

Rezoning Application: RZ STD 26-0786**Zoning Hearing Master Date:** 06/22/2026**BOCC Land Use Meeting Date:** 08/11/2026**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jan De Luz

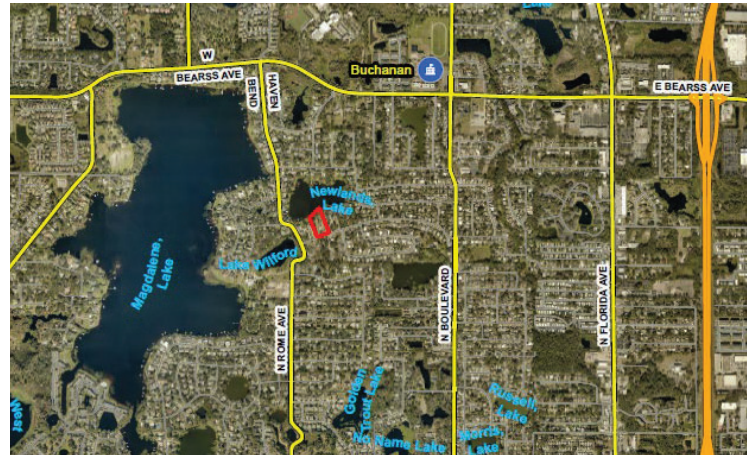
FLU Category: R-4

Service Area: Urban

Site Acreage: 1.88 acres

Community Plan Area: Greater Carrollwood Northdale

Overlay: None

**Introduction Summary:**

The applicant requests to rezone from RSC-4 (Residential, Single-Family Conventional) to RSC-6 R (Residential, Single-Family Conventional with Restrictions). The applicant is proposing restriction limits development to 4 units per acre to be consistent with its R-4 Future Land Use ~~destination~~ designation.

Zoning:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only) with Restrictions
Acreage	1.88	1.88
Density/Intensity	4 du/ga	4 du/ga
Mathematical Maximum*	7 dwelling units	7 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Lot Size / Lot Width	10,000 sq ft / 75'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Front: 25' Side: 7.5' Rear: 25'
Height	35'	35'

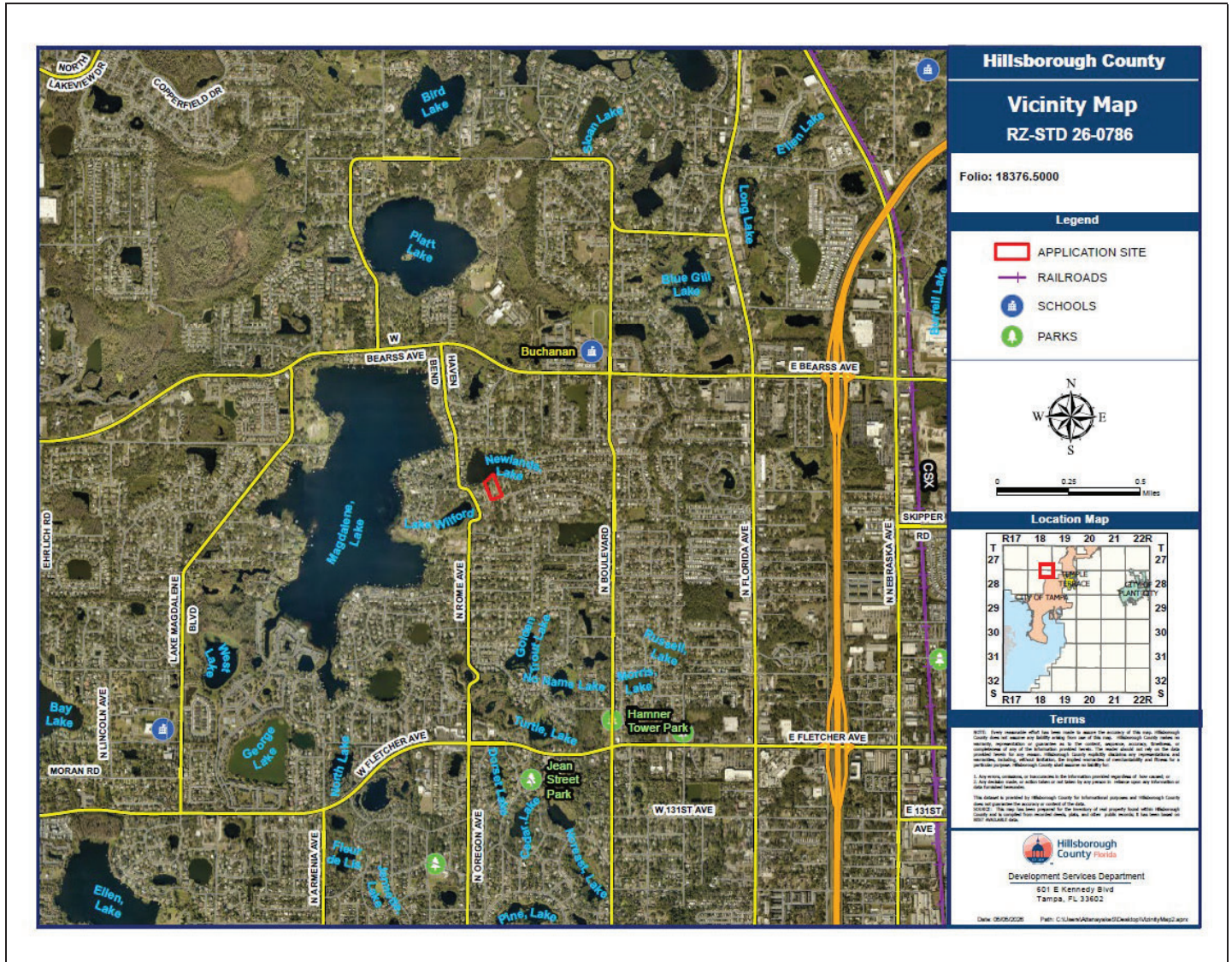
Additional Information:

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:
Consistent**Development Services Recommendation:**
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

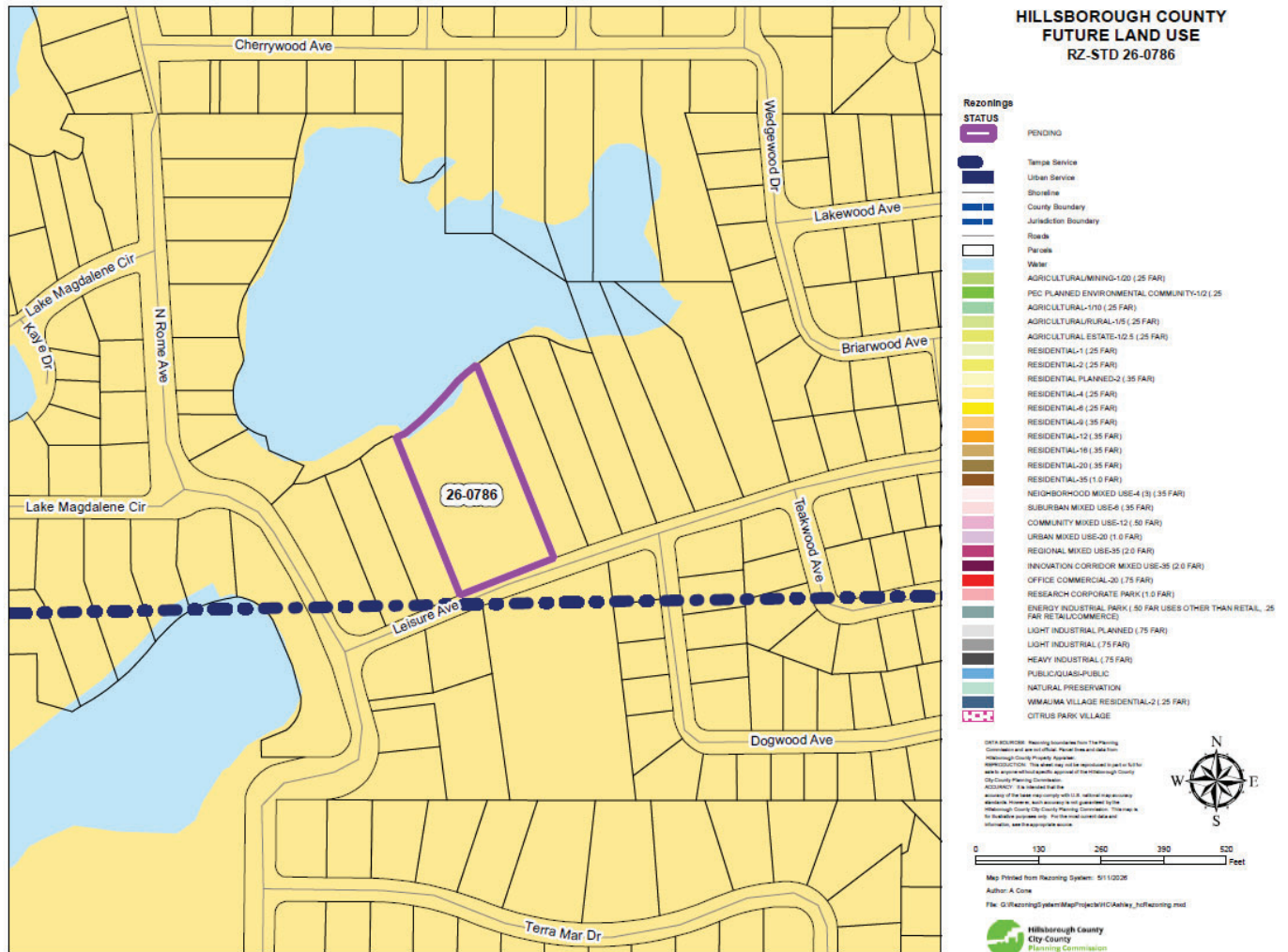


Context of Surrounding Area:

The site is located within the Greater Carrollwood Northdale Plan Area. The property is situated along Leisure Avenue, south of West Bears Avenue, north of West Fletcher Avenue, and west of Interstate 275. The surrounding area is comprised of residential development primarily with RSC-6 and RSC-4 zoning designations.

2.0 LAND USE MAP SET AND SUMMARY DATA

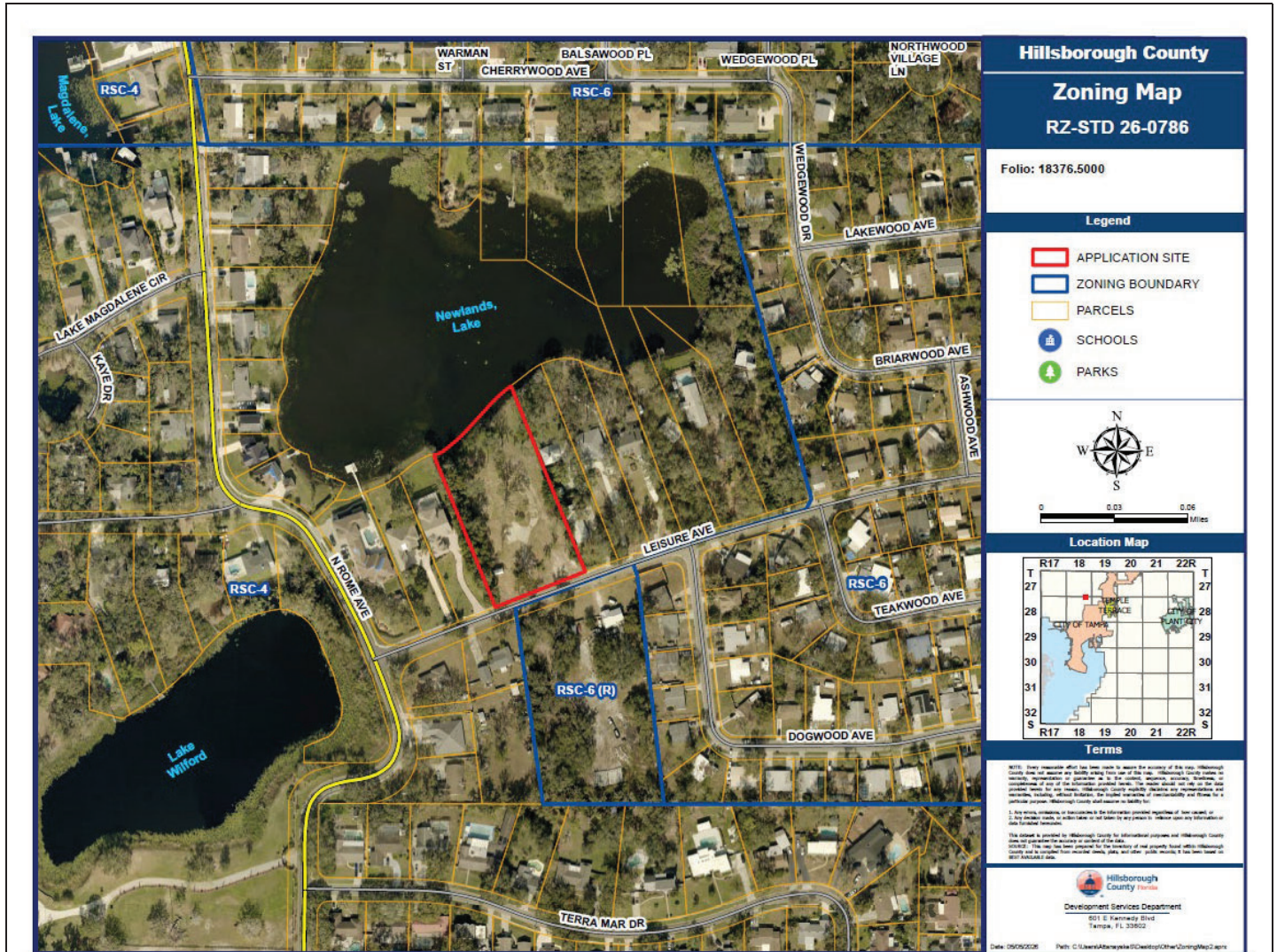
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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-4	4 du/ga	Single-Family Residential	Lake
South	RSC-6 (R) & RSC4	4 du/ga	Single-Family Residential	Single-Family Home
East	RSC-4	4 du/ga	Single-Family Residential	Single-Family Home
West	RSC-4	4 du/ga	Single-Family Residential	Single-Family Home

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

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

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Leisure Ave.	County Local - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	64	5	6
Proposed	64	5	6
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No	

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	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 ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	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 ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone the property from RSC-4 (Residential, Single-Family Conventional) to RSC-6 (R) (Residential, Single-Family Conventional with Restrictions). The RSC-4 zoning district requires a minimum lot size of 10,000 square feet, while the RSC-6 zoning district permits a minimum lot size of 7,000 square feet and maintains the same setback and maximum height requirements as the RSC-4 district. The applicant is proposing a restriction limiting development to a maximum density of 4 units per acre, consistent with its R-4 Future Land Use ~~destination~~ designation.

The immediate surrounding area consists of residential development primarily zoned RSC-4 and RSC-6. A property directly south of the site was rezoned to RSC-6 (R), with the same restriction to density. The properties to the north, east, and west are zoned RSC-4, with properties further east and north zoned RSC-6. The rezoning of this property to RSC-6 (R) will maintain the maximum density and residential development pattern in the surrounding area.

Due to the above considerations, the proposed rezoning to RSC-6 (R) is compatible with the zoning districts, uses, and development patterns in the surrounding area.

5.2 Recommendation

Staff find the rezoning request approvable, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

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

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

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: 06/10/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0786

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.88 acres from residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction posed by the applicant would restrict the permitted density of the subject site to four (4) dwelling units an acre. The site is located +/- 275ft east of the intersection of N. Rome Ave. and Leisure Ave on the north side of the roadway. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, Single Family Detached (ITE 210) 7 Units	64	5	6

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

RSC-6-R, Single Family Detached (ITE 210) 7 Units	64	5	6
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Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Leisure Ave., a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no paved shoulders on either side of the roadway within the vicinity of the project, a +/- 5ft sidewalk along the north side of the roadway, and within +/- 50ft of right of way.

SITE ACCESS

It is anticipated that the site will have access to Leisure Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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) and Hillsborough County Transportation Technical Manual (TTM) 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have 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

Leisure Ave. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

HILLSBOROUGH COUNTY

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ 26-0786
DATE OF HEARING:	June 22, 2026
APPLICANT:	Jan DeLuz
PETITION REQUEST:	RSC-6 (R)
LOCATION:	1217 Leisure Avenue
SIZE OF PROPERTY:	1.88 acres
EXISTING ZONING:	RSC-4
FUTURE LAND USE CATEGORY:	R-4
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Greater Carrollwood/Northdale

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 1.88-acre parcel located on the north side of Leisure Avenue, approximately 350 ft. east of the Rome Avenue/Leisure Avenue intersection in the greater Carrollwood area of unincorporated Hillsborough County.

The rezoning is for RSC-6 zoning with a restriction that the parcel be limited to four dwelling units per acre.

The subject site has a FLUE designation of R-4.

The subject parcel is located within a single-family residential neighborhood. Single family homes are located to the east, south and west of the subject parcel. The subject parcel fronts on a lake to the north. Surrounding zoning is RSC-4 to the east and west and RSC-6 to the south.

SUMMARY OF HEARING

The applicant representative, Kayla Herrel, provided testimony and graphics in support of the request.

It was stated that the intent is to allow the parcel to be developed with single family lots. Minimum lot sizes will be 7,000 sq. ft. A maximum of 7 lots could be developed on the parcel. No wetland impacts are proposed. The proposed rezoning is compatible with the surrounding single-family lots in the area.

Development Services finds the rezoning compatible with the existing zoning pattern in the area. Staff finds the request approvable with a restriction that the density be limited to four units per acre.

The Planning Commission staff finds the proposed rezoning, as restricted consistent with the Comprehensive Plan designation of R-4.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative, Kayla Herrel, provided oral testimony and graphics supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 1.88 acres in size and is located on the north side of Leisure Avenue, approximately 350 ft. east of the Rome Avenue/Leisure Avenue intersection in the greater Carrollwood area.

The parcel is approximately 210 ft. wide by 375 ft deep. The parcel has 210 ft. of frontage along Leisure Avenue. Leisure Avenue is a local residential street.

A small lake and wetlands are located along the northern property line of the subject site.

The parcel is currently vacant. A home was previously located on the parcel. Historical aerials indicate the home on the lot was demolished in the 2024 time frame.

The parcel is currently zoned RSC-4 which allows for 10,000 sq. ft. lots.

The subject parcel is surrounded by single family lots to the east, west and south across the street. Lots sizes in the neighborhood are in the 7,000 to 10,000 sq. ft. range.

Rezoning the parcel to RSC-6 (R) would allow the owner to pursue the design/permitting/subdivision of the 1.88-acre parcel to allow for a maximum of 7 single family lots, with minimum lot sizes of 7,000 sq. ft.

The parcel will be served by public water and sewer.

The proposed rezoning to RSC-6 (R) is compatible with the surrounding zoning pattern and existing land uses in the area.

The proposed rezoning, as restricted to four dwelling units per acre, is consistent with the Comprehensive Plan FLUE Map designation of R-4.

**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 RSC-6 (R) rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the RSC-6 (R) rezoning as indicated by the Findings of Fact and Conclusions of Law stated above.

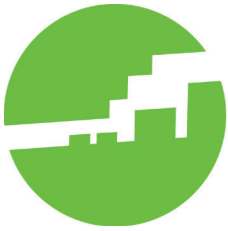
Steven K. Luce

7/13/2026

Steven K. Luce

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: June 22, 2026 Report Prepared: June 11, 2026	Case Number: RZ 26-0786 Folio(s): 18376.5000 General Location: North of Leisure Avenue, west of Wedgewood Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-4 (4 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Greater Carrollwood-Northdale
Rezoning Request	Residential Single-Family Conventional (RSC-4) to Residential Single-Family Conventional (RSC-6(R))
Parcel Size	1.88 ± acres
Street Functional Classification	Leisure Avenue – Local Wedgewood Avenue – Local
Commercial Locational Criteria	N/A
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-4	RSC-4	Vacant
North	Residential-4	RSC-4 + RSC-6	Single Family + Public/Quasi-Public/Institutional
South	Residential-4	RSC-4 + RSC-6	Single Family + Vacant Land
East	Residential-4	RSC-4 + RSC-6	Single Family
West	Residential-4	RSC-4	Single Family + Public Communications/Utilities

Staff Analysis of Goals, Objectives and Policies:

The approximately 1.88-acre subject site is located along Leisure Avenue and west of Wedgewood Avenue within the Urban Service Area (USA) and the boundaries of the Greater Carrollwood-Northdale Community Plan. The applicant is requesting a rezoning from Residential Single-Family Conventional (RSC-4) to Residential Single-Family Conventional (RSC-6(R)) to allow development of single-family detached residences at a maximum density of four dwelling units per acre.

The subject property is located within the Urban Service Area where Future Land Use Section (FLUS) Objective 1.1 directs the majority of the County's anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses and development patterns. The subject site is surrounded by existing single-family residential development and vacant residential land, with the predominant zoning classifications in the area consisting of RSC-4 and RSC-6 directly to the south. The proposed rezoning maintains the site's single-family residential character and does not introduce a new or incompatible land use into the area. Therefore, the request is compatible with the surrounding development pattern and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map and the allowable range of uses within each Future Land Use category. The subject property is designated Residential-4 (RES-4), which allows residential development at a maximum density of four dwelling units per gross acre. The proposed rezoning does not seek to increase the allowable density beyond that permitted by the RES-4 designation and limits development to a maximum of four dwelling units per acre. Single-family residential development is an anticipated use within the RES-4 category, and the proposed rezoning remains

consistent with the intended character and development parameters of the designation. Accordingly, the request is consistent with FLUS Goal 2, Objective 2.2, and Policy 2.2.1.

The Comprehensive Plan requires that all development meet or exceed the applicable land development regulations of Hillsborough County pursuant to FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. Development of the subject property will be required to comply with all applicable development standards and regulatory requirements at the time of site development.

The proposal satisfies the intent of FLUS Objective 4.4 and Policies 4.4.1 and 4.4.3, which require new development and redevelopment to be compatible with surrounding neighborhoods and ensure that the lot size and density of new residential projects reflect the character of the surrounding residential area. The surrounding area is characterized by established single-family residential development at similar densities and lot configurations. While the proposed RSC-6(R) district allows reduced lot dimensions compared to RSC-4 zoning, the applicant has indicated a minimum lot size of 7,000 square feet and a maximum density consistent with the RES-4 Future Land Use designation. The proposed development pattern represents a logical residential infill opportunity that complements the existing neighborhood while maintaining compatibility with adjacent uses. As such, the request is consistent with FLUS Objective 4.4 and Policies 4.4.1 and 4.4.3.

FLUS Objective 3.2 and Policy 3.2.4 require adopted community plans to be implemented in a manner consistent with the Comprehensive Plan. The subject property is located within the Greater Carrollwood-Northdale Community Plan area. Goal 2 in the Community Plan emphasizes preserving neighborhood character while accommodating compatible growth and redevelopment opportunities. The proposed rezoning maintains the residential character of the area, supports appropriate infill development within the Urban Service Area, and is compatible with the surrounding residential development pattern. Therefore, the request is consistent with the goals and vision of the Greater Carrollwood-Northdale Community Plan.

Overall, staff finds that the proposed rezoning from RSC-4 to RSC-6(R) is compatible with the existing development pattern in the surrounding area. The request maintains development within the density limitations of the Residential-4 Future Land Use category and supports compatible residential infill development within the Urban Service Area. Therefore, the proposed rezoning 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*, subject to the restrictions proposed by the Development Services Department.

FUTURE LAND USE SECTION

Urban Service Area

Objective 1.1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Compatibility

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.*

Land Use Categories

Objective 2.2: *The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.*

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.*

Community Planning

Objective 3.2: *Hillsborough County is comprised of many diverse communities and neighborhoods. The comprehensive plan is effective in providing an overall growth management strategy for development within the entire County. Strategies shall be developed that ensure the long-range viability of its communities through a community and special area studies planning effort.*

Relationship to Land Development Regulations

Policy 3.2.4: *The County shall assist the Hillsborough County City-County Planning Commission in developing community plans for each planning area that are consistent with and further the Goals, Objectives and Policies of the Comprehensive Plan. The community plans will be adopted as part of the Comprehensive Plan in the Livable Communities Element. These community specific policies will apply in guiding the development of the community. Additional policies regarding community planning and the adopted community plans can be found in the Livable Communities Element*

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/Community Development

Objective 4.4: Neighborhood Protection – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

Policy 4.4.1: *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

Policy 4.4.3: *Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other Significant and Essential Wildlife Habitat protection.*

LIVABLE COMMUNITIES ELEMENT: GREATER CARROLLWOOD-NORTHDALE

Goal 2: *Reinforce community identity through maintenance and enhancement of the community's unique characteristics, assets and physical appearance.*

Strategies:

- *Promote focal points and landmarks that reflect the uniqueness of the each neighborhood within community area.*
- *New development and redevelopment shall use compatibility design techniques to ensure the appearance (architectural style), mass and scale of development is integrated with the existing suburban nature of each neighborhood. (i.e. transitions, buffers etc).*

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ-STD 26-0786

Rezoning
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



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



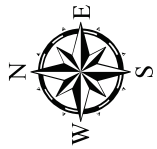
NATURAL PRESERVATION



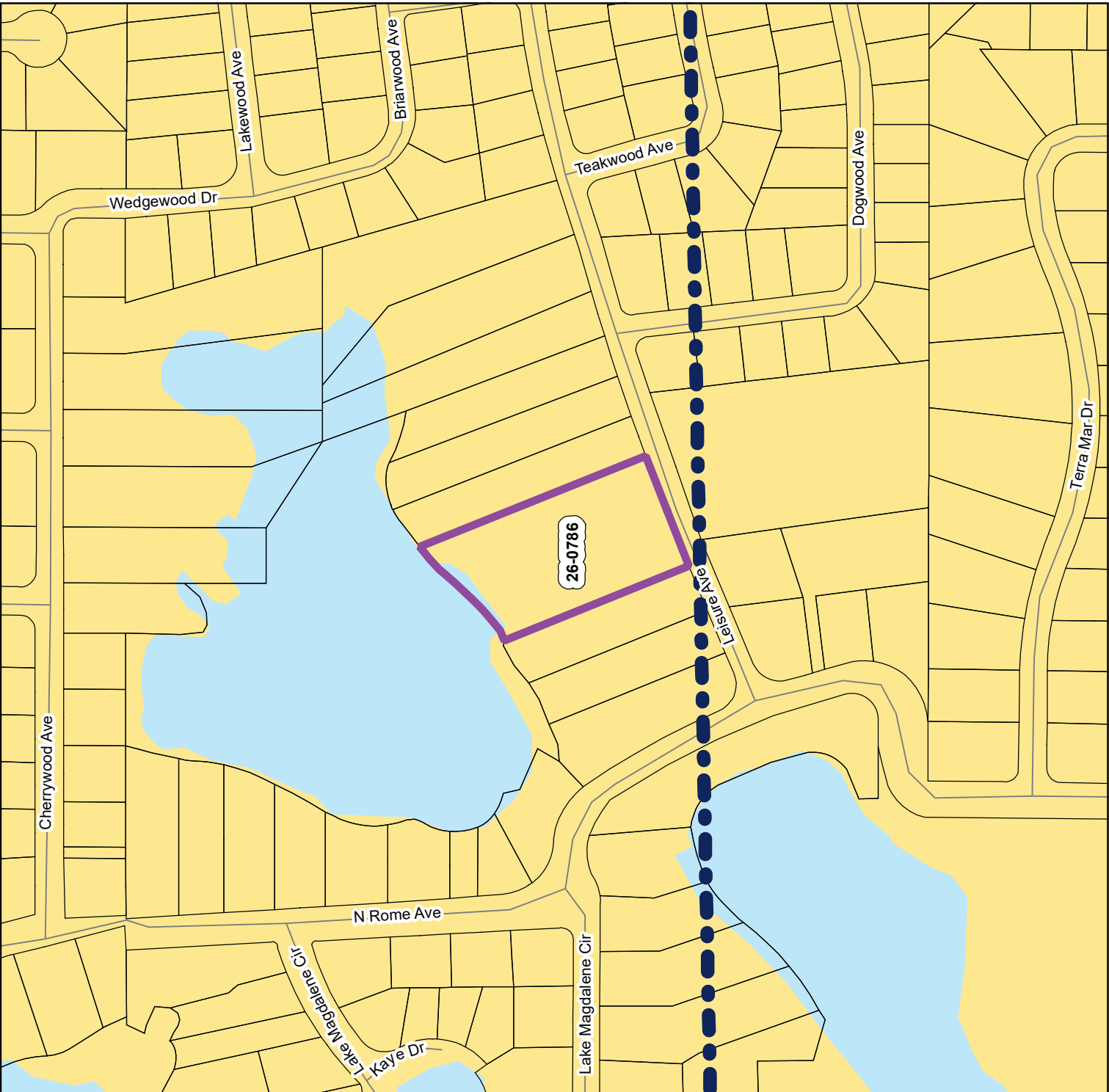
WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE



Map Printed from Rezoning System: 5/11/2026
Author: A. Cone
File: G:\Rezoning\System\MapProjects\HCU\Hobby_Hill_Rezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/10/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0786

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.88 acres from residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction posed by the applicant would restrict the permitted density of the subject site to four (4) dwelling units an acre. The site is located +/- 275ft east of the intersection of N. Rome Ave. and Leisure Ave on the north side of the roadway. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, Single Family Detached (ITE 210) 7 Units	64	5	6

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

RSC-6-R, Single Family Detached (ITE 210) 7 Units	64	5	6
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Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Leisure Ave., a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no paved shoulders on either side of the roadway within the vicinity of the project, a +/- 5ft sidewalk along the north side of the roadway, and within +/- 50ft of right of way.

SITE ACCESS

It is anticipated that the site will have access to Leisure Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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) and Hillsborough County Transportation Technical Manual (TTM) 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have 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

Leisure Ave. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COMMISSION

Gwendolyn “Gwen” W. Myers CHAIR
Harry Cohen VICE-CHAIR
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Donna Cameron Cepeda
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Christine Miller
Joshua Wostal



DIRECTORS

Janet D. Lorton EXECUTIVE DIRECTOR
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Diana M. Lee, P.E. AIR DIVISION
Michael Lynch WETLANDS DIVISION
Steffanie L. Wickham WASTE DIVISION
T. Andrew Zodrow, Esq. LEGAL DEPT

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: June 22, 2026	COMMENT DATE: June 2, 2026
PETITION NO.: 26-0786	PROPERTY ADDRESS: 1217 Leisure Ave, Tampa
EPC REVIEWER: Abbie Weeks	FOLIO #: 018376-5000
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 02-28S-18E
EMAIL: weeksa@epchc.org	
REQUESTED ZONING: From RSC-4 to RSC-6	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	n/a
WETLAND LINE VALIDITY	Valid through December 27, 2027
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands are located in the northern portion of the property. The approved wetland lines are approximately depicted on the site plan
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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.	

Environmental Excellence in a Changing World

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

- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

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.

- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- 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.

aow /

ec: kayla@tampacivil.com
jcouch@tampacivil.com



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:** 6/1/2026
REVIEWER: Nicole Cooper, Environmental Spec. **REVIEW DATE:** 6/2/2026
PROPERTY OWNER: De Luz Jan K Trustee **PID:** 26-0786
APPLICANT: Jan De Luz
LOCATION: 1217 Leisure Ave. Tampa, Fl 33618
FOLIO NO.: 18376.5000

AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property 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 property 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).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 05/27/2026**

Agency: Natural Resources **Petition #: 26-0786**

- ☐ This agency has **no comment**
- ☒ This agency has **no objections**
- ☐ This agency has **no objections, subject to listed or attached conditions**
- ☐ This agency **objects, based on the listed or attached issues.**

1. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
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.

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

PETITION NO.: RZ-STD 26-0786 REVIEWED BY: John Rochelle DATE: 5/19/2026

FOLIO NO.: 18376.5000

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 ☐ (approximately ____ feet from the site), ☒ (adjacent to the site), and is located south of the subject property within the north Right-of-Way of Leisure Avenue. 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 4 inch wastewater forcemain exists ☐ (approximately ____ feet from the project site), ☒ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Leisure Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 05-11-2026

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Kayla Harrell

PETITION NO: 26-0786

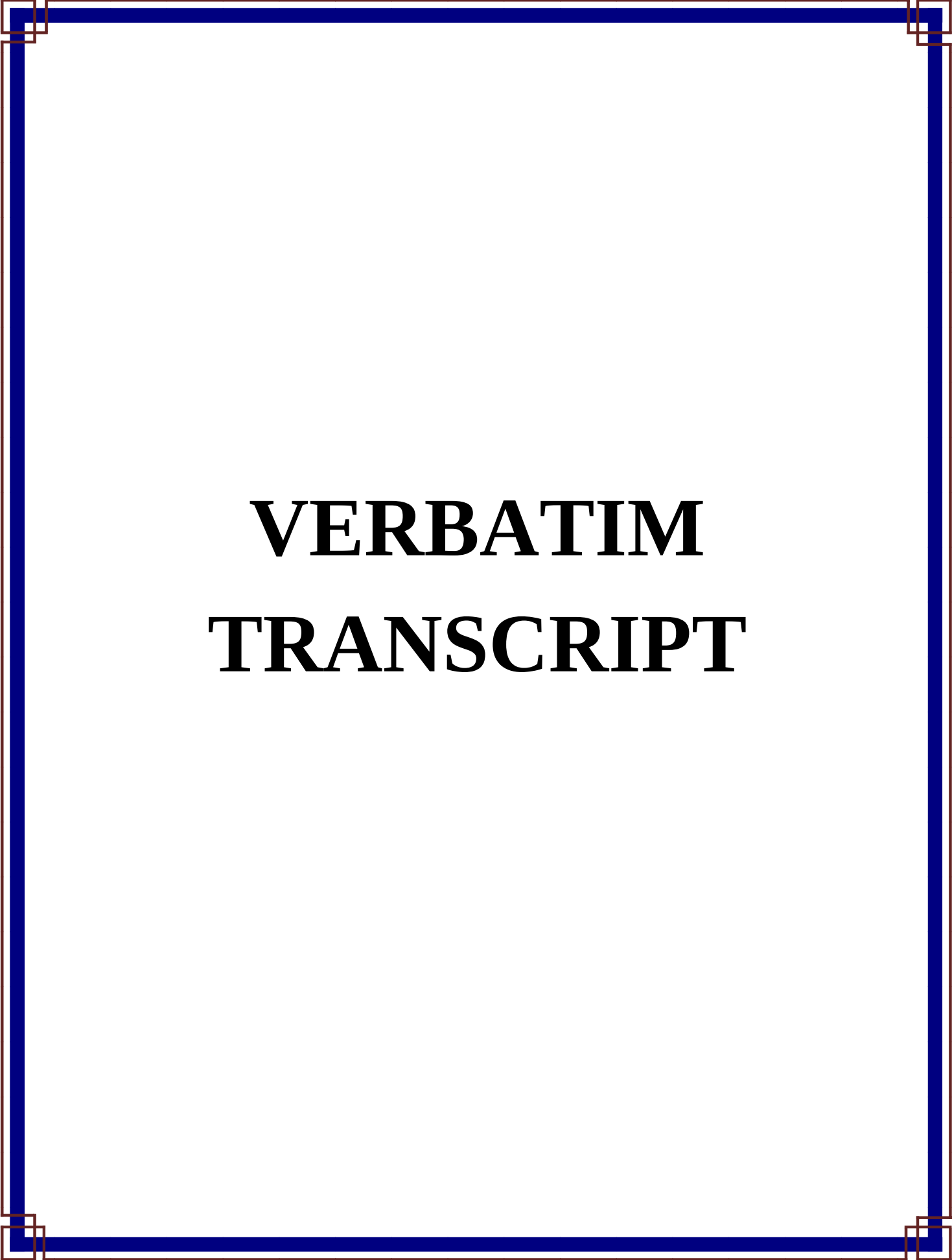
LOCATION: 1217 Leisure Av, Tampa Fl 33618

FOLIO NO: 18376.5000

SEC: 02 **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

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce and Susan Finch
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our next item is Item C.1. Standard
2 Rezoning 26-0786. The applicant is requesting to rezone
3 property from RSC-4 to RSC-6 with restrictions.

4 Cierra James with Development Services will present
5 staff findings after the applicant's presentation.

6 HEARING OFFICER LUCE: Okay. The applicant,
7 please.

8 MS. HARRELL: Good evening. Kayla Harrell, Tampa
9 Civil Land Use Planner. I'm representing the applicant this
10 evening. I am at 2841 Executive Drive, Clearwater, Florida,
11 and I have been sworn.

12 First and foremost, I just want to thank staff for
13 working with us collaboratively to get us here today.

14 The request before you today is just a standard
15 rezoning request from RSC-4 to RSC-6 for the flexibility in
16 development standards of constructing single-family homes.

17 Can you see the screen?

18 HEARING OFFICER LUCE: Not if you've got a --

19 MS. HARRELL: There it is.

20 HEARING OFFICER LUCE: There it is.

21 MS. HARRELL: All right.

22 HEARING OFFICER LUCE: All good.

23 MS. HARRELL: This is just an aerial of the
24 property to provide context of the property's location. It
25 is 1.8 acres in size. It's located in the northwestern

1 portion of Unincorporated Hillsborough County along Leisure
2 Avenue.

3 The site is located approximately one-half mile
4 west of North Boulevard, one mile west of North Florida
5 Avenue, and approximately one-half mile south of West Bears
6 Avenue. Additionally, the site sits (indiscernible).

7 The current zoning is -- of the property is RSC-4,
8 seen here with much of the surrounding area designated RSC-6.

9 This is the Future Land Use of the property and the
10 surrounding area. As you can see here, it is R-4.

11 Just want to provide a quick overview and summary
12 of the request. Again, the property is 1.8 acres in size.
13 It's in the greater Carrollwood Northdale Community Planning
14 area, located within the Urban Service Area.

15 This request to rezone from RSC-4 to RSC-6 is for
16 flexibility in lot standards for single-family homes. The
17 development will be limited to the four dwelling units per
18 acre to remain consistent with the R-4, Future Land Use,
19 minimum lot sizes of -- minimums lot sizes of 7,000 square
20 feet, and we are not doing any impacts to the wetlands.

21 Just want to go over this real quick. Site
22 development will follow the RSC-6 development standards,
23 which is the 70-foot minimum lot widths, 25-foot front yard,
24 7.5-foot side yards, and 25-foot rear yards.

25 In addition to staff support for approval and

1 consistency, this rezoning is compatible with several goals,
2 objectives, and policies of the Comprehensive Plan and
3 components of the Livable Communities Element.

4 We respectfully request your approval, and I'm
5 available for any questions.

6 HEARING OFFICER LUCE: Okay. No questions at this
7 time. Thank you.

8 MS. HARRELL: Thank you.

9 HEARING OFFICER LUCE: Development Services staff.

10 MS. JAMES: Good evening. Cierra James with
11 Development Services.

12 The applicant is requesting to rezone the parcel
13 from RSC-4 to RSC-6 with the following restriction:
14 Development shall be limited to four dwelling units per acre.

15 The RSC-4 zoning district requires a minimum lot
16 size of 10,000 square feet with a width of 75 feet, while the
17 RSC-6 zoning district permits a minimum lot size of 7,000
18 feet with a width of 70 feet. However, the districts
19 maintains the same setback and maximum height requirements.

20 The subject site is surrounded by residential
21 development, primarily zoned RSC-4 and RSC-6. The properties
22 directly north, east, and west are zoned RSC-4, while the
23 property directly to the south was rezoned RSC-6 with the
24 same restriction on density.

25 Based on these considerations, staff find the

1 proposed rezoning reasonable.

2 The revised staff report corrects the typos in the
3 introduction summary and compatibility, where the Future Land
4 Use designation was referred to as destination.

5 I'm available for any questions at this time.

6 HEARING OFFICER LUCE: No questions. Thank you.

7 MS. JAMES: Thank you.

8 HEARING OFFICER LUCE: All right.

9 Planning Commission staff.

10 MS. MICHIE: Willow Michie, Planning Commission
11 staff.

12 The subject site is in the Residential-4 Future
13 Land Use category, is in the Urban Service Area, and is
14 within the limits of the Greater Carrollwood Northdale
15 Community Plan.

16 The subject site is surrounded by existing
17 single-family residential development and vacant residential
18 land.

19 The proposed rezoning maintains the site's
20 single-family residential character and does not introduce a
21 new or incompatible land use into the area. Therefore, the
22 request is compatible with the surrounding development
23 pattern.

24 The proposal satisfies the intent of the Future
25 Land Use section Objective 4.4, which requires any new

1 development and redevelopment to be compatible with
2 surrounding neighborhoods.

3 The surrounding area is characterized by
4 established single-family residential development at similar
5 densities and lot configurations.

6 While the proposed RSC-6 restricted district allows
7 reduced lot dimensions compared to RSC-4 zoning, the
8 applicant has indicated a minimum lot size of 7,000 square
9 feet and a maximum density consistent with the RES-4 for
10 Future Land Use designation.

11 The proposed development pattern represents a
12 logical residential infill opportunity that complements the
13 existing neighborhood while maintaining compatibility with
14 adjacent uses.

15 The proposed rezoning is consistent with the
16 Greater Carrollwood Northdale Community Plan as it maintains
17 the residential character of the area, supports appropriate
18 infill development within the Urban Service Area, and is
19 compatible with the surrounding residential development
20 pattern.

21 Based upon the above considerations, as well as the
22 following goals, objectives, and policies, Planning
23 Commission staff finds the proposed rezoning consistent with
24 the Unincorporated Hillsborough County Comprehensive Plan,
25 subject to the restrictions proposed by the Development

1 Services Department.

2 HEARING OFFICER LUCE: Thank you.

3 At this point in time, is there anyone in the
4 audience that wishes to speak in support of the application?

5 No one responding.

6 Anyone in the audience wish to speak in opposition
7 to the application? No one responding.

8 Staff, anything further?

9 MS. HEINRICH: No, sir.

10 HEARING OFFICER LUCE: Okay. Applicant,
11 opportunity for rebuttal? Nope. No need for rebuttal.

12 All right. Well, that concludes this application.

13 Ms. Heinrich, we're ready for the next item.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 260422</u>	PLEASE PRINT NAME <u>Kamila Witkowski</u> MAILING ADDRESS <u>3010 W Azele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-3919</u>
APPLICATION # <u>RZ 24-0563</u>	PLEASE PRINT NAME <u>William J Morley</u> MAILING ADDRESS <u>325 S 3rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32606</u> PHONE _____
APPLICATION # <u>RZ 25-1026</u>	PLEASE PRINT NAME <u>Robert Martin</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Kenner</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-843-5511</u>
APPLICATION # <u>RZ 25-1026</u>	PLEASE PRINT NAME <u>Leonardo Colai</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-4037476</u>
APPLICATION # <u>RZ 25-1026</u>	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. 66th Street</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33619</u> PHONE <u>842-2123</u>
APPLICATION # <u>RZ 25-1026</u>	PLEASE PRINT NAME <u>Gordon J. Schiff</u> MAILING ADDRESS <u>4155 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-5157979</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>RZ 24-0786</u>	PLEASE PRINT NAME <u>Kayla Herrell</u> MAILING ADDRESS <u>2841 Executive Dr</u> CITY <u>Clematis</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # <u>RZ-260892</u>	PLEASE PRINT NAME <u>Arturo Taiboth</u> MAILING ADDRESS <u>15602 Hutchinson road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>813 385 4846</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>ALAN Shoket</u> MAILING ADDRESS <u>15604 Hutchison Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>913-240 8317</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>MERCY VICTOR</u> MAILING ADDRESS <u>5234 RAWLS RD TAMPA 33624</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>630 850 0227</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 7DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Linda Kent</u> MAILING ADDRESS <u>15708 Woodshed Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>717-269-7718</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Anita Kona</u> MAILING ADDRESS <u>15704 Woodshed Pl Tampa</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>646-369-4025</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Stephen Suarez</u> (Restricted) MAILING ADDRESS <u>5224 Rawls Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>83690-5929</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>William J Mally</u> MAILING ADDRESS <u>325 S Riva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-7152</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>MICHAEL YATES PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 226 5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St-</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 222 5057</u>
APPLICATION # <u>RZ 26-0095</u>	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W SWAN AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-455-2184</u>
APPLICATION # <u>mm 26-0270</u> <u>VS</u>	PLEASE PRINT NAME <u>TODD Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0270</u>	PLEASE PRINT NAME <u>Lodrey C Fisher</u> MAILING ADDRESS <u>2506 Orient Rd</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>294-4341</u>
APPLICATION #	PLEASE PRINT NAME <u></u> MAILING ADDRESS <u></u> CITY <u></u> STATE <u></u> ZIP <u></u> PHONE <u></u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kerns Blvd Ste 3700 Tampa FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-83 227841</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>STATHENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Jane Baham</u> MAILING ADDRESS <u>737 Main St, Suncys Safety Harbor</u> CITY <u>Safety Har</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727 291 9526</u>
APPLICATION # mm 26-0422 VS	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>3621 South Hesperides St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE _____
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Miles Scott</u> MAILING ADDRESS <u>18505 Dorman Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-203-4400</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Mia Stutzman</u> MAILING ADDRESS <u>18917 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-240-4941</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Lisa Wolfson</u> MAILING ADDRESS <u>18330 Lithia Town Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-431 4001</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 8DATE/TIME: June 22, 2026 6pmHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Erica Taylor</u> MAILING ADDRESS <u>406 Swilley Rd</u> CITY <u>Hunt City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>316-737-6311</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>McKayla McFadden</u> MAILING ADDRESS <u>4502 coconut cove place</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>219-221-1156</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Evan Pormen</u> MAILING ADDRESS <u>3010 W Azeele Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>574 849-0849</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Chris Okuley</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223-3919</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kayla Witkowski</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # <u>RZ 26-0433</u>	PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>1001 Water St. Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 494-8996</u>

DATE/TIME: June 22, 2026

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 26-0433	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUM TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-820-3989</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Danielle Kimbell</u> MAILING ADDRESS <u>1215 W. RISK</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813-759-3677</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Darrell Meyer</u> MAILING ADDRESS <u>12130 McIntosh Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 777 5334</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Joseph WALLAUER</u> MAILING ADDRESS <u>12601 Thonotosassa Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-444-7752</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Lorie Walker</u> MAILING ADDRESS <u>13016 Countryview Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-369-3467</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 7 OF 7DATE/TIME: June 22, 2026HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0651</u>	PLEASE PRINT NAME <u>Jolie Gaviola</u> MAILING ADDRESS <u>10730 Skewlee road</u> CITY <u>Tombolosa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE _____
APPLICATION # <u>RZ 26-0670</u>	PLEASE PRINT NAME <u>Cynthia Spidell</u> MAILING ADDRESS <u>2002 W. Cleveland St. S-203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3982</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

ZHM, PHM, VRH, LUHO

DATE: June 22, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

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JUNE 22, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 22, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Steve Luce, ZHM, overview of ZHM process.

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

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1026

Michelle Heinrich, DS, called RZ 25-1026.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1026.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0786

Michelle Heinrich, DS, called RZ 26-0786.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0786.

C.2. RZ 26-0892

Michelle Heinrich, DS, called RZ 26-0892.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0892.

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

D.1. MM 26-0063

MONDAY, JUNE 22, 2026

Michelle Heinrich, DS, called MM 26-0063.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0063.

D.2. RZ 26-0095

Michelle Heinrich, DS, called RZ 26-0095.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0095.

D.3. MM 26-0270

Michelle Heinrich, DS, called MM 26-0270.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0270.

D.4. MM 26-0422

Michelle Heinrich, DS, called RZ 26-0422.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0422.

D.5. RZ 26-0433

Michelle Heinrich, DS, called RZ 26-0433.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0433.

D.6. RZ 26-0553

Michelle Heinrich, DS, called RZ 26-0553.

Testimony provided.

Steve Luce, ZHM, continued RZ 26-0553 to October 19, 2026, ZHM hearing.

D.7. RZ 26-0651

Michelle Heinrich, DS, called RZ 26-0651.

MONDAY, JUNE 22, 2026

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0651.

D.8. RZ 26-0670

Michelle Heinrich, DS, called RZ 26-0670.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0670.

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

ADJOURNMENT

Steve Luce, ZHM, adjourned the meeting at 10:15 p.m.

Rezoning Application: RZ STD 26-0786

Zoning Hearing Master Date: 06/22/2026

BOCC Land Use Meeting Date: 08/11/2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Jan De Luz

FLU Category: R-4

Service Area: Urban

Site Acreage: 1.88 acres

**Community
Plan Area:** Greater Carrollwood Northdale

Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-4 (Residential, Single-Family Conventional) to RSC-6 R (Residential, Single-Family Conventional with Restrictions). The applicant is proposing restriction limits development to 4 units per acre to be consistent with its R-4 Future Land Use ~~destination~~ designation.

Zoning:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Typical General Use(s)	Single-Family Residential (Conventional Only)	Single-Family Residential (Conventional Only) with Restrictions
Acreage	1.88	1.88
Density/Intensity	4 du/ga	4 du/ga
Mathematical Maximum*	7 dwelling units	7 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-4	RSC-6 (R)
Lot Size / Lot Width	10,000 sq ft / 75'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front: 25' Side: 7.5' Rear: 25'	Front: 25' Side: 7.5' Rear: 25'
Height	35'	35'

Additional Information:

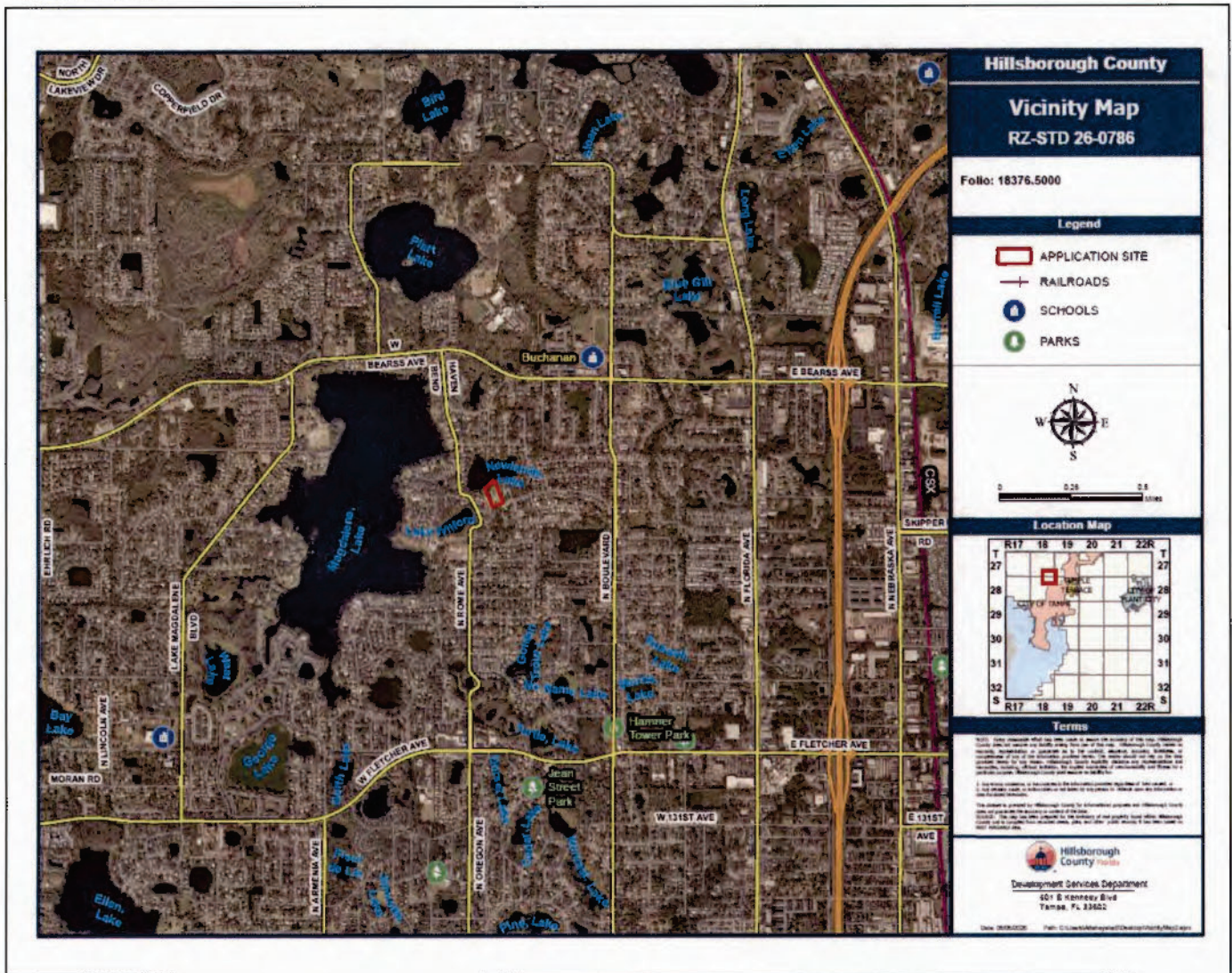
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

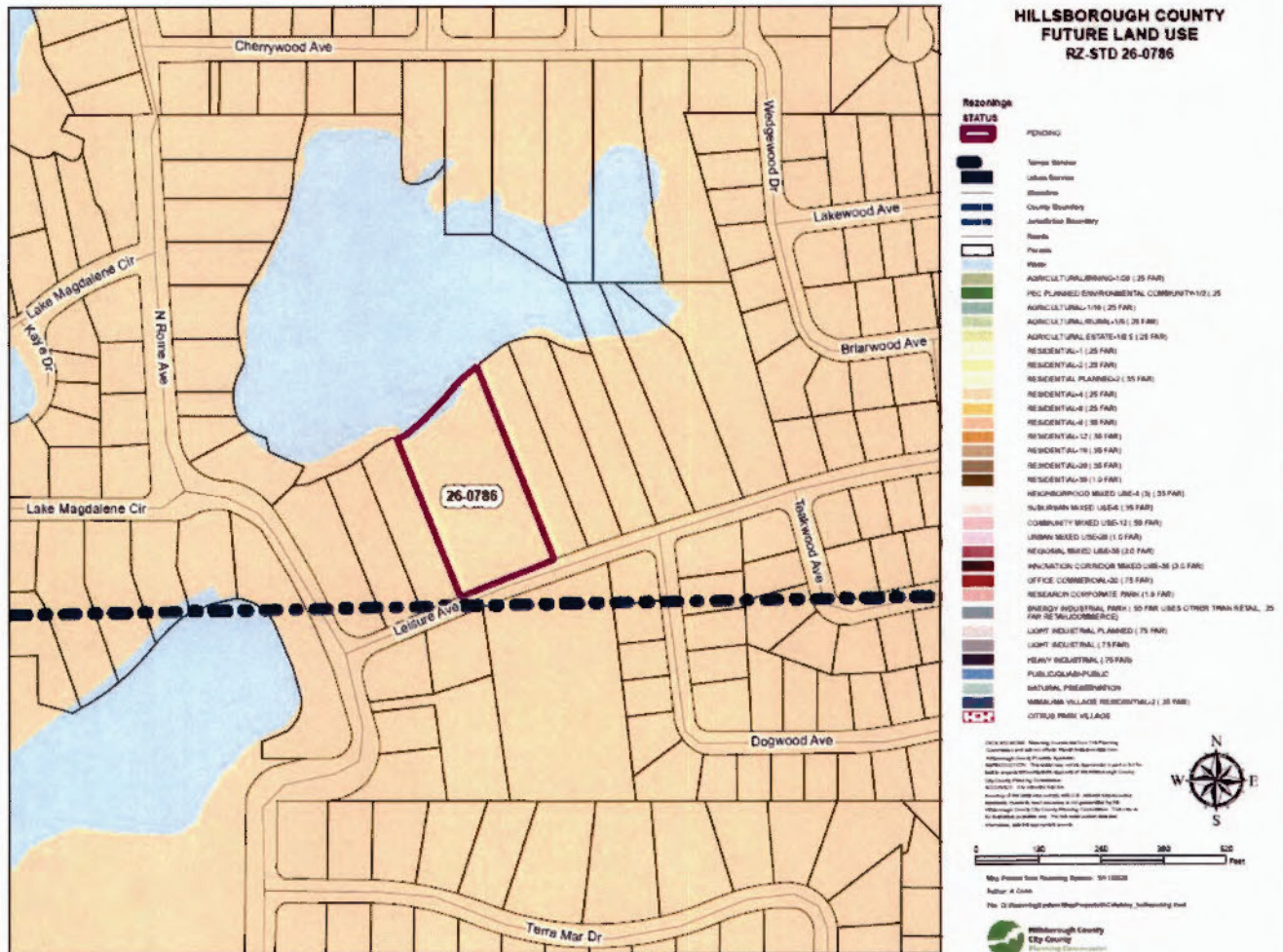


Context of Surrounding Area:

The site is located within the Greater Carrollwood Northdale Plan Area. The property is situated along Leisure Avenue, south of West Bears Avenue, north of West Fletcher Avenue, and west of Interstate 275. The surrounding area is comprised of residential development primarily with RSC-6 and RSC-4 zoning designations.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-4
Maximum Density/F.A.R.:	4 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

APPLICATION NUMBER: RZ-STD 26-0786

ZHM HEARING DATE: June 22, 2026

BOCC LUM MEETING DATE: August 11, 2026

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 26-0786

ZHM HEARING DATE: June22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Cierra James

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

Transportation Comment Sheet

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Leisure Ave.	County Local - Urban	2 Lanes ☒ Substandard Road ☒ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other (TBD)

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	64	5	6
Proposed	64	5	6
Difference (+/-)	+0	+0	+0

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No	

APPLICATION NUMBER: RZ-STD 26-0786

ZHM HEARING DATE: June22, 2026

BOCC LUM MEETING DATE: August 11, 2026

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 ☒ 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 ☐ Other _____				
Public Facilities:	Comments Received	Objections	Conditions Requested	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 ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☒ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☒ No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone the property from RSC-4 (Residential, Single-Family Conventional) to RSC-6 (R) (Residential, Single-Family Conventional with Restrictions). The RSC-4 zoning district requires a minimum lot size of 10,000 square feet, while the RSC-6 zoning district permits a minimum lot size of 7,000 square feet and maintains the same setback and maximum height requirements as the RSC-4 district. The applicant is proposing a restriction limiting development to a maximum density of 4 units per acre, consistent with its R-4 Future Land Use ~~destination~~ designation.

The immediate surrounding area consists of residential development primarily zoned RSC-4 and RSC-6. A property directly south of the site was rezoned to RSC-6 (R), with the same restriction to density. The properties to the north, east, and west are zoned RSC-4, with properties further east and north zoned RSC-6. The rezoning of this property to RSC-6 (R) will maintain the maximum density and residential development pattern in the surrounding area.

Due to the above considerations, the proposed rezoning to RSC-6 (R) is compatible with the zoning districts, uses, and development patterns in the surrounding area.

5.2 Recommendation

Staff find the rezoning request approvable, subject to the following restriction:

1. Development shall be limited to 4 dwelling units per acre.

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 26-0786

ZHM HEARING DATE: June22, 2026

BOCC LUM MEETING DATE: August 11, 2026

Case Reviewer: Cierra James

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Agency	Number	Violation	Status
Code Enforcement*			
☒ None current or pending			
☐ Violation(s)			
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending			
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

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: 06/10/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0786

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.88 acres from residential Single Family Conventional – 4 (RSC-4) to Residential Single Family Conventional – 6 – Restricted (RSC-6-R). The restriction posed by the applicant would restrict the permitted density of the subject site to four (4) dwelling units an acre. The site is located +/- 275ft east of the intersection of N. Rome Ave. and Leisure Ave on the north side of the roadway. The Future Land Use designation of the site is Residential – 4 (R-4).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-4, Single Family Detached (ITE 210) 7 Units	64	5	6

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM

RSC-6-R, Single Family Detached (ITE 210) 7 Units	64	5	6
--	----	---	---

Trip Generation Difference:

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

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Leisure Ave., a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition, no paved shoulders on either side of the roadway within the vicinity of the project, a +/- 5ft sidewalk along the north side of the roadway, and within +/- 50ft of right of way.

SITE ACCESS

It is anticipated that the site will have access to Leisure Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, 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) and Hillsborough County Transportation Technical Manual (TTM) 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 based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have 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

Leisure Ave. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

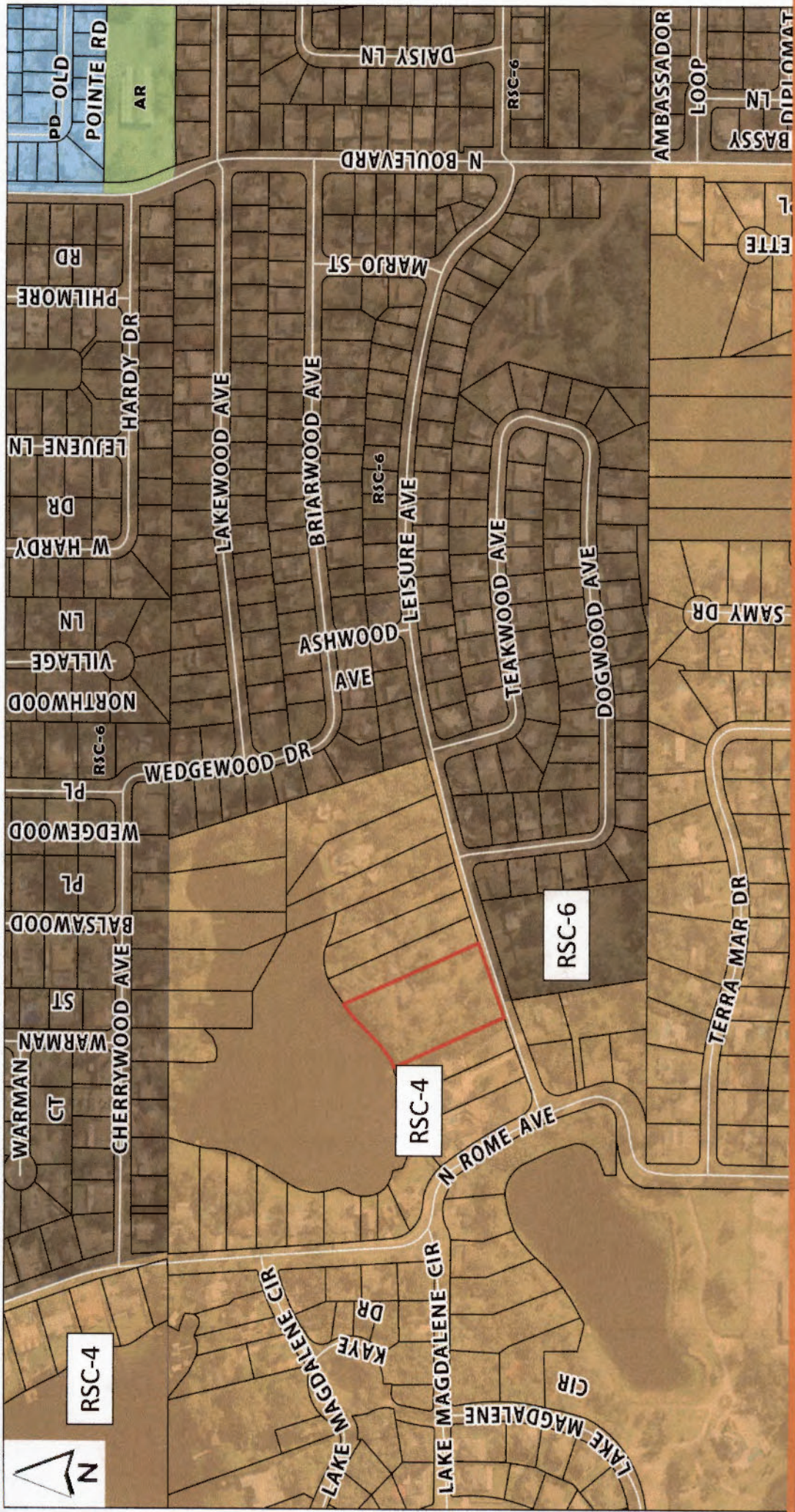
Application No. RZ 26-0786
Name: Kayla Herrell
Entered at Public Hearing: ZMM
Exhibit # 2 Date: 6-22-2026

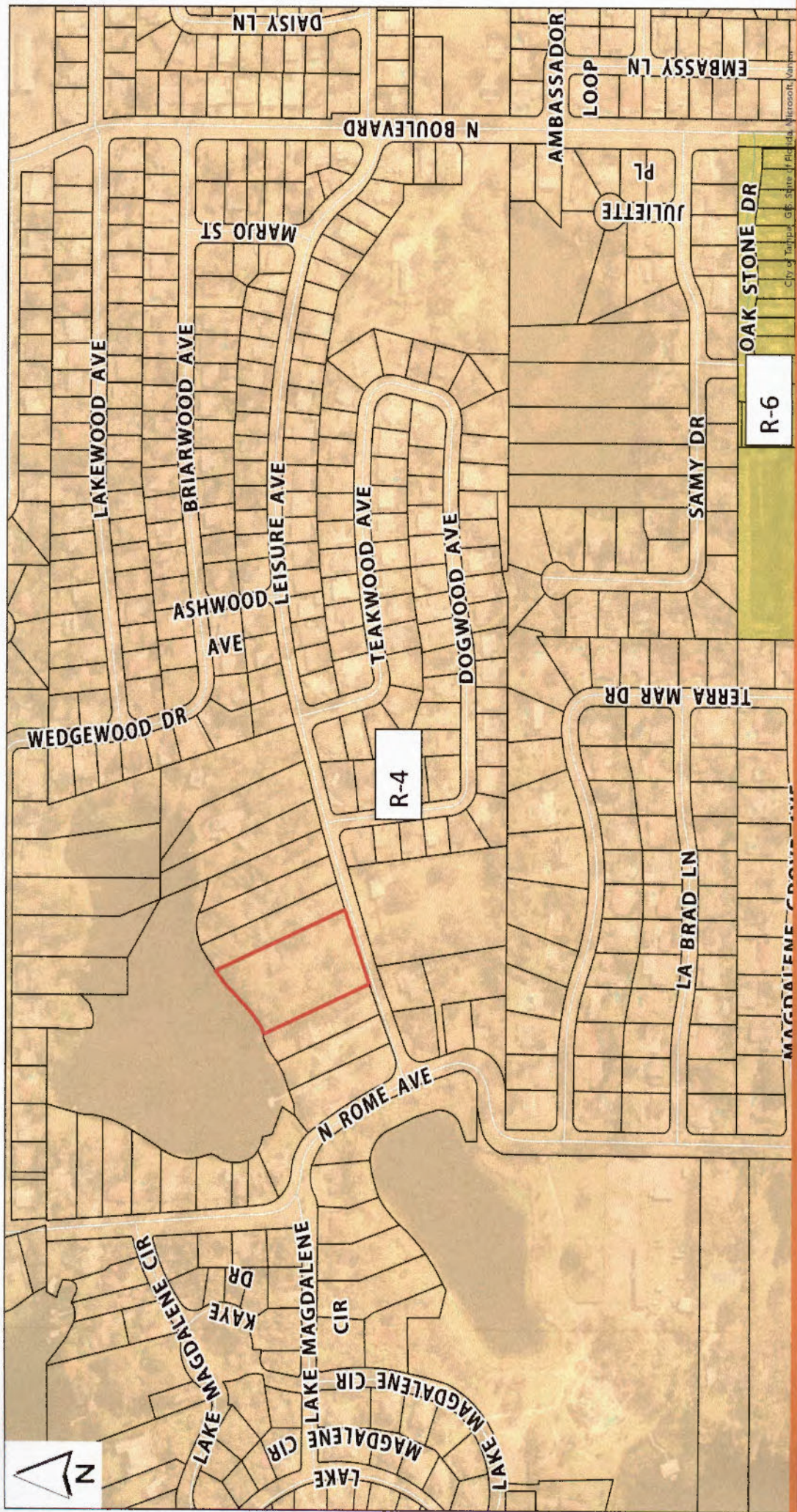
PD 26-0786

LEISURE AVE STANDARD REZONING FROM RSC-4 TO RSC-6(R)

**TAMPA
CIVIL**







Overview of Request

Property is 1.88 Acres

Greater Carrollwood-Northdale Community Planning Area

Within the Urban Service Area

Request to Rezone from RSC-4 to RSC-6(R) for flexibility in lot standards for Single-Family homes

Development Will be limited to 4 dwelling units per acre to remain consistent with the R-4 Future Land Use

Minimum lot sizes of 7,000 square feet

No impacts to wetlands

RSC-6
Development
Standards

70' Minimum Lot Widths

25' Front Yard Setback

7.5' Side Yards

25' Rear Yards

Compliance with the Comprehensive Plan

Housing: Goal 1 - Ensure fair and equal access to housing for all people in Hillsborough County while accounting for population growth, climate change, and affordability.

Housing: Policy 1.2.6 - Promote infill development within the urban Service Area through measures including but not limited to flexible building envelope, parking, access, and setbacks while maintaining safety standards.

Housing: Policy 1.5.2 - Consider that near access to transit may lower a household's combined housing and transportation costs.

Livable Communities Element: Encourage development and redevelopment opportunities that reflect the citizens' vision for an aesthetically pleasing, well designed, transit supported, mixed use activity centers and residential neighborhoods which promote a vibrant and economically sustainable community

Livable Communities Element: Maintain and enhance community pride by promoting the areas' history, culture and volunteerism while preserving each community's value and unique character. As the area redevelops it is important that the existing residential neighborhoods remain suburban in nature.

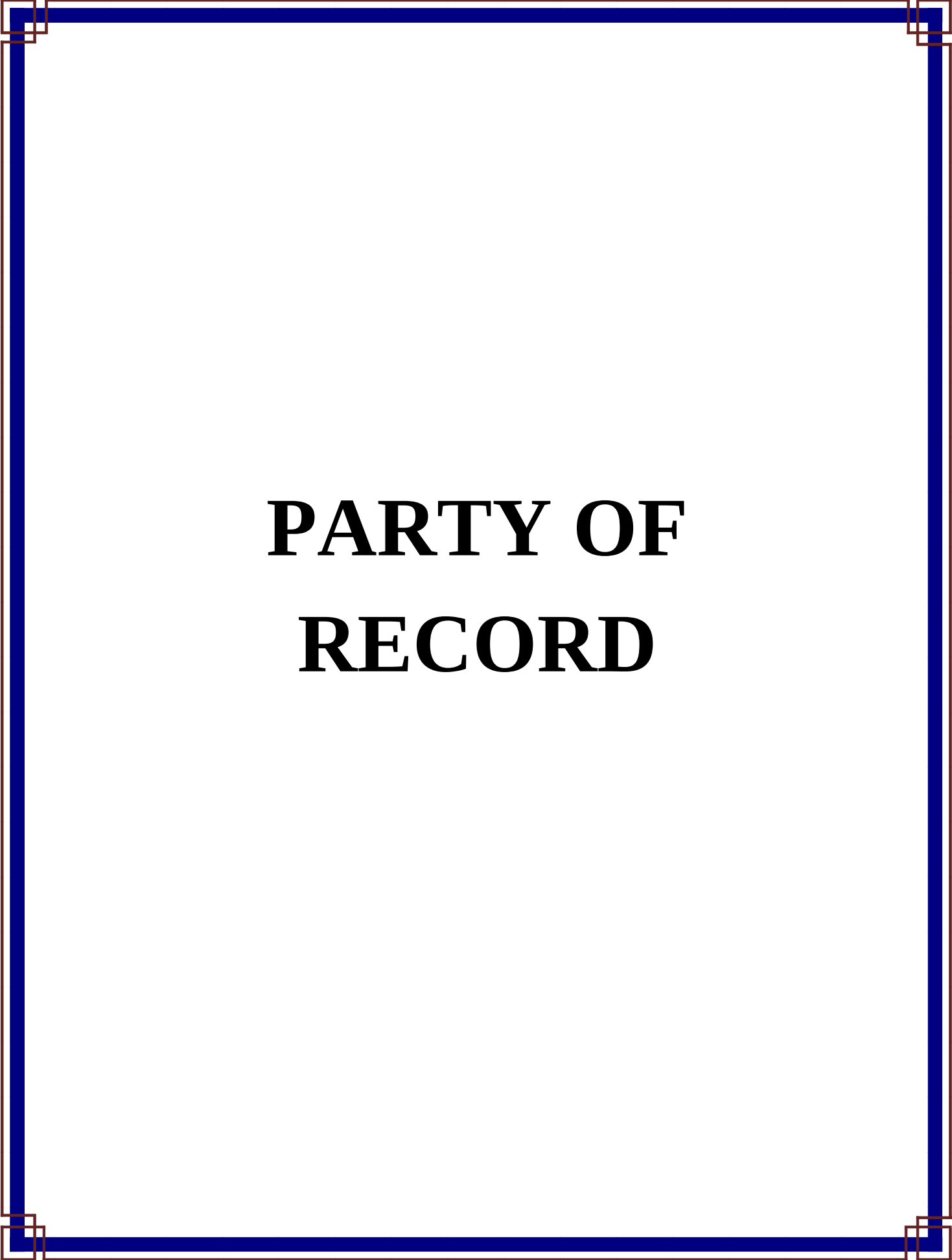
Objective 4.4 – Neighborhood Protection – The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.

Policy 4.4.1 – Development and redevelopment shall be integrated with the adjacent land uses through: the creation of like uses; or creation of complementary uses; or mitigation of adverse impact: and transportation/ pedestrian connections.

Policy 4.4.3 – Lot size and density of new or redeveloped residential projects shall reflect the character of the surrounding residential area and where appropriate, shall reflect efforts to encourage gopher tortoise and other significant and Essential Wildlife Habitat Protection.

Goal 7: Ensure that new development is compact, contiguous, and concurrent with available public facilities and services and promotes the integration of uses to provide increased connectivity thereby discouraging sprawl and maximizing the use of public infrastructure.

FLUE: Objective 16 - The objective calls for the protection of existing and future neighborhoods from incompatible land uses, major roadways, and outdated development standards.



PARTY OF RECORD

Rivas, Keshia

From: Sandra Murray <sandinnalee1@gmail.com>
Sent: Tuesday, June 16, 2026 2:27 PM
To: Hearings
Cc: Hagan, Ken
Subject: ZONING REQUEST LEISURE AVENUE 33613 (26-0786)

You don't often get email from sandinnalee1@gmail.com. [Learn why this is important](#)

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

I am a resident of Lakewood Estates zip code 33613. This is a single family subdivision in North Tampa near Lake Magdalene. There has been a zoning request submitted for property on the west end of Leisure Avenue. A large amount of contiguous property has been purchased and a hearing set for June 22nd for this property.

Most of the residents here don't want condos or apartments built in our neighborhood. We have not been informed as to what the developers have in mind. We have many children that play in the streets and traffic from a project of condos or apartments would be a problem. I also believe the residents on the lake who live on Rome Avenue would object to this.

I plan to attend the hearing on the 22nd. Please keep in mind that children play and walk to and from school here. Also the traffic would cause issues.

Sincerely
Sandra Murray