Rezoning Application: RZ STD 25-1143

Zoning Hearing Master Date: 09/2

09/15/2025

BOCC Land Use Meeting Date: 11/12/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WPD-Limona, LLC

FLU Category: R-9

Service Area: Urban

Site Acreage: 1.146 acres

Community

Plan Area: Brandon

Overlay: SR 60 Overlay



Introduction Summary:

The applicant requests to rezone from CN (Neighborhood Commercial, Office and Personal Services) to CG (General Commercial, Office and Personal Services). The subject site is located within SR 60 Overlay-Urban Section.

Zoning:	Existing	Proposed	
District(s)	CN	CG	
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	General Commercial, Office and Personal Services	
Acreage	1.146	1.146	
Density/Intensity	0.20 F.A.R.	0.25 F.A.R.	
Mathematical Maximum*	9,975 sq ft	12,479 sq ft	

*number represents a pre-development approximation

Development Standards:	Existing	Proposed	
District(s)	CN	CG	
Lot Size / Lot Width	7,000 sq ft / 70'	10,000 sq ft / 75'	
Setbacks/Buffering and Screening	Front (East): 10'- 20' Front (South): 10' - 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required	Front (East): 10'- 20' Front (South):10'- 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required	
Height	50′	50′	

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	

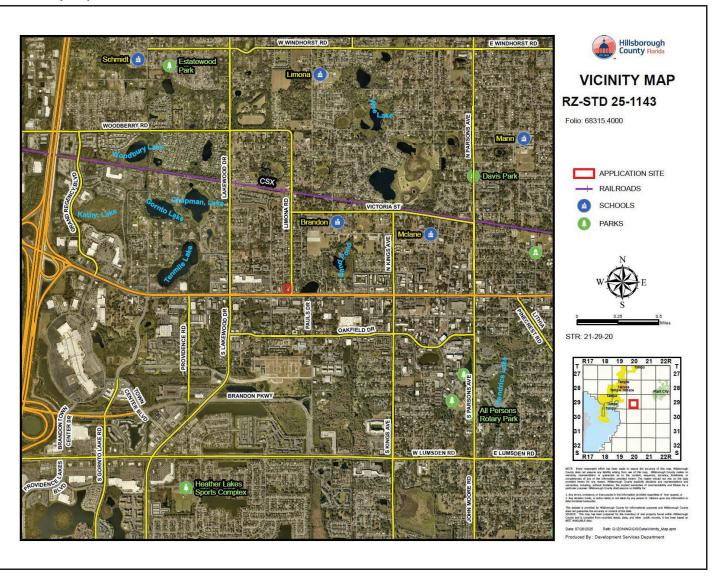
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



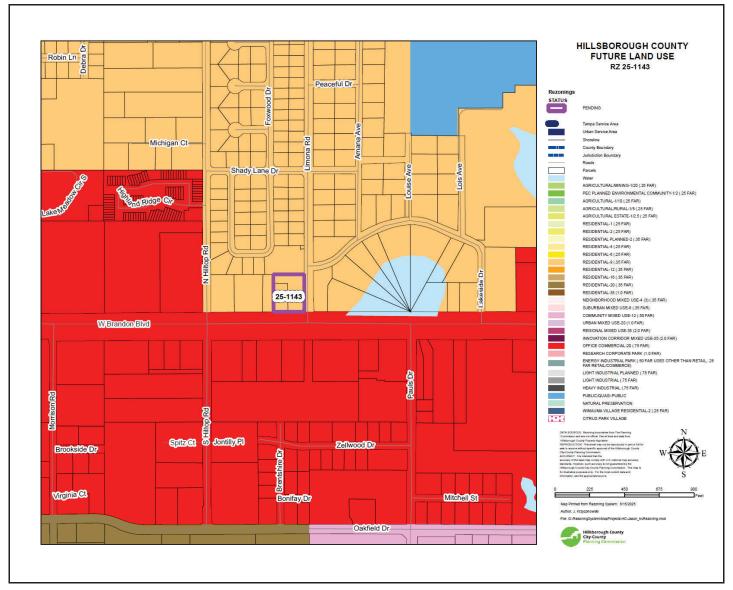
Context of Surrounding Area:

The site is located within the Brandon Community Plan Area, on the corner of Limona Road and West Brandon Boulevard, approximately 1060 feet from Brandon High School. The surrounding area is largely occupied by commercial uses along W. Brandon Blvd., with residential uses immediately north of the property.

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

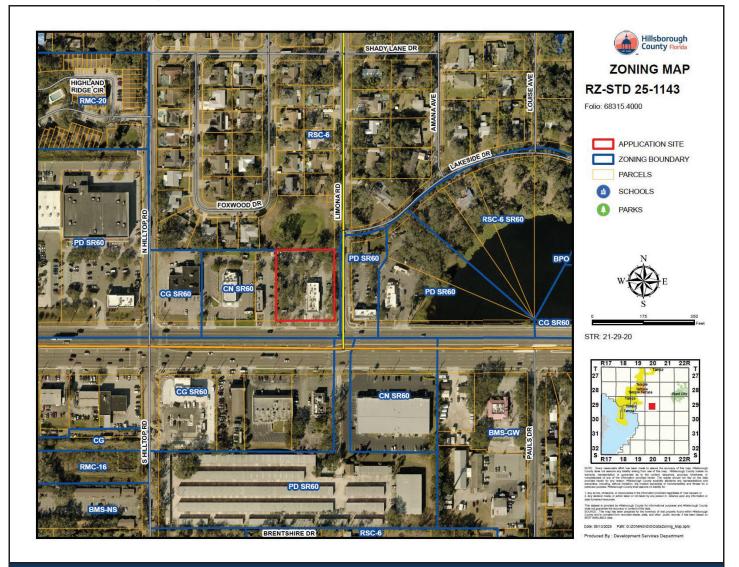


Subject Site Future Land Use Category:	Residential-9
Maximum Density/F.A.R.:	9 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

ZHM HEARING DATE: September 15, 2025 BOCC LUM MEETING DATE: November 12, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Case Reviewer: Cierra James

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single-Family Residential	County Owned, Retention Pond
South	CG	0.25 F.A.R	General Commercial	Strip Center and Quick Service Restaurant
East	PD 92-0081 (MM 12-0325)	0.07 F.A.R.	Restaurant with Drive-up Facilities	Quick Service Restaurant
West	CN	0.20 F.A.R.	Neighborhood Commercial	Restaurant

PPLICATION NUMBER:	RZ-STD 25-1143	
IM HEARING DATE: DCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James
O LAND USE MAP SET	AND SUMMARY DATA	
4 Proposed Site Plan (partial provided below for size	and orientation purposes. See Section 8.0 for full site plan)
		N/A
		N/A

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
W Brandon Blvd	FDOT Principal Arterial - Urban	8 Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
Limona Rd	County Collector - Rural	2 Lanes ⊠ Substandard Road □ Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request					
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	4,394	423	352		
Proposed	5,458	534	440		
Difference (+/-)	+1,064	+111	+88		

^{*}Trips reported are based on gross external trips unless otherwise noted.

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

Design Exception/Administrative Variance Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary				
Transportation	Objections	Conditions Requested	Additional Information/Comments	
□ Design Exception/Adm. Variance Requested□ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	☐ Yes ☑ No		

APPLICATION NUMBER: RZ-STD 25-1143

ZHM HEARING DATE: September 15, 2025

BOCC LUM MEETING DATE: November 12, 2025 Case Reviewer: Cierra James

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 図 No	N/A
Natural Resources	□ Yes ⊠ No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	□ Yes ☑ No	☐ Yes ☑ No	N/A
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 			
Public Facilities:	Comments Objections Requested Inf			Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided ☑ N/A	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	N/A
Service Area/ Water & Wastewater ⊠Urban ☐ City of Tampa ☐Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	N/A
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	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	⊠ Yes □ No	☐ Inconsistent ⊠ Consistent	□ Yes ⊠ No	N/A

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Cierra James

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from CN (Neighborhood Commercial) to CG (General Commercial). The site is located along West Brandon Boulevard, within the SR 60 Overlay District.

The surrounding area primarily consists of commercial uses along W. Brandon Boulevard. To the north of the site are parcels zoned for single-family residential uses. The single-family residential homes are separated from the property by approximately 1 acre of county owned land zoned RSC-6, currently used as a retention pond.

The rezoning of this property to CG would allow for a larger range of commercial uses and a higher intensity of development. Given the property's location, this zoning would be compatible with the zoning districts, uses, and development patterns.

5.2 Recommendation

Staff find the rezoning request approvable.

6.0 PROPOSED CONDITIONS

N/A

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.

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Cierra James

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/04/2025	
REV	EWER: Jessica Kowal, Principal Planner	AGENCY/DEPT: Transportation	
PLAN	NNING AREA: Brandon	PETITION NO: RZ 25-1143	
	This agency has no comments.		
X	X This agency has no objection.		
This agency has no objection, subject to the listed or attached conditions.			
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 1.14 acres from Commercial, Neighborhood (CN) to Commercial, General (CG). The site is located on the northwest corner of the intersection of W Brandon Boulevard and Limona Road. The Future Land Use (FLU) designation of the site is Residential – 9 (RES-9) which permits non-residential uses provided the floor area ratio (FAR) is 0.35 or less. The CN zoning district permits a maximum 0.2 FAR which would allow this parcel to develop up to 9,931 square feet of commercial uses. Whereas the CG zoning district permits a maximum of 0.25 FAR which would allow up to 12,414 square feet of commercial development.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual*, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size (Total maximum 0.2 FAR = 0.021 aguage fact)	24 Hour Two-	Total Peak Hour Trips	
(Total maximum 0.2 FAR = 9,931 square feet)	Way Volume	AM	PM
CN, 4,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	1,870	178	132
CN, 2,500 square feet of Convenience Store with Gas Station; 2-8 Vehicle Fueling Positions (ITE Code 945)	1,560	102	122
CN, 2,000 square feet of Drive-in Bank (ITE Code 912)	200	20	42
CN, 1,431 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	764	123	56
Total	4,394	423	352

Proposed Zoning:

Zoning, Land Use/Size			Total Peak Hour Trips	
(Total maximum $0.25 \text{ FAR} = 12,414 \text{ square feet}$)	Way Volume	AM	PM	
CG, 4,600 square feet of Fast-Food Restaurant with				
Drive-Through	2,150	206	152	
(ITE Code 934)				
CG, 3,120 square feet of Convenience Store with				
Gas Station; 2-8 Vehicle Fueling Positions	1,948	126	152	
(ITE Code 945)				
CG, 2,650 square feet of Drive-in Bank	266	26	5.0	
(ITE Code 912)	266	26	56	
CG, 2,044 square feet of Coffee/Donut Shop with				
Drive-Through	1,094	176	80	
(ITE Code 937)				
Total	5,458	534	440	

Trip Generation Difference:

	24 Hour Two-	Hour Irins	
	Way Volume	AM	PM
Difference	+ 1,064	+ 111	+ 88

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Brandon Blvd and Limona Rd.

<u>W Brandon Blvd</u> is an 8-lane, divided, FDOT maintained, urban, principal arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 6-foot-wide bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 180-foot-wide right of way.

<u>Limona Rd</u> is a 2-lane, undivided, substandard, rural, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 60-foot-wide right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to W Brandon Blvd, subject to FDOT's approval, and to Limona Rd.

As W Brandon Blvd is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to keep, modify, or close the existing access connections to W Brandon Blvd. The applicant had a Pre-Application Meeting with FDOT on May 27, 2025, to discuss on-site improvements; however, since that meeting the applicant FDOT issued a memorandum on August 13, 2025, requesting the applicant attend another Pre-Application Meeting to discuss the current request with FDOT. At the time of the filing of this report, FDOT has not submitted written comments pertaining to this request.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site layout and design, other issues related to project access, and compliance with other

applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), Hillsborough County Transportation Technical Manual (TTM), and FDOT requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Brandon Blvd is for information purposes only.

Generalized Level of Service				
Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
W Brandon Blvd	Providence Rd	Pauls Dr	D	F

Source: 2024 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1143
DATE OF HEARING:	September 15, 2025
APPLICANT:	WPG-Limona, LLC
PETITION REQUEST:	The request is to rezone a parcel of land from CN to CG
LOCATION:	Northwest corner of W. Brandon Blvd. & Limona Rd.
SIZE OF PROPERTY:	1.14 acres m.o.l.
EXISTING ZONING DISTRICT:	CN
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-1143

Zoning Hearing Master Date: 09/15/2025 **BOCC Land Use Meeting Date:** 11/12/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: WPD-Limona, LLC

FLU Category: R-9

Service Area: Urban

Site Acreage: 1.146 acres

Community Plan Area:

Brandon

Overlay: SR 60 Overlay



Introduction Summary:

The applicant requests to rezone from CN (Neighborhood Commercial, Office and Personal Services) to CG (General Commercial, Office and Personal Services). The subject site is located within SR 60 Overlay-Urban Section.

Zoning:	Existing	Proposed
District(s)	CN	CG
Typical General Use(s)	Neighborhood Commercial, Office and Personal Services	General Commercial, Office and Personal Services
Acreage	1.146	1.146
Density/Intensity	0.20 F.A.R.	0.25 F.A.R.
Mathematical Maximum*	9,975 sq ft	12,479 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CN	CG
Lot Size / Lot Width	7,000 sq ft / 70'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Front (East): 10' - 20' Front (South): 10' - 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required	Front (East): 10'- 20' Front (South):10'- 20' Side (North): 20' Type B along RSC-6 zoned property Side (West): None required
Height	50′	50′

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	

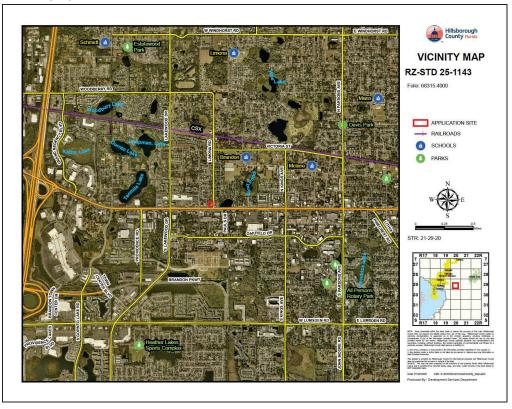
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Page 1 of 9
Template created 8-17-21

2

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

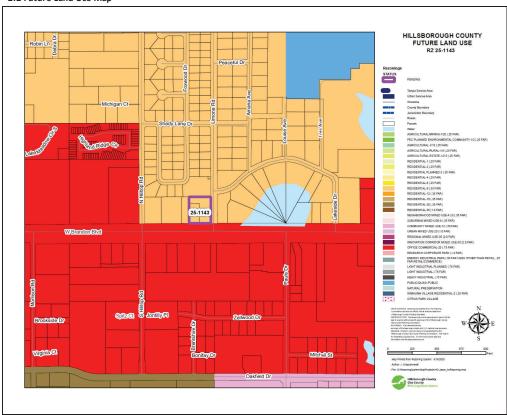
The site is located within the Brandon Community Plan Area, on the corner of Limona Road and West Brandon Boulevard, approximately 1060 feet from Brandon High School. The surrounding area is largely occupied by commercial uses along W. Brandon Blvd., with residential uses immediately north of the property.

Page 2 of 9

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



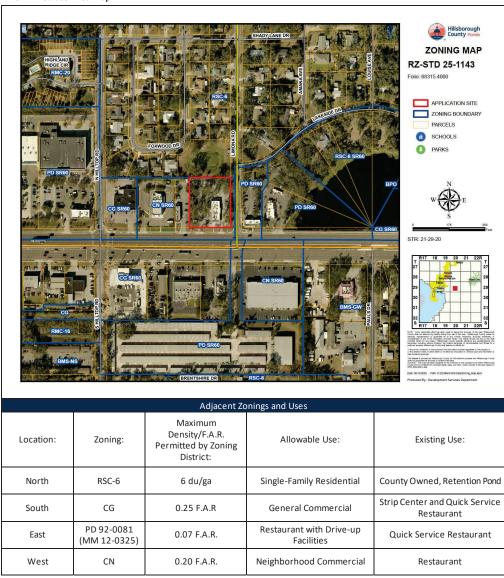
Subject Site Future Land Use Category:	Residential-9
Maximum Density/F.A.R.:	9 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

Page 3 of 9

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Page 4 of 9

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James
	·	

2.0 LAND USE MAP SET AND SUMMARY DATA			
2.4 Proposed Site Plan (partial provided below for size and orientation purposes. See Section 8.0 for full site plan)			
N/A			

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James

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

Road Name	Classification	Current Conditions	Select Future Improvements
W Brandon Blvd	FDOT Principal Arterial - Urban	8 Lanes Substandard Road Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other
Limona Rd	County Collector - Rural	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	4,394	423	352	
Proposed	5,458	534	440	
Difference (+/-)	+1,064	+111	+88	

^{*}Trips reported are based on gross external trips unless otherwise noted.

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

Design Exception/Administrative Variance ⊠Not applicable for this request			
Road Name/Nature of Request Type Finding			
	Choose an item.	Choose an item.	
Notes:			

4.0 Additional Site Information & Agency Comments Summary				
Transportation Objections Conditions Additional Requested Information/Comments				
☐ Design Exception/Adm. Variance Requested	☐ Yes ☐N/A	☐ Yes		
☐ Off-Site Improvements Provided	⊠ No	⊠ No		

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE:	September 15, 2025	
BOCC LUM MEETING DATE:	November 12, 2025	Case Reviewer: Cierra James

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 図 No	N/A
Natural Resources	□ Yes 図 No	☐ Yes ☐ No	☐ Yes ☐ No	N/A
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☒ No	□ Yes ⊠ No	N/A
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significant	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☑ Urban/Sul	burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	□Yes	N/A
☐ Off-site Improvements Provided	□No	⊠ No	⊠ No	NA
⊠ N/A				
Service Area/ Water & Wastewater	⊠ Yes	□Yes	□Yes	
☑Urban ☐ City of Tampa	□ No	⊠ No	□ res ⊠ No	N/A
□Rural □ City of Temple Terrace		⊠ NO	Z NO	
Hillsborough County School Board				
Adequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A	□ Yes	□ Yes	☐ Yes ⊠ No	N/A
Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☒ N/A	□ No	□ No	⊠ NO	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☑ Meets Locational Criteria □N/A	⊠ Yes	☐ Inconsistent	□Yes	N/A
☐ Locational Criteria Waiver Requested	□No	⊠ Consistent	⊠ No	IN/A
☐ Minimum Density Met ☐ N/A			1	

Page **7** of **9**

APPLICATION NUMBER:	RZ-STD 25-1143	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	September 15, 2025 November 12, 2025	Case Reviewer: Cierra James

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from CN (Neighborhood Commercial) to CG (General Commercial). The site is located along West Brandon Boulevard, within the SR 60 Overlay District.

The surrounding area primarily consists of commercial uses along W. Brandon Boulevard. To the north of the site are parcels zoned for single-family residential uses. The single-family residential homes are separated from the property by approximately 1 acre of county owned land zoned RSC-6, currently used as a retention pond.

The rezoning of this property to CG would allow for a larger range of commercial uses and a higher intensity of development. Given the property's location, this zoning would be compatible with the zoning districts, uses, and development patterns.

5.2 Recommendation

Staff find the rezoning request approvable.

6.0 PROPOSED CONDITIONS

N/A

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.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on September 15, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Kami Corbett testified on behalf of the applicant. Ms. Corbett showed a PowerPoint presentation and identified the location of the property and stated that it was a former Steak N' Shake. She added that the request is to rezone the property was CN to CG. Ms. Corbett described the surrounding land uses and pointed to an adjacent Hillsborough County drainage pond and stated that the parcel was different than the other CG parcels in the area as it does not directly abut residential development. She concluded her comments by stating that the area is planned for urban development and that both planning staffs found the request consistent and approvable.

Ms. Cierra James, Development Services staff, testified regarding the County's staff report. Ms. James stated that the applicant is requesting a rezoning from CN to CG. She described the surrounding land uses and stated that staff found the request approvable.

Mr. Tyrek Royal, Planning Commission staff testified regarding the Planning Commission staff report. Mr. Royal stated that the site was previously developed with a Steak N' Shake and then detailed the surrounding land uses. He stated that the request was consistent with Objective 1.1 regarding compatibility and and 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. No one replied.

County staff and Ms. Corbett did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Corbett submitted a copy of her PowerPoint presentation and a transportation analysis 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 1.14 acres in size and is currently zoned Commercial Neighborhood (CN) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Planning Area.
- 2. The applicant is requesting a rezoning to the Commercial General (CG) zoning district.
- 3. No waivers are requested as a part of the rezoning application.
- 4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the surrounding development pattern and found the application to be consistent with the Comprehensive Plan.
- 5. The surrounding area is zoned RSC-6 to the north and is bordered by a Hillsborough County retention pond, to the west is zoned CN and developed with a restaurant, to the east is zone PD and also developed with a restaurant and to the south is property zoned CG which is developed with a commercial strip center and restaurant.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing. It is noted that one letter in opposition was submitted into the record questioning the type of commercial use that could be developed on-site. The letter is from a property owner of a parcel that is not in an abutting subdivision.
- 7. The applicant's representative testified that the subject property was previously developed with a Steak N' Shake restaurant.
- 8. The surrounding commercial development and the County retention pond to the immediate north of the subject property supports the request for the CG zoning district.
- 9. The request for CG is compatible with the development pattern and 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 rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

SUMMARY

The applicant is requesting a rezoning to the CG zoning district. The property is 1.14 acres in size and is currently zoned CN and designated RES-9 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Brandon Community Plan.

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

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The request for CG is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the CG rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.

October 4, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine.

Date



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: September 15, 2025	Case Number: RZ 25-1143		
Report Prepared: September 4, 2025	Folio(s): 68315.4000		
	General Location: North of West Brandon Boulevard, west of Limona Road and east of North Hilltop Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Brandon		
Rezoning Request	Commercial Neighborhood (CN) to Commercial General (CG)		
Parcel Size	+/- 1.146 acres		
Street Functional Classification	West Brandon Boulevard – State Principal Arterial Limona Road – County Collector North Hilltop Road – Local		
Commercial Locational Criteria	Meets		
Evacuation Area	None		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-9	CN	Light Commercial	
North	Residential-9	RSC-6	Public/Quasi-public + Single-Family	
South	Office Commercial-20	CG + PD	Light Commercial + Heavy Commercial + Light Industrial	
East	Residential-9	PD + CN	Light Commercial + Single-Family + Vacant + Two-Family	
West	Office Commercial-20 + Residential-9	CG + CN + PD	Light Commercial	

Staff Analysis of Goals, Objectives and Policies:

The ± 1.146-acre subject site is located north of West Brandon Boulevard, west of Limona Road and east of North Hilltop Road. The site is in the Urban Service Area (USA) and is within the limits of the Brandon Community Plan, specifically in the Urban Center Character District. The subject site has a Future Land Use (FLU) designation of Residential-9 (RES-9), which allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting to rezone from Commercial Neighborhood (CN) to Commercial General (CG).

The 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 site was previously developed and operated as a Steak n' Shake restaurant with a drive through, parking, and vehicle queueing area. Immediately west of the site is a Waffle House, with an additional quick service restaurant and an auto parts shop located further west. To the east, across Limona Road, there are several other fast-food restaurants. North of the site is a drainage retention area owned and maintained by Hillsborough County. South of the site, across West Brandon Boulevard, are various light commercial uses, along with a heavy commercial use and a light industrial parcel currently operating as a public storage facility. The proposed rezoning from Commercial Neighborhood (CN) to Commercial General (CG) meets the intent of FLUS Objective 1.1, as the proposed commercial use is compatible with

the surrounding mix of light commercial, restaurant, and service-oriented uses and will maintain the established character of the area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the Residential-9 (RES-9) Future Land Use category, which permits a maximum Floor Area Ratio (FAR) of 0.50 for neighborhood commercial, office, multi-purpose, or mixed-use projects. With the site being 1.146 acres, the maximum square feet that may be considered for this site would be 24,959 square feet (1.146 ac x 43,560 square feet = 49,919.76 square feet x 0.50 FAR = 24,959 square feet). The proposed rezoning is consistent with the parameters of the RES-9 FLU category and is therefore consistent with Objective 2.2 and its associated policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2). However, at the time of uploading this report, Transportation comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. The immediate area is predominantly characterized by light commercial uses, with single-family residential located to the northwest of the site. A drainage retention area directly north of the site provides a physical buffer between the proposed development and the nearby residential uses. Additionally, the site is located at the intersection of Limona Road and West Brandon Boulevard, both of which are lined with light commercial development. The proposed request for Commercial General zoning is compatible with the existing land pattern and will complement the character of the surrounding area.

The subject site is within the limits of the Brandon Community Plan, specifically in the Urban Center Character District. Goal 7 of the plan focuses on advancing Brandon's economic competitiveness in the region through a diversified economy and broader employment base. One of the strategies of this goal encourages mixed-use development adjacent to identified existing industrial and commercial districts as referenced in the Brandon Character Districts Map. The site is located in the Urban Center District, which contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. In this district, commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories. The proposed rezoning from CN to CG aligns well with the Brandon Community Plan.

Overall, staff finds that the uses permitted in the Commercial General zoning district are allowable in the Residential-9 Future Land Use category, are compatible with the existing development pattern found within the surrounding area and supports the vision of the Brandon Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies 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 rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

RZ 25-1143

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.

Relationship to the Future Land Use Map

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

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 des

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

Policy 3.1.1: Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.

Policy 3.1.2: Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and

buffering with berms and landscaping are strongly encouraged.

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

Development

- **Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.
- **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.
- **4.1.6**: 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 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.

Neighborhood/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 be integrated 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

LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 7: Advance Brandon's economic competitiveness in the region through a diversified economy and broader employment base.

2. Encourage mixed-use development adjacent to identified existing industrial and commercial districts as referenced on the Brandon Character Districts Map.

Brandon Character Districts:

- **Urban Center**: This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.

0 225 Rezonings STATUS Lakeside Dr Mitchell St **Evalor** Ave Pauls Dr EvA esino Oakfield Dr Zellwood Dr evA snsmA Peaceful Dr Confidence of the confidence o Limona Rd 25-1143 Shady Lane Dr Foxwood Dr Edemon on water N Hilltop Rd Michigan Ct W Brandon Blvd **Brookside Dr** Robin Ln Virginfa@th Morrison Rd

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-1143



PENDING

Tampa Service Area Urban Service Area Juris diction Boundary

County Boundary

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL/MINING-1/20 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.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 US E-35 (2.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, 25 FAR RETAIL/COMMERCE) RESEARCH CORPORATE PARK (1.0 FAR)

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) NATURAL PRESERVATION

CITRUS PARK VILLAGE



Map Printed from Rezoning System: 8/15/2025

Author: J. Krzyzanowski

File: G:\RezoningSystem\MapP



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 09/04/2025
REVIEWER: Jessica Kowal, Principal Planner		AGENCY/DEPT: Transportation
PLANNING AREA: Brandon		PETITION NO: RZ 25-1143
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 1.14 acres from Commercial, Neighborhood (CN) to Commercial, General (CG). The site is located on the northwest corner of the intersection of W Brandon Boulevard and Limona Road. The Future Land Use (FLU) designation of the site is Residential – 9 (RES-9) which permits non-residential uses provided the floor area ratio (FAR) is 0.35 or less. The CN zoning district permits a maximum 0.2 FAR which would allow this parcel to develop up to 9,931 square feet of commercial uses. Whereas the CG zoning district permits a maximum of 0.25 FAR which would allow up to 12,414 square feet of commercial development.

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized, reasonable worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual*, 11th Edition.

Approved Zoning:

Zoning, Land Use/Size (Total maximum 0.2 FAR = 0.021 aguaga fact)	24 Hour Two-	Total Peak Hour Trips	
(Total maximum 0.2 FAR = 9,931 square feet)	Way Volume	AM	PM
CN, 4,000 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	1,870	178	132
CN, 2,500 square feet of Convenience Store with Gas Station; 2-8 Vehicle Fueling Positions (ITE Code 945)	1,560	102	122
CN, 2,000 square feet of Drive-in Bank (ITE Code 912)	200	20	42
CN, 1,431 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	764	123	56
Total	4,394	423	352

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
(Total maximum 0.25 FAR = 12,414 square feet)	Way Volume	AM	PM
CG, 4,600 square feet of Fast-Food Restaurant with			
Drive-Through	2,150	206	152
(ITE Code 934)			
CG, 3,120 square feet of Convenience Store with			
Gas Station; 2-8 Vehicle Fueling Positions	1,948	126	152
(ITE Code 945)			
CG, 2,650 square feet of Drive-in Bank	266	26	5.0
(ITE Code 912)	266	26	56
CG, 2,044 square feet of Coffee/Donut Shop with			
Drive-Through	1,094	176	80
(ITE Code 937)			
Total	5,458	534	440

Trip Generation Difference:

	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 1,064	+ 111	+ 88

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W Brandon Blvd and Limona Rd.

<u>W Brandon Blvd</u> is an 8-lane, divided, FDOT maintained, urban, principal arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes in average condition, +/- 6-foot-wide bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 180-foot-wide right of way.

<u>Limona Rd</u> is a 2-lane, undivided, substandard, rural, collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes in average condition, no bike lanes, +/- 5-foot-wide sidewalks on either side of the roadway within the vicinity of the proposed project, and within a +/- 60-foot-wide right of way.

SITE ACCESS

It is anticipated that the subject parcel will take access to W Brandon Blvd, subject to FDOT's approval, and to Limona Rd.

As W Brandon Blvd is an FDOT maintained roadway, staff notified the applicant that they will need to coordinate access with and obtain access permits from FDOT to keep, modify, or close the existing access connections to W Brandon Blvd. The applicant had a Pre-Application Meeting with FDOT on May 27, 2025, to discuss on-site improvements; however, since that meeting the applicant FDOT issued a memorandum on August 13, 2025, requesting the applicant attend another Pre-Application Meeting to discuss the current request with FDOT. At the time of the filing of this report, FDOT has not submitted written comments pertaining to this request.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site layout and design, other issues related to project access, and compliance with other

applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC), Hillsborough County Transportation Technical Manual (TTM), and FDOT requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported.

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, FDOT, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for W Brandon Blvd is for information purposes only.

Generalized Level of Service					
Roadway From To LOS Standard Direct LO					
W Brandon Blvd	Providence Rd	Pauls Dr	D	F	

Source: 2024 Hillsborough County Level of Service (LOS) Report



RON DESANTIS GOVERNOR

11201 North McKinley Drive Tampa, FL 33612 JARED W. PERDUE, P.E. SECRETARY

MEMORANDUM

DATE: August 13, 2025

TO: Kami Corbett, Hill Ward Henderson

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

David Ayala, FDOT Mecale' Roth, FDOT Tanya King, FDOT

Richard Perez, Hillsborough County

SUBJECT: RZ-STD 25-1143, Folio: 68315.4000

1402 W Brandon Blvd, Brandon

This project is on a state road, SR 60. This site was reviewed at a Pre-Application meeting with FDOT on 5/27/25 for onsite improvements only such as repaving and remodeling with no change in use or size. Since that meeting, folio 68315.4000 now also includes folios 68315.0000 and 68315.5000. RZ-STD 25-1143 is requesting to change the zoning from CN to CG which could allow much more intensive uses on the property. The applicant needs to schedule another Pre-Application meeting with FDOT to determine what is being proposed under the new zoning, to verify the permit category and to determine the increase in the trips for the new use.

A Pre-Application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at 813-612-3237 or Mecale.Roth@dot.state.fl.us.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

Gwendolyn "Gwen" W. Myers CHAIR Harry Cohen VICE-CHAIR Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Ioshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 09/15/2025	COMMENT DATE: 08/21/2025
PETITION NO.: 25-1143	PROPERTY ADDRESS: 1402 W Brandon Blvd,
EPC REVIEWER: Liam Huxhold	Brandon, FL 33511 FOLIO #: 068315-4000
CONTACT INFORMATION: (813) 627-2600 x 1247	
EMAIL: huxholdl@epchc.org	STR: 21-29S-20E

REQUESTED ZONING: From CN to CG

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	N/A	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	No wetlands per EPC aerial review	
SOILS SURVEY, EPC FILES)		

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, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-1143 August 21, 2025 Page **2** of **2**

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.

Lh/dc

ec: Kami.corbett@hwhlaw.com

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: 7/28/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/5/2025

PROPERTY OWNER: WPG-Limona, LLC **PID:** 25-1143

APPLICANT: WPG-Limona, LLC

LOCATION: 1402 W Brandon Blvd. Brandon, FL 33510

FOLIO NO.: 68315.0000, 68315.4000, 68315.5000

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 as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

10: ZONING TECHNICIAN, Planning Growth Management DATE: <u>08/04/2025</u>			
REV	TEWER: Sherri A. Wilson, Conservation and En	avironmental Lands Management	
APP	LICANT: Kami Corbett	PETITION NO: 25-1143	
LOC	CATION: 1402 W. Brandon Blvd. Brandon, FL 335	<u>510</u>	
FOL	IO NO: <u>68315.4000</u>	SEC: <u>21</u> TWN: <u>29</u> RNG: <u>10</u>	
\boxtimes	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 atta	ached conditions.	
COMMENTS:			

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 25-1143 REVIEWED BY: Clay Walker, E.I. DATE: 7/29/2025 FOLIO NO.: 68315.4000, 68315.5000, 68315.0000		
OLIC	7110	
	WATER	
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.	
	A 8 inch water main exists 1 (approximately 1 feet from the site), 1 (adjacent to the site), and is located south of the subject property within the north Right-of-Way of West Brandon Boulevard. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
	WASTEWATER	
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.	
	A $\underline{4}$ inch wastewater forcemain exists \square (approximately $\underline{\hspace{0.5cm}}$ feet from the project site), \boxtimes (adjacent to the site) $\underline{\hspace{0.5cm}}$ and is located east of the subject property within the west Right-of-Way of Limona Road . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.	
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.	
COMM	ENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.	

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING OFFICER HEARINGS

ZONING HEARING OFFICER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, September 15, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 7:50 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate) -Second Floor Boardroom 601 East Kennedy Boulevard

Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida MS. HEINRICH: Our next item is Item C.2, Standard Rezoning 25-1143. The applicant is requesting to rezone property from CN to CG. Cierra James with Development Services will present staff findings after the applicant's presentation.

HEARING MASTER: Good evening.

2.4

MS. CORBETT: Good evening. Kami Corbett with the law firm of Hill Ward and Henderson.

Subject property is located on Brandon Boulevard in the heart of Brandon. This is the property. It is -- was a Steak 'n Shake. That location is no longer in operation, and we're requesting to rezone the property from CN to CG.

This is the surrounding area to the west. You can see all of the commercial activity along Brandon Boulevard. This is to the east and south. Again, there's a Taco Bell right across the street, a Boston Market on the south side. And then, to the north, the one thing about this parcel that's different than the CG parcel at the other end of the block is it does not directly abut residential development. That is a Hillsborough County drainage pond and a drainage area. The top picture is, sort of, an image of that. And then you can see on the Property Appraiser's map, or the zoning map here, that this would be CG on this end at the intersection, and CG on the other end for this particular block.

This has been planned for urban development. It's shown in the urban general location of the Brandon Community

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

Plan, as well as in the State Route 60 Overlay District. 1 it's been identified as urban for quite some time, and that's 2 where it's appropriate to have commercial general uses. 3 4 Planning Commission finds it consistent. Development Services finds it approvable. And with that, we respectfully 6 request your approval and here to answer any questions you'd have. HEARING MASTER: None at this time. Thank you so 8 much. 9 10 Development Services. Good evening. 11 MS. JAMES: Good evening. Cierra James with 12 Development Services. 13 The applicant is requesting to rezone 1.146 acres of 14 land from CN to CG. The parcel is within the urban section of 15 the SR 60 Overlay District. The surrounding area is largely 16 occupied by commercial uses along West Brandon Boulevard, with 17 residential uses immediately north of the property. The single-18 family residential homes to the north are separated by 19 approximately one acre of county owned land, currently used as a 20 retention pond. The request to rezone would allow for a larger

Based on these considerations, staff find the proposal approvable.

range of commercial uses with -- which would be compatible with

the development patterns in the area.

21

22

23

24

25

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

Planning Commission.

2.4

MR. ROYAL: Hello. Tyrek Royal, Planning Commission staff.

Policy 3.1.3 requires all new developments to be compatible with the surrounding area. The site was previously developed and operated as a Steak 'n Shake restaurant with a drive-thru, parking, and vehicle queuing area. Immediately to the west of the site is a Waffle House, with a additional quick service restaurant and auto part shop located further west. To the east, across Limona Drive -- or Road, there are several other fast-food restaurants. North of the site is a drainage retention pond area owned and maintained by Hillsborough County. South of the site, across West Brandon Boulevard, are various light commercial uses, along with heavy commercial use and a light industrial parcel currently operated as a public storage facility.

The proposed rezoning from Commercial Neighborhood to Commercial General meets the intent of FLUS Objective 1.1, as the proposal -- proposed commercial use is compatible with the surrounding mix of light, commercial, restaurant, and service-oriented uses and will maintain established character -- I'm sorry -- commercial character of the area.

Based upon those considerations, the Planning
Commission staff finds the proposed rezoning consistent with
Unincorporated Hillsborough County Comprehensive Plan.

Susan Finch, Zoning Hearing Master CORRECTED September 15, 2025

1	HEARING MASTER: Thank you so much.
2	Is there anyone in the audience that would like to
3	speak in support? Anyone in favor? No one.
4	Anyone in opposition to this request? No.
5	Ms. Heinrich, anything else?
6	MS. HEINRICH: Nothing further.
7	HEARING MASTER: Ms. Corbett, anything? Last word
8	from you.
9	MS. CORBETT: Kami Corbett. Nothing further.
10	HEARING MASTER: All right. Thank you so much.
11	Then we'll close Rezoning 25-1143, and go to the next
12	case.
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

EXHIBITS SUBMITTED DURING THE ZHM HEARING

PAGE $\underline{/}$ of $\underline{2}$

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

DATE/TIME: 9/15/2025 6pm HEARING MASTER: Susan Finch

DI FASE PRINT CLEARLY THIS INFORMATION WILL BE USED FOR MAILING

PLEASE PRINT CLE	CARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Christian E Guevara
RZ 25-0435	MAILING ADDRESS 10350 Celts Ach Dr
	CITY Ruskin STATE FL ZIP 33573 PHONE 813-296-4909
APPLICATION #	NAME Kami Cor bet
RZ 25-1143	MAILING ADDRESS 101 & Kennedy Polad Ste 3700 CITY TAM PA STATE FC ZIB360 & PHONE & B 222 8421
	CITY TAM DA STATE FC ZIB360 > PHONE & B 227 842
APPLICATION #	NAME NICOU MACINNES
RZ 25-0588	MAILING ADDRESS 2002 W Cleveland Greet
K= 43 0 20	CITY TAMPA STATE FL ZIP 3309 PHONE 913-407-1686
APPLICATION #	PLEASE PRINT David M. Smith
RZ 25-0588	MAILING ADDRESS 401 E. Tackson Stut Sub 2100
	CITY Tanya STATE FI ZIP3601 PHONE 8/3 222-5010
APPLICATION #	PLEASE PRINT Jaim ESTEVEZ
RZ 25-0680	MAILING ADDRESS 807 & Flora St.
	CITY Tampa STATE ZIP PHONE 310-733-164
APPLICATION #	PLEASE PRINT Odd TUESSMAN
RZ 25-0680	MAILING ADDRESS 200 3 AU 5 451
	CITY STATE ZIP ZIP PHONE SOY

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

DATE/TIME: 9/15/2025 HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING PLEASE PRINT APPLICATION # NAME Gina Grimes MAILING ADDRESS 1001 Water St. Ste 1000 RZ 25-0703 CITY Tampe STATE FL ZIP 5402 PHONE 813-559-5506 NAME OSA B. Johnson APPLICATION # MAILING ADDRESS 98 5 5 TIMMONS KD RZ 25-0703 CITY HONOTOSASS ASTATE PLA 33592 PHONES 13-830-016 NAME FREEMON Grayes JR APPLICATION # MAILING ADDRESS 2501 Pemberton CKDR. RZ 25-0703 CITY SEFFIER STATEFL ZIP 3358/PHONE 813-158-8778 PLEASE PRINT APPLICATION # NAME Elise Batsel MAILING ADDRESS 401 E. Jackson Suite 2100 RZ 25-0919 CITY TAMPA STATE FL ZIP PHONE 813 222 PLEASE PRINT Charles Davis **APPLICATION #** MAILING ADDRESS 100 S. Ashley Dr. Ste 2000 mm 25-0920 CITY Lampa STATE & ZIP3366 PHONE 8/17218772 PLEASE PRINT APPLICATION # MAILING ADDRESS WI Flewyly Blas mm 25-0933 CITY AWW STATE ZIP PHONE STA

HEARING TYPE:

ZHM, PHM, VRH, LUHO

DATE: 9/15/2025

HEARING MASTER:

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1143	Kami Corbettt	Application Presentation Packet	No
RZ 25-0680	Ashley Rome	Revised Staff Report	No
RZ 25-0680	Todd Pressman	2. Application Presentation Packet	No
RZ 25-0703	Gina Grimes	Application Presentation Packet	No
RZ 25-0919	Elise Batsel	Application Presentation Packet	Yes
MM 25-0933	Ashley Rome	1. Revised Staff Report	No

SEPTEMBER 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, September 15, 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 introduction.

A. WITHDRAWALS AND CONTINUANCES

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

Susan Finch, ZHM, overview of ZHM process.

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

Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0435

Michelle Heinrich, DS, called RZ 25-0435.

Testimony provided.

🛂 Susan Finch, ZHM, closed RZ 25-0435.

C.2. RZ 25-1143

Michelle Heinrich, DS, called RZ 25-1143.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1143.

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

D.1. RZ 25-0588

Michelle Heinrich, DS, called RZ 25-0588.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0588.

D.2. RZ 25-0680

- Michelle Heinrich, DS, called RZ 25-0680.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0680.

D.3. RZ 25-0703

- Michelle Heinrich, DS, called RZ 25-0703.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0703.

D.4. RZ <u>25-0919</u>

- Michelle Heinrich, DS, called RZ 25-0919.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0919.

D.5. MM 25-0920

- Michelle Heinrich, DS, called MM 25-0920.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0920.

D.6. MM 25-0933

- Michelle Heinrich, DS, called MM 25-0933.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0933.
- E. ZHM SPECIAL USE None.

MONDAY, SEPTEMBER 15, 2025

ADJOURNMENT

Susan Finch, ZHM, adjourned the meeting at 7:50 p.m.

MM - 25-0933

Kami Corbett

ZHM

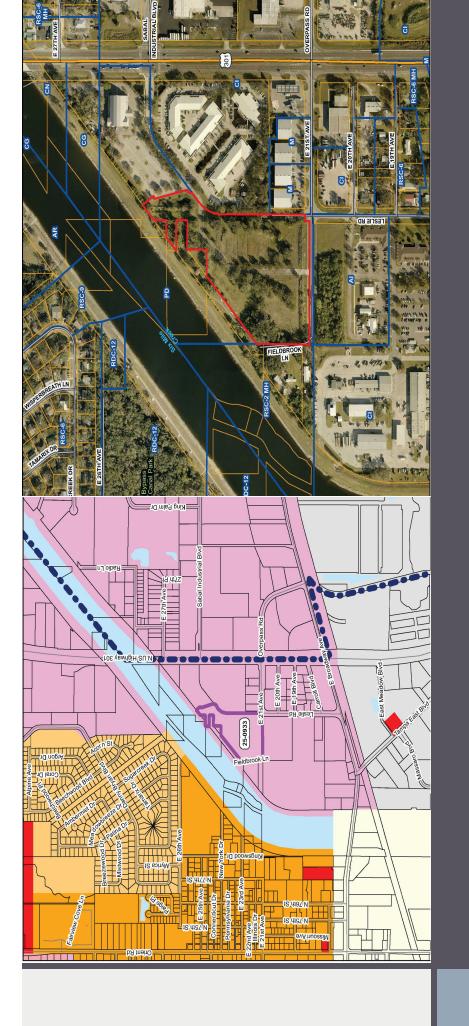
RZ 25-1143

Application No.

1 9/15/2025

Exhibit #:

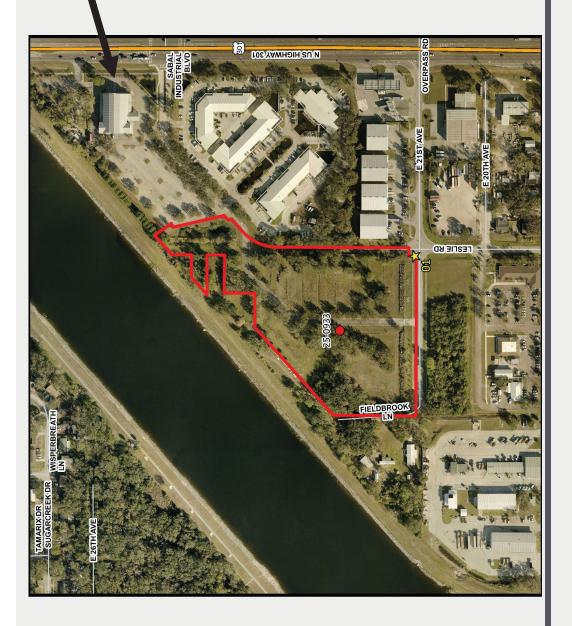
HILL WARD HENDERSON **OXBOW ENGINEERING** Michael Sanders OXBOW Michael Yates PALM TRAFFIC Kami Corbett

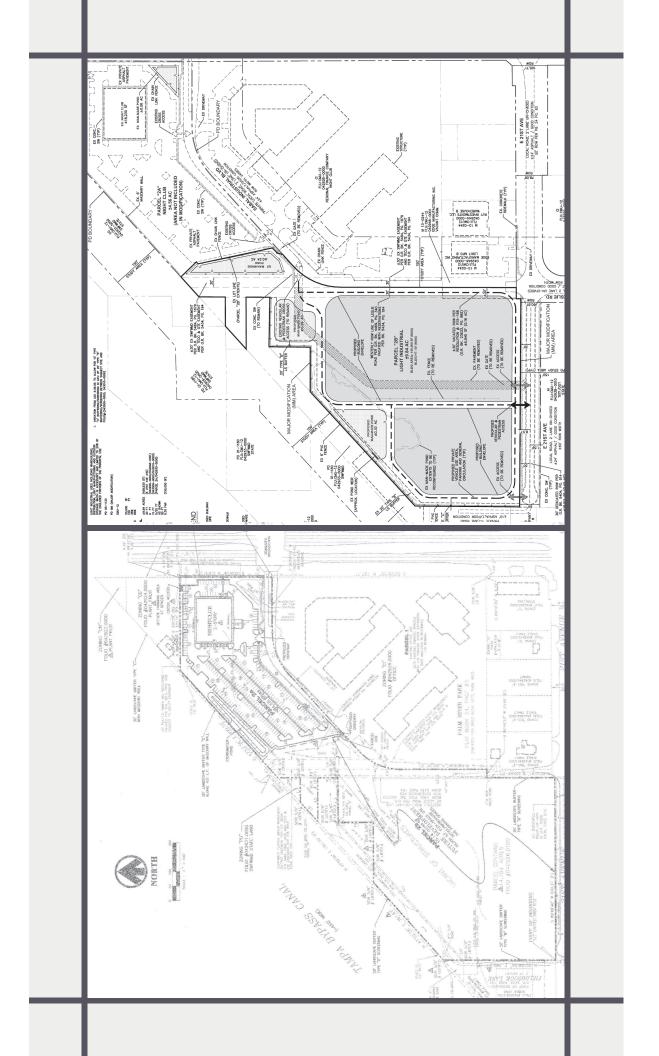


Zoning -PD-M-CI-AI **FLU - CMU-12**





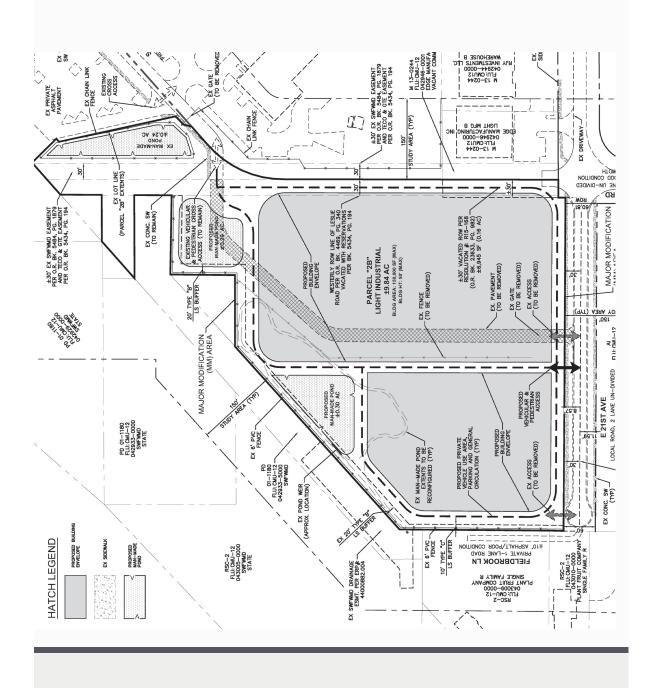




Proposed Request:

Parcel 2b - Only

- 150,000 sf of Light Industrial Uses
- Remove Office Uses
- Open Storage Limited to 20%
 Accessory
- Total FAR .28



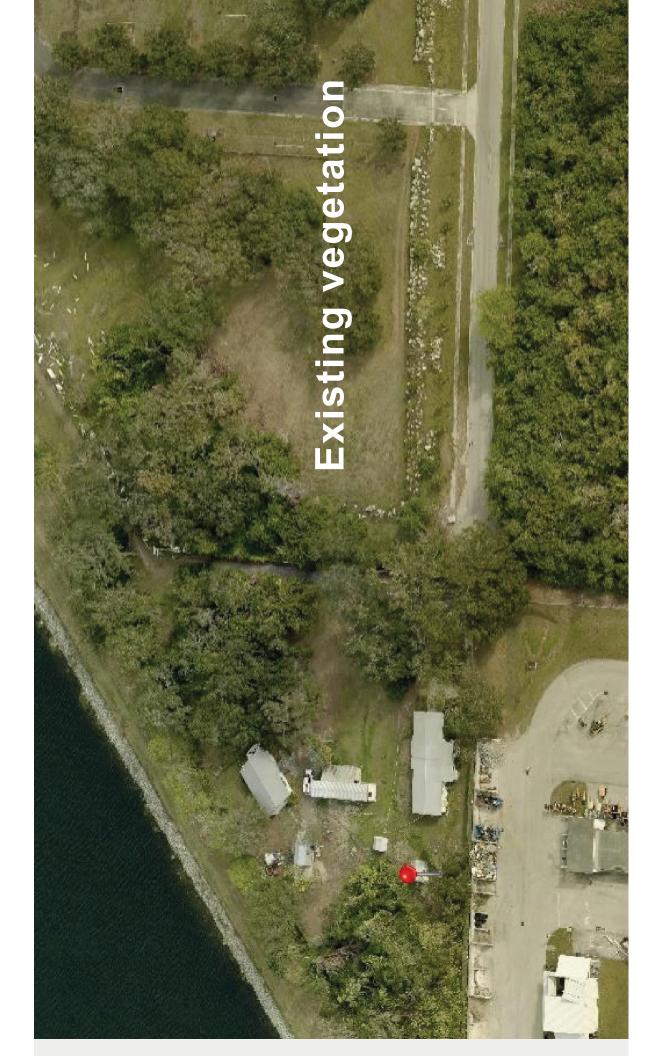
LDC Part 6.06.00 - Landscaping and Buffering

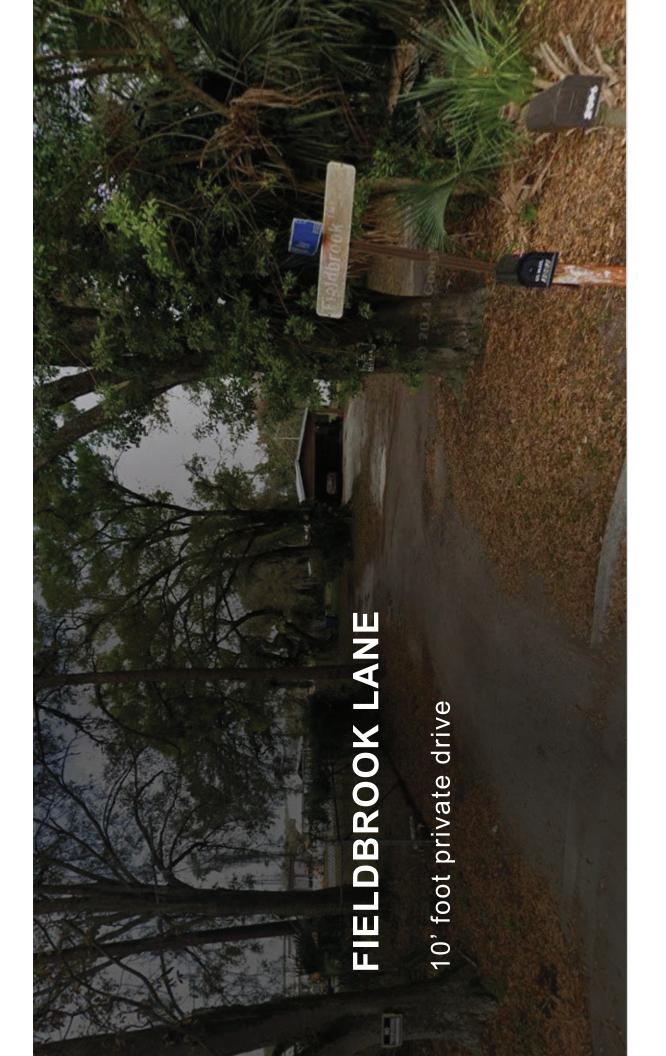
Variation to screening adjacent to Folios 043009-0000 & 043010-0000

10' Type C where 20' Type B is currently required

- Existing dense vegetation to remain
- Provide 6-foot masonry wall
- Existing 10-foot private drive provides separation

PD Variation Supported by Staff





Planning Commission

Proposal is consistent subject to conditions

Development Services

Proposal is supportable subject to conditions

Support from All Reviewing Agencies

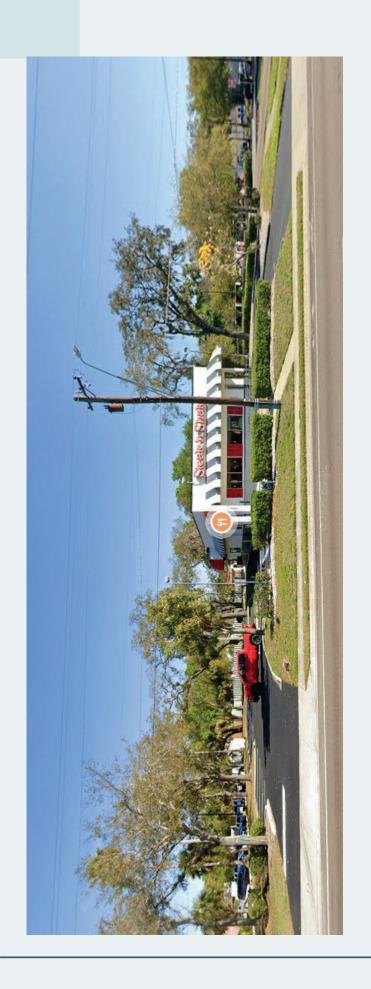
RZ 25-1143

1402 W BRANDON BLVD, BRANDON

APPLICANT: WPG-LIMONA LLC

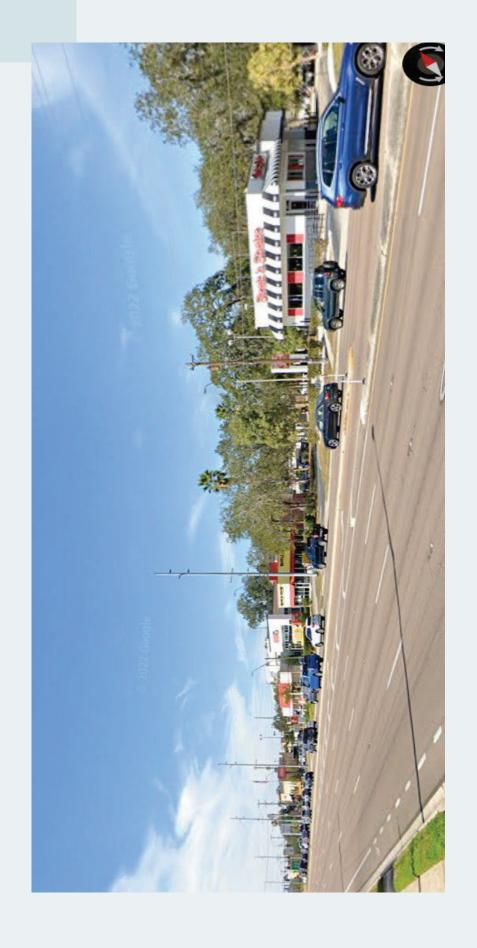
Kami Corbett – HILL WARD HENDERSON

VICINITY MAP

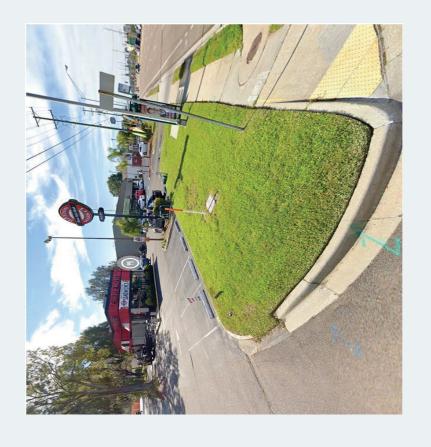


REQUEST

Commercial Neighborhood to Commercial General



Surrounding Area - West



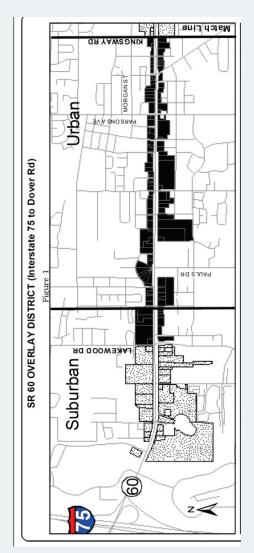


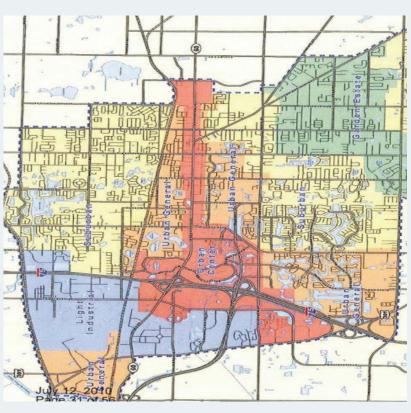
Surrounding Area - East and South





Surrounding Area - North





Planned for Urban Development

Support from All Reviewing Agencies

Planning Commission

Staff finds the proposed rezoning CONSISTENT

Development Services

Staff finds the rezoning request APPROVABLE

PARTY OF RECORD

Rivas, Keshia

From: catscats74@aol.com

Sent: Tuesday, September 2, 2025 1:06 PM

To: Hearings

Subject: Rezoning Application Number RZ-STD-25-1143 Objection

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

To Hillsborough County Zoning Hearing Master

I am writing regarding rezoning application number RZ-STD-25-1143 to voice my objection to it.

I live very close to the old Steak n Shake property that was sold and is the property in questions that is being requested to rezone to CG from CN. All of the businesses that back up to my neighborhood and to the subdivision across Limona Road are zoned as CN not CG and this one should stay that way as well. We don't need commercial businesses that are not strictly for neighborhood uses coming in here and disrupting our quiet neighborhood.

Also, since there are no specific plans associated with this request, I can only assume that the owner either plans something not neighborhood commercial friendly or wants to sell the property for more money.

Please to not allow this to happen. The Limona neighborhood is one of the original Brandon neighborhoods and I would like to see it stay as it is. I know from 42 years of living in my home that once one rezoning request is approved, more follow.

My neighbors and I have fought for decades to stop encroachment at both ends of Lakeside Drive including where Taco Bell and Dunkin Donuts and the food truck lot sit today. Each time the outcome was that the zoning remained neighborhood friendly and/or was a planned development with clear project intentions and concessions made to the neighbors.

This type of rezoning is not good for my neighborhood. Please have the applicant redo this as a planned development at least so we may know and possibly object to something that is more specific than a blank check if you will.

Thank you for you consideration of this request Cheryl Harris 205 Louise Ave Brandon FL 33510

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Tuesday, September 2, 2025 1:08 PM

To: Hearings

Subject: BOCC Contact Form - Zoning Application Comment (RZ-STD-25-1143). Please add to

hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 09/02/25 1:08 PM

Your Commissioner(s)		
Please select the Commissioner(s) you wish to contact (required)::	1 Commissioner Harry Cohen (District 1) 2 Commissioner Ken Hagan (District 2) 3 Commissioner Gwen Myers (District 3) 4 Commissioner Christine Miller (District 4) 5 Commissioner Donna Cameron Cepeda (District 5) 6 Commissioner Chris Boles (District 6) 7 Commissioner Joshua Wostal (District 7)	
Your Information		
Your Name::	Cheryl Harris	
Address:	205 Louise Ave Brandon, FL 33510	
Your Phone Number::	(813) 246-2331	
Your Email Address::	catscats74@aol.com	
Your Message		
Your Subject (required)::	Rezoning Application Number RZ-STD-25-1143	

Dear Commissioners I am writing regarding rezoning application number RZ-STD-25-1143 to voice my objection to it. I live very close to the old Steak n Shake property that was sold and is the property in questions that is being requested to rezone to CG from CN. All of the businesses that back up to my neighborhood and to the subdivision across Limona Road are zoned as CN not CG and this one should stay that way as well. We don't need commercial businesses that are not strictly for neighborhood uses coming in here and disrupting our quiet neighborhood. Also, since there are no specific plans associated with this request, I can only assume that the owner either plans something not neighborhood commercial friendly or wants to sell the property for more money. Your Message Please to not allow this to happen. The Limona neighborhood is (required):: one of the original Brandon neighborhoods and I would like to see it stay as it is. I know from 42 years of living in my home that once one rezoning request is approved, more follow. My neighbors and I have fought for decades to stop encroachment at both ends of Lakeside Drive including where Taco Bell and Dunkin Donuts and the food truck lot sit today. Each time the outcome was that the zoning remained neighborhood friendly and/or was a planned development with clear project intentions and concessions made to the neighbors. This type of rezoning is not good for my neighborhood. Please have the applicant redo this as a planned development at least so we may know and possibly object to something that is more specific than a blank check if you will. Thank you for you consideration of this request Cheryl Harris 205 Louise Ave Brandon FL 33510 Is this comment related Yes, my comment is related to an active zoning application and to an active zoning should be added to the hearing record. application?:

Copyright © 2025 Formstack, LLC. All rights reserved. This is a customer service email.

RZ-STD-25-1143

Rezoning Application

Number: