°16'39"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 250.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°16'39"E., A DISTANCE OF 50.00 FEET; THENCE N.00°23'28"E., A DISTANCE OF 132.05 FEET; THENCE N.89°16'39"W., A DISTANCE OF 50.00 FEET; THENCE S.00°23'28"W., A DISTANCE OF 132.05 FEET TO THE POINT OF BEGINNING.

SITE DATA TABLE:

SITE ACREAGE:	0.77
PROJECT FOLIO NUMBER:	024295.0000
EXISTING ZONING:	RSC-6
PROPOSED ZONING:	PD
FUTURE LAND USE:	RES-6
COMMUNITY PLANNING AREA:	EGYPT LAKE
OVERLAYS DISTRICTS (S):	NONE
SPECIAL ZONE (S):	NONE
DESIGNED SCENIC CORRIDOR:	NONE
EXISTING USES:	SINGLE FAMILY RESIDENTIAL
PROPOSED USES:	MULTI – FAMILY RESIDENTIAL
PROPOSED DENSITY:	6DU/AC
MINIMUM LOT SIZE:	N/A
MINIMUM LOT WIDTH:	N/A
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	NONE
REAR YARD SETBACK:	20'
BUFFERING/SCREENING:	SEE SITE PLAN/FINAL CONDITIONS
MAXIMUM BUILDING HEIGHT:	35'
MAXIMUM BUILDING COVERAGE:	40%
NATURAL WATER BODY ACREAGE:	0.00 AC +/–
MAN-MADE WATER BODY ACREAGE:	0.00 ACRES
ENVIRONMENTALLY SENSITIVE AREA ACREAGE:	0.00 ACRES
ARCHAEOLOGICAL/HISTORIC LANDMARKS ON–SITE	NONE
PROJECT IS LOCATED WITHIN:	TAMPA SERVICE AREA

REZONING PETITION: RZ-PD 25-0801

TRANSPORTATION DATA TABLE:

ROAD NAME:	TWIN LAKES BLVD
CLASSIFICATION:	COLLECTOR ROADWAY
R.O.W. WIDTH:	50' – 69'
NUMBER OF LANES:	1 / /1
DIVIDED OR UNDIVIDED:	UNDIVIDED
SURFACE TYPE:	ASPHALT
SURFACE CONDITION:	GOOD
PAVEMENT WIDTH:	23'
LOS:	NOT ON COUNTY LOS REPORT
V/C RATIO:	NOT ON COUNTY LOS REPORT
CAPACITY AVAILABLE:	NOT ON COUNTY LOS REPORT

NOTES:

1. NO RIGHTS–OF–WAY EXIST WITHIN THE BOUNDARIES.
2. NO CROSS ACCESS BETWEEN THE PROJECT AND ADJACENT PROPERTY IS PROPOSED.
3. NO RIGHTS–OF–WAY SHALL BE DEDICATED OR RESERVED. SEE PLAN FOR ALL ROADWAYS ADJOINING, TRAVERSING, OR WITHIN 200' OF THE PROJECT BOUNDARIES.
5. PROPOSED BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH LDC.
6. NO DESIGNATED HISTORIC AND/OR ARCHAEOLOGICAL LANDMARKS / SITES WITHIN 150' OF THE PROJECT BOUNDARY.
7. PROJECT DDRIVEWAYS SHALL BE PRIVATELY OWNED AND MAINTAINED, AND SHALL BE UNGATED.

FLOOD ZONE CERTIFICATE:

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" AS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0213H DATED 08/28/08. ELEVATIONS ARE BASED ON NAVD '88 DATUM

UTILITIES SERVICE AREA: CITY OF TAMPA

SURVEYOR:
DON WILLIAMSON & ASSOCIATES, INC.
5020 GUNN HIGHWAY
SUITE 220 A
TAMPA, FL 33624
PH: (813) 265–4795
E: WILLIAMSONSURVEYING@VERIZON.NET

CIVIL ENGINEER:
H.T. MAI, INC.
14031 N. DALE MABRY HWY.
TAMPA, FL 33618–2401
PH: (813) 962–6230
CONTACT: HUNG MAI, P.E.

OWNER/APPLICANT:
YAISMEL HERNANDEZ
SUNSHINE HOMES UNLIMITED, INC.
5833 BARRY LANE
TAMPA, FL 33634
PH: (813) 335–9585
E: SUNSHINEHOMESUNLIMITED@GMAIL.COM

VARIATION FOR SITE DESIGN REQUEST:

NONE

Hung T Mai
Digitally signed by Hung T Mai
Date: 2025.09.09 14:11:07 -04'00'
STATE OF FLORIDA — HUNG T. MAI — No 32625 — PROFESSIONAL ENGINEER
FLA. P.E. NO. 32625

DES. H.T.M.
DRN. J.S.
CHKD. T.K.M.
APP. H.T.M.

NOT VALID FOR CONSTRUCTION UNLESS SIGNED IN THIS BOX

DATE	REVISION	BY
07–29–25	PD REZONING RESUBMITTAL PER REVIEW COMMENTS	H.T.M.
06–18–25	PD REZONING RESUBMITTAL PER TRANSPORTATION COMMENTS	H.T.M.
06–03–25	PD REZONING RESUBMITTAL PER TRANSPORTATION COMMENTS	H.T.M.
05–29–25	PD REZONING RESUBMITTAL	H.T.M.
05–02–25	PD REZONING SUBMITTAL	H.T.M.

APPLICANT/OWNER:
YAISMEL HERNANDEZ
SUNSHINE HOMES UNLIMITED, INC.
5833 Barry Lane
Tampa, FL 33634

H.T.MAI Inc.
Civil, Transportation & Environmental Engineering
14031 N. Dale Mabry Highway, Tampa , Florida 33618
Phone: (813) 962-6230 Fax: (813) 962-6420
E.B. No. 6542

PROJECT
SUNSHINE HOMES UNLIMITED TOWNHOMES
8615 TWIN LAKES BLVD., TAMPA, FLORIDA 33614
SECTION 22 , TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

GENERAL SITE DEVELOPMENT PLAN

JOB NUMBER: 100–25–003
DATE: MAY 2025
SHEET 1 OF 1

25-0801

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department	DATE: 8/12/2025
REVIEWER: James Ratliff, AICP, PTP, Principal Planner	AGENCY/DEPT: Transportation
PLANNING AREA: EGL	PETITION NO: RZ 25-0801

☐ This agency has no comments.

☐ This agency has no objection.

☒ This agency has no objection, subject to listed or attached conditions.

☐ This agency objects for the reasons outlined below.

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.

2. The project shall be permitted (and limited to) one (1) temporary vehicular access connection to Twin Lakes Blvd. At such time as there is a Shared Access Facility through adjacent folio 24293.0000 which provides access to Twin Lakes Blvd. for the subject PD, the temporary access shall be closed and removed (or otherwise converted to a gated emergency access).

3. The developer shall internal driveways as generally shown on the PD site plan, including the driveway stubout to the northern project boundary.

4. The developer shall be permitted to install a fence or a wall across the driveway stubout until such time as (re)development occurs on the adjacent property which provides access consistent with Condition 2, above; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.

5. Construction access shall be limited to the project access connection shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.

6. If RZ 25-0801 is approved, the County Engineer will approve a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) which was found approvable by the County Engineer (on August 12, 2025) from the Sec. 6.04.07 LDC spacing requirements for the project's Twin Lakes Blvd. access. Approval of this Administrative Variance will permit a reduction of the minimum access spacing between the project's temporary Twin Lakes Blvd. access and the next closest connections as follows:

    a. A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

    b. A variance of +/- 225 feet from the next closest driveway to the south (on the opposite

side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,

c. A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 0.77 ac. parcel, from Residential Single-Family Conventional – 6 (RSC-6) to Planned Development (PD). The applicant is requesting approval of 4 single-family attached (townhomes) within a single structure.

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of 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 (ITE) Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 4 Single-Family Dwelling Units (ITE LUC 210)	38	3	3

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 4 Single Family Attached Townhome Units (ITE Code 215)	28	1	2

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	**(-) 10**	**(-) 2**	**(-) 1**

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Twin Lakes Blvd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 50-foot-wide right-of-way in the vicinity of the project. There is a +/- 5-foot-wide sidewalk along the portions of the east and west sides of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

SITE ACCESS, CONNECTIVITY AND FUTURE SHARED ACCESS

The applicant is proposing a single access temporary access connection to Twin Lakes Blvd. within an existing school zone. This is proposed as a temporary access connection due to the fact that the project access cannot meet access spacing standards, as it is located +/- 71 feet from Lee Academy Court (i.e. a connection south of the proposed access which provides access to a school). Twin Lakes Blvd. is a Class

6 facility with a posted speed of 30 mph in the vicinity of the proposed project. As such, minimum access spacing between connections (on the same or opposite sides of the roadway) is 245 feet. Since the applicant does not meet these minimum standards, a Sec. 6.04.02.B. Administrative Variance was requested.

In order to allow for the potential to cure spacing issues in the future, the applicant has proposed constructing a driveway stubout to the project's northern boundary. This stubout will allow the project to connect to a future Shared Access Facility within the project to the north. If such facility becomes available which serves the site (e.g. upon redevelopment of the adjacent site to more intense uses as may be permitted consistent with its Future Land Use designation of RES-6), the subject PD access will need to be closed (or converted to gated emergency access). This will allow for more compliant access spacing while achieving safer and more efficient access to the collector roadway, which is particularly important given the proximity to the school.

Staff notes that the proposed project generates minimal traffic, and does not meet Sec. 6.04.04.D. turn lane warrants.

ADMINISTRATIVE VARIANCE – TWIN LAKES BLVD. – ACCESS SPACING

The applicant's Engineer of Record (EOR) submitted a Sec. 6.04.02.B. Administrative Variance (dated June 20, 2025) from the Sec. 6.04.07 LDC requirement, governing the project's Twin Lakes Blvd. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 6 roadway with a posted speed of 45 miles per hour or less. Twin Lakes Blvd. has a posted speed of 30 mph in the vicinity of the proposed project. The applicant is seeking the following variances:

- A variance of +/- 173 feet from the closest driveway to the south (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 72 feet from that driveway;

- A variance of +/- 225 feet from the next closest driveway to the south (on the opposite side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 20 feet from that driveway; and,

- A variance of +/- 143 feet from the next closest driveway to the north (on the same side of the roadway), such that the developer will be permitted to construct the project access in a location +/- 102 feet from that driveway.

For reasons included in the AV request, including that the applicant is providing for the temporary nature of the requested access and making provisions for alternate future access which will further enhance access spacing, the request was found approvable by the County Engineer (on August 12, 2025).

If PD 25-0801 is approved by the Hillsborough County BOCC, the County Engineer will approve the Administrative Variance.

SUBSTANDARD RD. – TWIN LAKES BLVD. – DEMINIMIS IMPACT

Although Twin Lakes Blvd. is a substandard collector roadway, by policy of the County Engineer projects generating fewer than 10 peak hour trips in total are generally exempt from the requirement to improve the roadway to County standards, and are not required to obtain a Section 6.04.02.B. Administrative Variance; however, the roadway must meet minimum life-safety standards (i.e. the roadway must have 15 feet of pavement within a 20-foot wide clear area). As such, staff finds that the project generates a deminimis level of traffic and, based upon the characteristics of the roadway and proposed use, is exempt from substandard road improvements.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Twin Lakes Blvd. was not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for that facility can be provided.

Ratliff, James

From: Williams, Michael
Sent: Tuesday, August 12, 2025 4:57 PM
To: Hung T. Mai
Cc: tkmai@aol.com; sunshinehomesunlimited@gmail.com; Baker, James; Ratliff, James; Drapach, Alan; Tirado, Sheida; De Leon, Eleonor; PW-CEIntake
Subject: FW: PD 25-0801 - Administrative Variance Review
Attachments: 25-0801 AVAd 06-20-25.pdf

Hung,
I have found the attached Section 6.04.02.B. Administrative Variance (AV) for PD 25-0801 APPROVABLE.

Please note that it is you (or your client's) responsibility to follow-up with my administrative assistant, Eleonor De Leon (DeLeonE@hillsboroughcounty.org or 813-307-1707) after the BOCC approves the PD zoning or PD zoning modification related to below request. This is to obtain a signed copy of the DE/AV.

If the BOCC denies the PD zoning or PD zoning modification request, staff will request that you withdraw the AV/DE. In such instance, notwithstanding the above finding of approvability, if you fail to withdraw the request, I will deny the AV/DE (since the finding was predicated on a specific development program and site configuration which was not approved).

Once I have signed the document, it is your responsibility to submit the signed AV/DE(s) together with your initial plat/site/construction plan submittal. If the project is already in preliminary review, then you must submit the signed document before the review will be allowed to progress. Staff will require resubmittal of all plat/site/construction plan submittals that do not include the appropriate signed AV/DE documentation.

Lastly, please note that it is critical to ensure you copy all related correspondence to PW-CEIntake@hillsboroughcounty.org

Mike

Michael J. Williams, P.E.
Director, Development Review
County Engineer
Development Services Department

P: (813) 307-1851
M: (813) 614-2190
E: Williamsm@HillsboroughCounty.org
W: HCFLGov.net

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

Facebook | Twitter | YouTube | LinkedIn | HCFL Stay Safe

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, August 11, 2025 12:23 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Ratliff, James <RatliffJa@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>
Subject: PD 25-0801 - Administrative Variance Review

Hello Mike,

The attached Administrative Variance is **Approvable** to me, please include the following people in your response:

htmai@aol.com
tkmai@aol.com
sunshinehomesunlimited@gmail.com
bakerje@hcfl.gov
ratliffja@hcfl.gov
drapacha@hcfl.gov

Best Regards,

Sheida L. Tirado, PE
Transportation Review & Site Intake Manager
Development Services Department

E: TiradoS@HCFL.gov
P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

Facebook | X | YouTube | LinkedIn | Instagram | HCFL Stay Safe

Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: Rome, Ashley <RomeA@hcfl.gov>
Sent: Friday, June 20, 2025 5:06 PM
To: myersa <myersa@plancom.org>; Andrea Stingone <andrea.stingone@hcps.net>; Kaiser, Bernard <Kaiserb@hcfl.gov>; Bryant, Christina <BryantC@epchc.org>; Hummel, Christina <HummelC@hcfl.gov>; Walker, Clarence <WalkerCK@hcfl.gov>; Converse, Amanda <ConverseA@hcfl.gov>; Santos, Daniel <daniel.santos@dot.state.fl.us>; David Ayala <David.Ayala@dot.state.fl.us>; Franklin, Deborah <FranklinDS@hcfl.gov>; DeWayne Brown <brownd2@gohart.org>; Lindstrom, Eric <LindstromE@hcfl.gov>; Glorimar Belangia

<Glorimar.Belangia@hcps.net>; Greg Colangelo <colangeg@plancom.org>; jkhamilton <jkhamilton@tecoenergy.com>; Ratliff, James <RatliffJa@hcfl.gov>; Dalfino, Jarryd <DalfinoJ@hcfl.gov>; Mackenzie, Jason <MackenzieJ@hcfl.gov>; Greenwell, Jeffry <GreenwellJ@hcfl.gov>; REYNOLDS, JENNIFER L <jreynolds@teamhcso.com>; Jessica Folsom <jessica.folsom@myfwc.com>; PerazaGarciaJ <PerazaGarciaJ@gohart.org>; Jillian Massey <masseyj@plancom.org>; Blinck, Jim <BlinckJ@hcfl.gov>; Turbiville, John (Forest) <TurbivilleJ@hcfl.gov>; Pezone, Kathleen <PezoneK@hcfl.gov>; McGuire, Kevin <McGuireK@hcfl.gov>; Cruz, Kimberly <CruzKi@hcfl.gov>; landuse-zoningreviews@tampabaywater.org; Mineer, Lindsey <Lindsey.Mineer@dot.state.fl.us>; Lynch, Michael <lynchm@epchc.org>; Mawle, Varsha <MawleV@hcfl.gov>; McMaugh, Andria <McMaughA@hcfl.gov>; Ganas, Melanie <mxganas@tecoenergy.com>; Melissa Lienhard <lienhardm@plancom.org>; Hamilton, Mona <HamiltonM@hcfl.gov>; Fest, Nacole <FestN@hcfl.gov>; Hansen, Raymond <HansenR@hcfl.gov>; Hessinger, Rebecca <HessingerR@hcfl.gov>; renee.kamen <renee.kamen@hcps.net>; Cabrera, Richard <CabreraR@hcfl.gov>; Carroll, Richard <CarrollR@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Rodriguez, Dan <RodriguezD@gohart.org>; Impact Fees <ImpactFees@hcfl.gov>; Rosenbecker, Victoria <RosenbeckerV@hcfl.gov>; Dickerson, Ross <DickersonR@hcfl.gov>; RP-Development <RP-Development@hcfl.gov>; Curll, Ryan <CurllRy@hcfl.gov>; Sanchez, Silvia <sanchezs@epchc.org>; Rose, Sarah <RoseSJ@hcfl.gov>; Shavor, Derek <ShavorDe@hcfl.gov>; Stewart, Matthew <StewartMa@hcfl.gov>; Bose, Swati <Boses@hcfl.gov>; Tony Mantegna <tmantegna@tampaairport.com>; Salisbury, Troy <SalisburyT@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Weeks, Abbie <weeksa@epchc.org>; WetlandsPermits@epchc.org; Willow Michie <michiew@plancom.org>
Cc: Rome, Ashley <RomeA@hcfl.gov>; Baker, James <BakerJE@hcfl.gov>; Drapach, Alan <DrapachA@hcfl.gov>; Kowal, Jessica <KowalJ@hcfl.gov>; Perez, Richard <PerezRL@hcfl.gov>; Ratliff, James <RatliffJa@hcfl.gov>; Rose, Sarah <RoseSJ@hcfl.gov>; Tirado, Sheida <TiradoS@hcfl.gov>; Williams, Michael <WilliamsM@hcfl.gov>
Subject: RE RZ PD 25-0801

Good Day All,

Please be advised, we have received and uploaded to Optix **revised documents/plans** for the above-mentioned application. Please review and comment.

For further information regarding the change/update please contact the assigned planner.

Planner assigned:
Planner: James Baker
Contact: bakerje@hcfl.gov

Have a good one,

Ashley Rome
Planning & Zoning Technician
Development Services Dept.

P: (813) 272-5595
E: romea@hcfl.gov
W: HCFLGov.net

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

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AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 8/18/2025 **PETITION NO.:** 25-0801 **EPC REVIEWER:** Melissa Yanez **CONTACT INFORMATION:** (813) 627-2600 x 1360 **EMAIL:** yanezm@epchc.org	**COMMENT DATE:** 6/5/2025 **PROPERTY ADDRESS:** 8615 Twin Lakes Blvd, Tampa, FL **FOLIO #:** 0242950000 **STR:** 22-28S-18E
REQUESTED ZONING: RSC-6 to PD	

FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	6-5-2025
WETLAND LINE VALIDITY	Site Visit
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands appear to exist along the eastern fence line

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:
The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

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, conducting a site visit, and reviewing EPC files. Through this review, it appears that wetlands or other surface waters may exist. However, per the plan provided, it does not appear impacts are proposed.

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.

The subject property may contain wetland/other surface waters (OSW) areas, which have not been delineated. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed**.** Once delineated, surveys must be submitted for review and formal approval by EPC staff.

The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.

Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

My/cb
ec: sunshinehomesunlimited@gmail.com

Hillsborough County Florida
Development Services

AGENCY REVIEW COMMENT SHEET

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

TO:	Zoning Review, Development Services	**DATE:**	07/21/2025
REVIEWER:	Ron Barnes, Impact & Mobility Fee Coordinator		
APPLICANT:	Sunshine Homes Unlimited, Inc.	**PETITION NO:**	25-0801
LOCATION:	8615 Twin Lakes Blvd		
FOLIO NO:	24295.0000		

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)
Mobility: $6,661 * 4 = $26,644
Parks: $1,957 * 4 = $7,828
School: $7,027 * 4 = $28,108
Fire: $249 * 4 = $996
Total per Townhouse: $15,894 (*4 = $63,576)

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - 4 townhomes

Hillsborough County Florida

ENVIRONMENTAL SERVICES DIVISION
PO Box 1110
Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	**REQUEST DATE:**	5/14/2025
REVIEWER:	Kim Cruz, Environmental Supervisor	**REVIEW DATE:**	5/29/2025
PROPERTY OWNER:	Yaisimel Hernandez	**PID:**	25-0801
APPLICANT:	Sunshine Homes Unlimited, Inc.		
LOCATION:	8615 Twin Lakes Blvd. Tampa 33614		
FOLIO NO.:	24295.0000		

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within a Wellhead Resource Protection Area (WRPA) and/or Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request.

AGENCY COMMENT SHEET

TO: **Zoning/Code Administration**, **Development Services Department**

FROM: **Reviewer**: Andria McMaugh **Date:** 06/03/2025

Agency: Natural Resources **Petition #: 25-0801**

( ) This agency has **no comment**

( ) This agency has **no objections**

(X) This agency has **no objections, subject to listed or attached conditions**

( ) This agency **objects, based on the listed or attached issues.**

1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Efforts must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. **This statement should be identified as a condition of the rezoning.**

2. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.

3. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 19 May 2025

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

APPLICANT: Hung Mai **PETITION NO:** RZ-PD 25-0801

LOCATION: 8615 Twin Lakes Blvd., Tampa, FL 33614

FOLIO NO: 24295.0000 **SEC:** 22 **TWN:** 28 **RNG:** 18

☒ 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

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE:	Susan Finch Zoning Hearing Master
DATE:	Monday, August 18, 2025
TIME:	Commencing at 6:00 p.m. Concluding at 11:54 p.m.
LOCATION:	Hillsborough County BOCC - Development Services Dept. (LUHO, ZHM, Phosphate) Second Floor Boardroom Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Notary Public for the State of Florida

MS. HEINRICH: Next item is Item D.8, Pd 25-0801. The applicant is requesting to rezone property from RSC-6 to Planned Development. James Baker with Development Services will provide staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

MS. MAI: Evening. My name is Tia Mai. Office address is 14031 North Dale Mabry Highway, Tampa, Florida 33618.

I'm here representing the applicant, Yasmine Hernandez of Sunshine Homes Unlimited. He's also here with me tonight. The subject site is located at 8615 Twin Lakes Boulevard in Tampa. Total land is 0.77 acres. Current zoning is RSC-6 with a Future Land Use of Res-6. It is in the Urban Service Area.

The applicant is requesting to rezone from RSC-6 to PD for four townhomes development. There is an existing driveway which would serve as a direct access for the project on Twin Lakes Boulevard. However, during the review process, Transportation staff recommended a future projects access as a driveway stub out to the north of the property, should the redevelopment occurs on the adjacent property. The reason for staff's recommendation for the proposed future access was due to the project site not meeting the 245 feet minimum separation between driveways for a Class 6 Collector Road.

Therefore, we submitted an administrative variance for access minimum spacing on June 20th, and the County engineer found that AV request approvable on August 11th.

We believe this project is compatible with the surrounding area and consistent with the Comprehensive Plan for the following reasons. One, the surrounding area is residential and higher intense residential uses to the south. Directly to the southeast of the subject site is Villas at Twin Lakes, which consists of 18 villas, single-family attached with two car garage under PD 15-0682.

Number two, also, the property to the north has an existing use of multifamily residential.

Third, the maximum density for the Res-6 Land Use designation is six dwelling units per acre. The project falls below the Future land Use designation at 5.19 dwelling units per acre.

Lastly, we received several letters of support that I would submit into the record.

There were no objections from the review agencies and we concur with staff's findings of approval. Thank you Development Staff and Planning Commission for their findings. We respectfully request your recommendation for approval at this time. Mr. Hernandez would like to speak.

HEARING MASTER: Okay. Don't forget to sign in.

Good evening.

MR. HERNANDEZ: Good evening.

HEARING MASTER: Give us your name and address, please.

MR. HERNANDEZ: My name is Yasmine Hernandez. And my address is 3265 Laurel Drive, Tampa, Florida 33618.

Thank you. Thank you for giving me the opportunity today. This means a great deal to me as someone who has deep roots in the Tampa Bay area and a strong commitment to its future. I graduated in 2002 from Tampa Bay Tech. I bought my first house at 18 years old in West Tampa. Since then, I've added value to the community like Sulfur Springs, Clair Mel, Town and Country Area. These experiences gave me not only knowledge of real estate, but also personal connection to the neighborhood and families that make up the City.

Over the years, I've worked closely with Tampa Housing Authority, agency for people with disabilities, and the rest of my efforts in helping families find stability and growth. Everywhere I've worked, I've focused on one goal, to increase value not only the value of property, but the value of people's lives and their sense of community.

My vision for this project is not only building four townhouses, it's about creating opportunity for four families, including my own, to grow stronger together, to feel pride where they live, and to see how their communities thrive. For me, development is personal. It's about giving back to the same county that has given me a start and making sure the next generation has even more opportunities to succeed.

Thank you for allowing me to share my story. I look

forward to being a part of a plan that truly adds value both to the Tampa -- to the Twin Lake community, and to the families who call them home, as I will.

HEARING MASTER: Thank you sir, I appreciate it. If you could please sign in with the Clerk's Office.

All right. We'll go to Development Services. Good evening.

MR. BAKER: Good evening. James Baker, Development Services. R

The request is to rezone a parcel from RSC-6, Residential, Single-family Conventional to Planned Development to allow a four unit townhomes development at a density of 5.19 dwelling units per acre.

The subject site is located at 8615 Twin Lakes Boulevard and consists of Folio 2429.0000. The property's in the Urban Service Area. Adjacent properties consist of residential uses to include a school, and multi-family duplex, and townhouses.

In the surrounding area, the primary use is residential, mostly single-family. The nearest major roadways to the project site are North Dale Mabry to the west, West Busch Boulevard to the north, and West Waters Avenue. A variety of hybrid commercial uses are located along these roadways.

The density of the development is capped at 5.19 lots per acre, and will be allowed a maximum of four units in

compliance with Res-6 Future Land Use Category. Buffering and screening, both in compliance and exceeding Land Development Code requirements will be provided. The proposed building height is 35 feet. It's consistent with RSC zoning to the north, and no additional setbacks for heights greater than 20 feet are necessary for this density given the corresponding standard zoning district RMC-6.

Development Services does not foresee any compatibility concerns with the proposed single-family development. The surrounding area is residential and higher intensity residential uses, such as to the south, are adequately buffered and screened from development. The density of proposed development is appropriate for the area and does not pose any negative impacts to the surrounding residential uses. Do you have any questions at this time?

HEARING MASTER: I don't. Thank you for your testimony. I appreciate it.

Planning Commission.

MS. LINEHAN: Lilyann Linehan, Planning Commission staff.

The subject property is located in the Residential-6 Future Land Use Category. It is in the Urban Service Area and the subject property is not located within the limits of a Community Plan.

The Residential-6 Future Land Use surrounds the site.

Further to the east is Residential-20, Public/Quasi-Public, and the City of Tampa boundary. To the west is the Residential-20 Future Land Use Category, and to the north there's Residential-4 on the northern side of Busch Boulevard.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section, 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area and noting that compatibility does not mean the same as. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

The proposed rezoning to PD developed for dwelling units is compatible with the existing residential character and density of the area, with two family residential abutting the site to the north, and single-family residential to the south and west. FLUS Goal 2 includes Objective 2.1, and each of their respective policies establish a Future Land Use Map, as well as the allowable range of uses for each Future Land Use Category.

The Residential-6 Future Land Use category allows for the consideration of up to six dwelling units per gross acre. With 0.77 acres, the subject site can be considered for four dwelling units. The proposal meets the requirement of Objective 2.1 and its accompanying policies.

Based on those considerations, Planning Commission staff finds the proposed rezoning consistent with the

Unincorporated Hillsborough County Comprehensive Plan.

HEARING MASTER: Thank you so much. Is there anyone in the room or online who would like to speak in support? Anyone in favor? Seeing no one.

Anyone in opposition to this request? All right. I have one person in the room. Anybody online?

HTV STAFF: Nobody online.

HEARING MASTER: Okay. Go ahead and come forward, sir. Give us your name and address, please.

MR. LACEY: My name is Donald Lacey. I'm co-owner of the property to the north of this. It's 8621 Twin Lakes Boulevard, Tampa, Florida 33614.

I am not in support or -- I'm in opposition to it. The master plan has some components on it. I'm a parcel to the north that they intend to have the future driveway go through. And the way it's set up, if I can put the layout in here and talk about that for a second.

HEARING MASTER: Sure. Can you just put it face up on the ELMO that's next to you?

MR. LACEY: Okay.

HEARING MASTER: And then, when you talk, just bring the microphone towards you so we pick up your testimony. There you go.

MR. LACEY: Okay. Our property is here. We have a driveway that comes out at that location. His driveway,

presently, comes out here. Well, as I understand it from the transportation, Mike Williams and traffic engineer told me that if the future is placed, if we develop further at this location to the intensity that they're talking about here, that they would want to see this access point disappear, and it would come through to our property and come out our access point. If that's what -- and that's what I discussed with Mr. Williams. That's what he said it is.

I want to confirm, if I can, with that aspect. I have five structures on my property at 8621. If I improve those structures, I do not want to be dealing with this issue of having this coming in. Now, if I decide to come in and try to get, like, 10, 11 townhomes with that parcel, the size could do, you know, but I can understand the aspect of this. But I don't want to end up having the hassle of this coming up if I try to improve, or revise, or do anything with the existing homes that are on my property.

HEARING MASTER: Let me stop you and just have Mr. Ratliff of the County's Transportation staff --

MR. LACEY: Sure.

HEARING MASTER: -- address that stub out requirement and the timing of that. If you could.

MR. RATLIFF: Yes. For the record, James Ratliff, Transportation Review.

Gentleman is correct. The intent is only in, you

know, the event that there's an intensification or redevelopment of the property. If you're just working with those existing homes, that's not something that we would trigger, you know, looking for that again. It's just --

MR. LACEY: But I can renovate and improve those homes -- the -- those structures.

MR. RATLIFF: Correct. Yeah, the intent is that if you're intending to add additional units to build to the highest and best use again so that these properties can, you know, access can be provided in a safe way, given the proximity to the school driveway to the south and the fact that none of the access points in this corridor meet spacing, and it's within the school zone, the intent was to provide an alternative so that in the future, if that does happen. Again, if it stays the way it's at, or there's just some renovation or something, that wouldn't be something that would be triggered and everybody would keep those driveways in the interim, but it provides for that possibility in the future.

MR. LACEY: So their traffic would essentially be coming out here -- if I can point at it -- and come out hard drive. If that's the case, then essentially, there's, like, 2/10 of an acre up here on our property that would become relatively useless. Because this thing comes in at such a depth.

I would suggest that we bring that access point in at

a location about halfway closer to the roadway, then we still have plenty of queuing space, and it would take up less disturbance of our property. Otherwise, this is the highest point. It's the highest point along these areas. They all flow down to the lake, which is further to the east -- or the right on this layout. So I can't use it for drainage retention, which I'm surprised they're trying to use it for drainage retention here, because this slopes down, the whole property slopes down the other side.

So I would like to see that drop forward about half a way, at least to this point, and would disturb my property less. I don't want a zoning here to disturbing my future property. And just to give an intent, there's no intent at this point for me to be maybe changing that. I just want to make sure that when that happens, I would like consideration and have that done before we go to the Board of County Commissioners. I don't know whether or not staff would support that aspect of it.

HEARING MASTER: Well, I think at this point that's a conversation with -- and you can talk to the applicant's representative and County staff. But we -- I just wanted to get you clarification about how that stuff -- how it works and the time for it.

MR. LACEY: And I -- and as long as that's concerned, I mean, I would rather see these buildings be moved up a little here. And that would able to happen also, if they did that, if

they could move it up a little closer, up in this area. And the fence that they show is a eight foot -- I don't -- we may not be talking about the master plan here, but that's what is affecting me. It's an eight foot -- it's a six foot fence, all steel fence. Right now it's dilapidated and falling over and mangled and everything. They haven't fixed it in 10 months, since the hurricane caused that effect.

I'm hoping that we're going to get a much more improved walling/fencing along that area that's more -- that's better looking and actually will stay and they'll keep an upkeep that.

The other aspect that they did say compatibility. This is compatible size-wise, if you will, width-wise, of the building units because the (indiscernible) property with the -- southeast of here does have similar 30-foot-wide living units. If they're talking about smaller townhomes, like, 20 feet, 18 feet, stuff like that, 22 feet. Does this master plan limit them to 30 feet wide? Or does it just allow him to have four townhomes?

HEARING MASTER: I'll ask County staff to respond to that when you're done with your comments.

MR. LACEY: Okay. Thank you very much.

HEARING MASTER: Thank you, sir. I appreciate it. Don't forget to sign in. If you'd like to submit anything to the record, you're more than welcome to.

All right. Is that -- I believe that was the only person that wanted to speak in opposition. There's no one else?

All right. We'll go back to County staff. The gentleman's question about the width of the townhomes.

MS. HEINRICH: Sure. For this project, it is a multifamily project, so there will be no minimum lot size for each unit.

HEARING MASTER: All right. Thank you so much. I appreciate it.

All right. We'll go back to the applicant. Ms. Mai, you have five minutes for rebuttal.

MR RATLIFF: Madam Hearing Officer, before she starts, ma I --

HEARING MASTER: Sure. Yeah, absolutely, Mr. Ratliff.

MR. RATLIFF: -- interject briefly. So there's one condition change that I did want to read into the record as well. And I apologize, there was a -- I missed a verb in the Transportation staff report. So it's in Condition 7. It says the developer shall, and there should be a, shall construct. The word missing is construct. So it should read, "The developer shall construct internal driveways as generally shown on the PD site plan, including the driveway stub out to the northern project boundary." So I just wanted to put that on the record.

And with respect to moving the access. It's a little

hard to evaluate. There's a scale issue on the PD site plan, and so it's a little hard to evaluate sitting here at the dais. The only thing I would say is that, typically, there's 125 foot minimum spacing for the first connection, typically whenever you've got a local roadway or driveway coming off of a collector road that intersecting. So we can't move it closer than that.

I don't know exactly where it's sitting at right now. That's typically the range that we shoot for. So again, we'll see what the applicant has to say about that. But I would just put that caveat out there that there are some constraints that we're working with. We can't move it too close.

HEARING MASTER: All right. Thank you for that. I appreciate it.

All right. Ms. Mai, it is your turn now.

MS. MAI: I just wanted to reiterate that because Hillsborough County Land Development Code requires a minimum connection spacing of 245 feet for a Class 6 roadway, that's why we propose the future stub out to the project's northern boundary. The staff recommendation was for the access point to be up to the north to be more compliant and achieve a safer and more efficient access to the collector roadway.

The project generates a de minimis level of traffic based on the characteristics of the roadway. And DOT crash data that we submitted, the project does not pose any life safety concerns.

As far as what Mr. Lacey was requesting, as far as the moving of the access, all of that would be addressed during site development review, and we can certainly work with him on his concerns.

HEARING MASTER: And he had a question about the fence as well, that borders.

MS. MAI: That would be, again, addressed during site development. Obviously, we have the option in the conditions of approval to have a fence or a wall for that stub out. And then, if that redevelopment occurs to the north, then that would be removed and the access point would be up there.

HEARING MASTER: Understood. All right. Thank you for that. I appreciate it. And with that, we'll close Rezoning 25-0801.

We take our second break at 10:00, which is right now. So if you could come back at 10:05, and we'll conclude the hearing. Thank you.

(Pause)

EXHIBITS SUBMITTED

DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 1 OF 12

DATE/TIME: August 18, 2025 6:00pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
MM 24-1141	NAME Todd Pressley MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 337[illegible] PHONE 727-[illegible]760
APPLICATION #	PLEASE PRINT
MM 24-1141 VS	NAME Chris McNeal MAILING ADDRESS 15957 N Florida Ave CITY Lutz STATE FL ZIP 33549 PHONE
APPLICATION #	PLEASE PRINT
MM 24-1141	NAME NASHAT SOUFAN MAILING ADDRESS 15118 Livingston AVE CITY Lutz STATE FL ZIP PHONE
APPLICATION #	PLEASE PRINT
MM 24-1141	NAME Debbie Hines MAILING ADDRESS 15123 N. 24th St CITY Lutz STATE FL ZIP 33549 PHONE
APPLICATION #	PLEASE PRINT
RZ 25-0931	NAME Todd Pressley MAILING ADDRESS 200 2nd Ave S. #451 CITY St. Pete STATE FL ZIP 337[illegible] PHONE 727-[illegible]760
APPLICATION #	PLEASE PRINT
RZ 25-0802	NAME William Sullivan MAILING ADDRESS 26336 State Road 19 CITY Howey-in-the-Hills STATE FL ZIP 34737 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 2 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 25-0802	NAME Kaythleen Reres MAILING ADDRESS 1511 N Westshor Blvd Suite 1000 CITY Tampa STATE FL ZIP 33607 PHONE 813-957-0544
~~APPLICATION #~~ 25-0802	PLEASE PRINT ~~NAME~~ ~~MAILING ADDRESS~~ ~~CITY STATE ZIP PHONE~~
APPLICATION # RZ 25-0802	PLEASE PRINT NAME Susan Watts MAILING ADDRESS 3615 Cold Creek Drive CITY Valrico STATE FL ZIP 33596 PHONE 813-505-1231
APPLICATION # RZ 25-0999	PLEASE PRINT NAME Todd Pressley MAILING ADDRESS 1000 N Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813-221-7600
APPLICATION # RZ 25-1000	PLEASE PRINT NAME Isabelle Albert MAILING ADDRESS 1000 N Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813-331-0976
APPLICATION # RZ 25-1000 VS	PLEASE PRINT NAME Jonathan Edwards MAILING ADDRESS 19023 Fern Meadow Loop CITY Lutz STATE FL ZIP 33558 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 3 OF 12

DATE/TIME: August 18, 2025/6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 24-0591	NAME DAVID WRIGHT MAILING ADDRESS 20085 SABAL PALM CT CITY LAND O LAKES STATE FL ZIP 34638 PHONE 813-230-7473
RZ 24-0591	NAME Kristine Schroeder MAILING ADDRESS 4411 River Close Blvd CITY Valrico STATE FL ZIP 33596 PHONE 813 361-9370
RZ 24-0924	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr. #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 24-0924	NAME Drew Sanders MAILING ADDRESS 1000 N. Ashley Dr. #900 CITY Tampa STATE FL ZIP 33602 PHONE 813-635-5038
RZ 24-0924	NAME Cathy Moore MAILING ADDRESS 10603 DIXON Dr. CITY Riverview STATE FL ZIP 33579 PHONE 813-677-9291
RZ 24-0924	NAME John Woodcock MAILING ADDRESS 10202 DIXON DR. Riverview CITY Riverview STATE FL ZIP 33578 PHONE 813 671 2141

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 4 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	
RZ 24-0924	PLEASE PRINT NAME: BRENT R. DAVIS MAILING ADDRESS: 10609 DIXON DR. CITY: RIVERVIEW STATE: FL ZIP: 33579 PHONE: 813 857-1467
RZ 24-0924	PLEASE PRINT NAME: CHARLES WELDON MAILING ADDRESS: 10707 DIXON DR. CITY: RIVERVIEW STATE: FL ZIP: 33579 PHONE: 727 630-2722
RZ 24-0924	PLEASE PRINT NAME: MICHAEL YATES / PALM TRAFFIC MAILING ADDRESS: 4006 S. MACDILL AVE CITY: TAMPA STATE: FL ZIP: 33611 PHONE: 8132058057
RZ 24-1075	PLEASE PRINT NAME: RAM A. GOEL MAILING ADDRESS: 10329 CROSS CREEK BLVD #8 CITY: TAMPA STATE: FL ZIP: 33647 PHONE: 727-420-4796
RZ 24-1075	PLEASE PRINT NAME: Elizabeth Rodriguez MAILING ADDRESS: 18156 Sandy Pointe Dr. CITY: Tampa STATE: FL ZIP: 33647 PHONE: 813.545.3314
RZ 24-1075	PLEASE PRINT NAME: Karen Lamberton MAILING ADDRESS: 6322 Palm River Rd CITY: Tampa STATE: FL ZIP: 33619 PHONE: 813-404-3391

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 5 OF 12

DATE/TIME: August 18, 2025 / 6:00 pm HEARING MASTER: Susan Finch

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

APPLICATION #	
RZ 24-1263	PLEASE PRINT NAME Kami Corbett MAILING ADDRESS 101 E Kennedy Blvd, Ste 2700 CITY TAMPA STATE FL ZIP 33602 PHONE 813-227-8421
RZ 24-1263	PLEASE PRINT NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr # 900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 24-1263 VS	PLEASE PRINT NAME Brady Harris MAILING ADDRESS 2110 Hinson rd. CITY Dover STATE FL ZIP 33527 PHONE
RZ 24-1263 VS	PLEASE PRINT NAME Penny Martin MAILING ADDRESS 2030 Martin Rd CITY ~~Riverview~~ Dover STATE FL ZIP 33527 PHONE
RZ 24-1263	PLEASE PRINT NAME Jessie Hollis MAILING ADDRESS 2130 Martin Rd CITY Dover STATE FL ZIP 33527 PHONE
RZ 24-1263	PLEASE PRINT NAME Yvette Neumann MAILING ADDRESS 4711 Dover Cliff Ct CITY Dover STATE FL ZIP 33527 PHONE

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 6 OF 12

DATE/TIME: August 18, 2025/6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 24-1263	NAME GEORGE NIEMANN MAILING ADDRESS 4711 DOVER CLIFF COURT CITY DOVER STATE FL ZIP 33527 PHONE 813 662-7100
RZ 24-1263	NAME Jeremy Conl MAILING ADDRESS 17937 Huntingbow Circle CITY Lutz STATE FL ZIP 33558 PHONE 8139202005
RZ 24-1263	NAME STEVE HENRY MAILING ADDRESS 5023 W. LAUREL ST CITY TPA STATE FL ZIP 33629 PHONE 813-789-0039
RZ 25-0602	NAME Latonia Boykins MAILING ADDRESS 13444 Canopy Creek Dr CITY Tampa STATE FL ZIP 33625 PHONE 8134947116
RZ 25-0602	NAME [illegible] MAILING ADDRESS [illegible] CITY [illegible] STATE FL ZIP PHONE
RZ 25-0602	NAME BANEET STEWART MAILING ADDRESS 13128 BROOKSIDE MOSS DRIVE CITY RIVERVIEW STATE FL ZIP 33579 PHONE (904) 673-4314

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 7 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 25-0602	NAME Serena Stwart MAILING ADDRESS 8562 Tidal Bay Lane CITY Tampa STATE FL ZIP 33635 PHONE 9418756
RZ 25-0602	NAME Angelett Johnson MAILING ADDRESS 1001 sea spray Place CITY Tmp STATE F ZIP 3369 PHONE 813 857 6402
RZ 25-0602	NAME Michael Nolan MAILING ADDRESS 2914 n Dale Mabry Blvd #A CITY Tampa STATE FL ZIP 33611 PHONE 813 333 3381
RZ 25-0602	NAME Beverly Kieny - FHNA President MAILING ADDRESS 10902 N. Edison Ave CITY Tampa STATE FL ZIP 33612 PHONE 813-625-0400
RZ 25-0602	NAME GINA MARIE ISIN MAILING ADDRESS 13108 N. Ola Ave CITY Tampa STATE FL ZIP 336 PHONE (813) 625-1101
RZ 25-0602	NAME Susan Dennis MAILING ADDRESS 13109 N Hamner CITY Tampa STATE FL ZIP 33612 PHONE 813-373-4779

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 8 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
RZ 25-0602	NAME Jamie Farnham MAILING ADDRESS 513 W. 129th Ave CITY Tampa STATE FL ZIP 33612 PHONE 813-391-4699
RZ 25-0700	NAME Alexandra Schaler MAILING ADDRESS 400 N. Ashley Dr. Suite 1100 CITY Tampa STATE FL ZIP 33602 PHONE 813-221-9600
RZ 25-0704	NAME Kami Corbett MAILING ADDRESS 101 East Kennedy Blvd St 3700 CITY TAMPA STATE FL ZIP 33602 PHONE 8133227-8427
RZ 25-0704	NAME Isabelle Albert MAILING ADDRESS 1000 N. Ashley Dr #900 CITY Tampa STATE FL ZIP 33602 PHONE 813 331 0976
RZ 25-0709 VS	NAME Robert Lavers Sr. MAILING ADDRESS 5019 Bonita Dr. CITY Wimauma STATE FL ZIP 33598 PHONE
RZ 25-0704	NAME Bill Baier MAILING ADDRESS 5222 Lake Venice Drive CITY Wimauma STATE FL ZIP 33598 PHONE 303-717-4840

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 9 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	
RZ 25-0704	PLEASE PRINT NAME: STEVE HENRY MAILING ADDRESS: 5023 W. LAUREL ST CITY: TPA STATE: FL ZIP: 33609 PHONE: 813 789 0639
RZ 25-0801	PLEASE PRINT NAME: TU MAI MAILING ADDRESS: 14031 N. Dale Mabry Hwy CITY: Tampa STATE: FL ZIP: 33618 PHONE: (813) 962-6230
RZ 25-0801	PLEASE PRINT NAME: Yaismel Hernandez MAILING ADDRESS: 3265 Laurel Dale Dr CITY: TAMPA STATE: FL ZIP: 33618 PHONE: 8133359885
RZ 25-0801	PLEASE PRINT NAME: DONALD LACEY MAILING ADDRESS: 1340 Cork Blvd #196, CITY: Clearwater STATE: FL ZIP: 33767 PHONE: 352 585 0493
RZ 25-0802	PLEASE PRINT NAME: William Sullivan Potomac Land Company MAILING ADDRESS: 26336 State Road 19 CITY: Howey in the Hills STATE: FL ZIP: 34737 PHONE: 407 463 36
RZ 25-0802	PLEASE PRINT NAME: Sean Ashen MAILING ADDRESS: 13825 Icot Blvd Ste 605 CITY: Clearwater STATE: FL ZIP: 33760 PHONE: 727 524-1818

SIGN-IN SHEET: RFR, (ZHM,) PHM, LUHO PAGE 10 OF 12

DATE/TIME: August 18, 2025/6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
RZ 25-0802	NAME Tom LEECH MAILING ADDRESS 4530 RIVER CLOSE BLVD CITY VALRICO STATE FL ZIP 33596 PHONE
RZ 25-0802	NAME Christopher R. Rate MAILING ADDRESS 4341 Culbreath Rd CITY Valrico STATE FL ZIP 33594 PHONE 860-395-7723
RZ 25-0802	NAME Jason Emory MAILING ADDRESS 7654 Allwood Ave CITY Valrico STATE FL ZIP 33596 PHONE 828-242-3006
RZ 25-0802	NAME Kathleen Peres MAILING ADDRESS 1511 N Westshore Blvd Suite 1000 CITY Tampa STATE FL ZIP 3360 PHONE 813 957-0544
MM 25-0808	NAME Jake Cremer MAILING ADDRESS 2002 W. Cleveland St #203 CITY Tampa STATE FL ZIP 33606 PHONE [redacted] 813-419-3914
MM 25-0808	NAME David M. Smith MAILING ADDRESS 401 E Jackson Street CITY Tampa STATE FL ZIP 33601 PHONE 813 222 5010

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 11 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT NAME / MAILING ADDRESS / CITY / STATE / ZIP / PHONE
MM 25-0808	NAME David Moore MAILING ADDRESS 17310 Carriage Way CITY Odessa STATE FL ZIP 33556 PHONE 813 600 7558
MM 25-0808	NAME MICHAEL BEAM MAILING ADDRESS 6401 THOROUGHBRED LOOP CITY ODESSA STATE FL ZIP 33556 PHONE 727.452.5798
MM 25-0808	NAME Melissa Nordbeck MAILING ADDRESS 19810 Hiawatha Rd CITY Odessa STATE FL ZIP 33556 PHONE 813-505-9315
MM 25-0808	NAME Beth White MAILING ADDRESS 17905 Burrell Rd CITY Odessa STATE FL ZIP 33556 PHONE 813/404-3125
MM 25-0808	NAME R. Blain Sanford MAILING ADDRESS 6613 THOROUGHBRED LP CITY ODESSA STATE FL ZIP 33556 PHONE 813.293.1044
MM 25-0808	NAME Edward Schuster MAILING ADDRESS 6402 Thoroughbred Loop CITY Odessa STATE FL ZIP 33556 PHONE 813 766 4434

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 12 OF 12

DATE/TIME: August 18, 2025 / 6pm HEARING MASTER: Susan Finch

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

APPLICATION #	PLEASE PRINT
MM 25-0808	NAME Lisa Kasson MAILING ADDRESS 17005 Winner's Circle CITY Odessa STATE FL ZIP 33556 PHONE 813-505-0661
APPLICATION #	PLEASE PRINT
MM 25-0808	NAME Lisa Dean MAILING ADDRESS 17042 Winners Circle CITY Odessa STATE FL ZIP 33556 PHONE 813-300-0363
APPLICATION #	PLEASE PRINT
MM 25-0808	NAME Dawn Bickoff MAILING ADDRESS 17106 Longacres CITY Odessa STATE FL ZIP 33556 PHONE 813-679-5042
APPLICATION #	PLEASE PRINT
MM 25-0808	NAME Timothy Weldon MAILING ADDRESS 5904-A Hanley Oaks Pkwy CITY Tampa STATE FL ZIP 33610 PHONE 813-253-5311
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE
APPLICATION #	PLEASE PRINT NAME MAILING ADDRESS CITY STATE ZIP PHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: August 18, 2025**

HEARING MASTER: Susan Finch **PAGE: 1 OF 2**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0931	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0999	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-1000	Michelle Montalbano	1. Revised Staff Report	No
RZ 24-0591	David Wright	1. Applicant Presentation Packet	No
RZ 24-0924	Isabelle Albert	1. Applicant Presentation Packet	No
RZ 24-0924	Brent R. Davis	1. Revised Staff Report	No
RZ 24-1263	Ashley Rome	1. Revised Staff Report	No
RZ 24-1263	Debbie Holliday	2. Opposition Presentation Packet	No
RZ 24-1263	Yvette Niemann	3. Opposition Presentation Packet	No
RZ 24-1263	George Niemann	4. Opposition Presentation Packet	No
RZ 25-0602	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0602	Baneet Stewart	2. Applicant Presentation Packet	No
RZ 25-0602	Latonia Boykins	3. Applicant Presentation Packet	No
RZ 25-0602	Beverly Kieny	4. Opposition Presentation Packet	No
RZ 25-0704	Ashley Rome	1. Revised Report	No
RZ 25-0801	Tu Mai	1. Applicant Presentation Packet	No
RZ 25-0802	Ashley Rome	1. Revised Staff Report	No
RZ 25-0802	William Sullivan	2. Applicant Presentation Packet	No
RZ 25-0802	Tom Leech	3. Opposition Presentation Packet	No
RZ 25-0802	Christopher Rate	4. Opposition Presentation Packet	No
RZ 25-0802	Jason Emory	5. Opposition Presentation Packet	No
RZ 25-0802	Kathleen Reres	6. Opposition Presentation Packet	No
MM 25-0808	Lily Linehan	1. Revised Staff Report	No
MM 25-0808	Sam Ball	2. Revised Staff Report	No
MM 25-0808	Jay Cremer	3. Applicant Presentation Packet	No

HEARING TYPE: ZHM, PHM, VRH, LUHO **DATE: August 18, 2025**

HEARING MASTER: Susan Finch **PAGE: 2 OF 2**

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 25-0808	Michael Beam	4. Opposition Presentation Packet	No
MM 25-0808	Beth White	5. Opposition Presentation Packet	No
MM 25-0808	Timothy Nelden	6. Applicant Presentation Packet	No

AUGUST 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

B. REMANDS:

B.1. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

Testimony provided.

Susan Finch, ZHM, closed MM 24-1141.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0931

Michelle Heinrich, DS, called RZ 25-0931.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0931.

C.2. RZ 25-0999

Michelle Heinrich, DS, called RZ 25-0999.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0999.

C.3. RZ 25-1000

Michelle Heinrich, DS, called RZ 25-1000.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1000.

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

D.1. RZ 24-0591

Michelle Heinrich, DS, called RZ 24-0591.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0591.

D.2. RZ 24-0924

Michelle Heinrich, DS, called RZ 24-0924.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-0924.

D.3. RZ 24-1075

Michelle Heinrich, DS, called RZ 24-1075.

Testimony presented.

Susan Finch, ZHM, closed RZ 24-1075.

D.4. RZ 24-1263

Michelle Heinrich, DS, called RZ 24-1263.

Testimony provided.

Susan Finch, ZHM, closed RZ 24-1263.

D.5. RZ 25-0602

Michelle Heinrich, DS, called RZ 25-0602.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0602.

D.6. RZ 25-0700

Michelle Heinrich, DS, called RZ 25-0700.

Testimony presented.

Susan Finch, ZHM, closed RZ 25-0700.

D.7. RZ 25-0704

Michelle Heinrich, DS, called RZ 25-0704.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0704.

D.8. RZ 25-0801

Michelle Heinrich, DS, called RZ 25-0801.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0801.

D.9. RZ 25-0802

Michelle Heinrich, DS, called RZ 25-0802.

Applicant requested a continuance.

Susan Finch, ZHM, denied the continuance request.

Michelle Heinrich, DS, called RZ 25-0802.

Testimony presented.

Susan Finch, ZHM, closed RZ 25-0802.

D.10. MM 25-0808

Michelle Heinrich, DS, called MM 25-0808.

Testimony presented.

Susan Finch, ZHM, closed MM 25-0808.

E. ZHM SPECIAL USE - **None.**

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 11:54 p.m.

RZ 25-0801
Tu Mai
ZHM
Exhibit #1 8-18-2025

Tu Mai

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 08/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

We are wholeheartedly in support of the Planned Development Rezoning petition filed by Yaismel Hernandez of Sunshine Homes Unlimited, Inc. for his property located at 8615 Twin Lakes Blvd, Tampa, FL 33614. Mr. Hernandez intends to have his permanent residence there. He would offer the remaining townhomes to others for a luxury townhomes development.

In addition, the development will bring the property value of the surrounding communities. Add this to the fact that this development is compatible with the Villas at Twin Lakes which is a multi-family development to the southeast. It is a well thought out development which will provide a variety of housing choices for the residents of Hillsborough County.

Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: GUILLERMO SANTOYA
Address: 8325 PATSY ST. TAMPA. FL. 33615
Email: gsantoya@aol.com

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 8/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Belkys Rodriguez
Address: 5834 Barry Lane Tampa, FL 33634
Email: Bel11030988@yahoo.com

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 8/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Anisleidi Acosta
Address: 3906 Spence Ave Tampa FL. 33614
Email: anisleidicoipel@icloud.com

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 8/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Juan M Perez
Address: 5834 Barry ln Tampa FL 33634
Email: juanmypdr@yahoo.com

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 08/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: YUSMUEL MARTINEZ
Address: 5832 BARCY LN TAMPA FL 33634
Email: BROREPAIR23@GMAIL.COM

Letter of Support
for
Planned Development Rezoning Application No.: RZ-PD 25-0801

Date: 8/14/2025

Submitted to:
DSD – Community Development Division
Post Office Box 1110
Tampa, Florida 33601

Dear Zoning Hearing Master:

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Thank you for your consideration of their proposal. We are in support of a favorable recommendation with appropriate conditions for this proposal.

Sincerely,

Name: Yarelys Hernandez
Address: 8618 Twin Lake Blvd Tampa FL 33614
Email: Yarelys766gmail.com

PARTY OF RECORD

NONE