



Rezoning Application: RZ-STD 24-0807

Zoning Hearing Master Date: July 22, 2024

BOCC Land Use Meeting Date: September 10, 2024

1.0 APPLICATION SUMMARY

Applicant:	Todd Pressman	
FLU Category:	R-9	
Service Area:	TSA	
Site Acreage:	4.52 +/-	
Community Plan Area:	Greater Palm River	
Overlay:	None	

Introduction Summary:

The applicant requests to rezone the property from ASC-1 to RMC-9.

Zoning:	Existing	Proposed
District(s)	ASC-1	RMC-9
Typical General Use(s)	Agricultural, Single-Family Conventional	Residential, Multi-Family Conventional
Acreage	4.52 +/-	4.52 +/-
Density/Intensity	1 DU per GA/ FAR: NA	9 DU per GA/ FAR: NA
Mathematical Maximum*	4 Units/ FAR: NA	40 Units/ FAR: NA

*Number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ASC-1	RMC-9
Lot Size / Lot Width	43,560 Sq. Ft./ 150'	4,840 sq. Ft./ 70'
Setbacks/Buffering and Screening	<ul style="list-style-type: none"> • Front & Rear: 50' • Side: 15' • Buffering & Screening: None required 	<ul style="list-style-type: none"> • Front: 25' • Side: 10' • Rear: 20' • Buffering & Screening: 5/A
Height	50'	35'

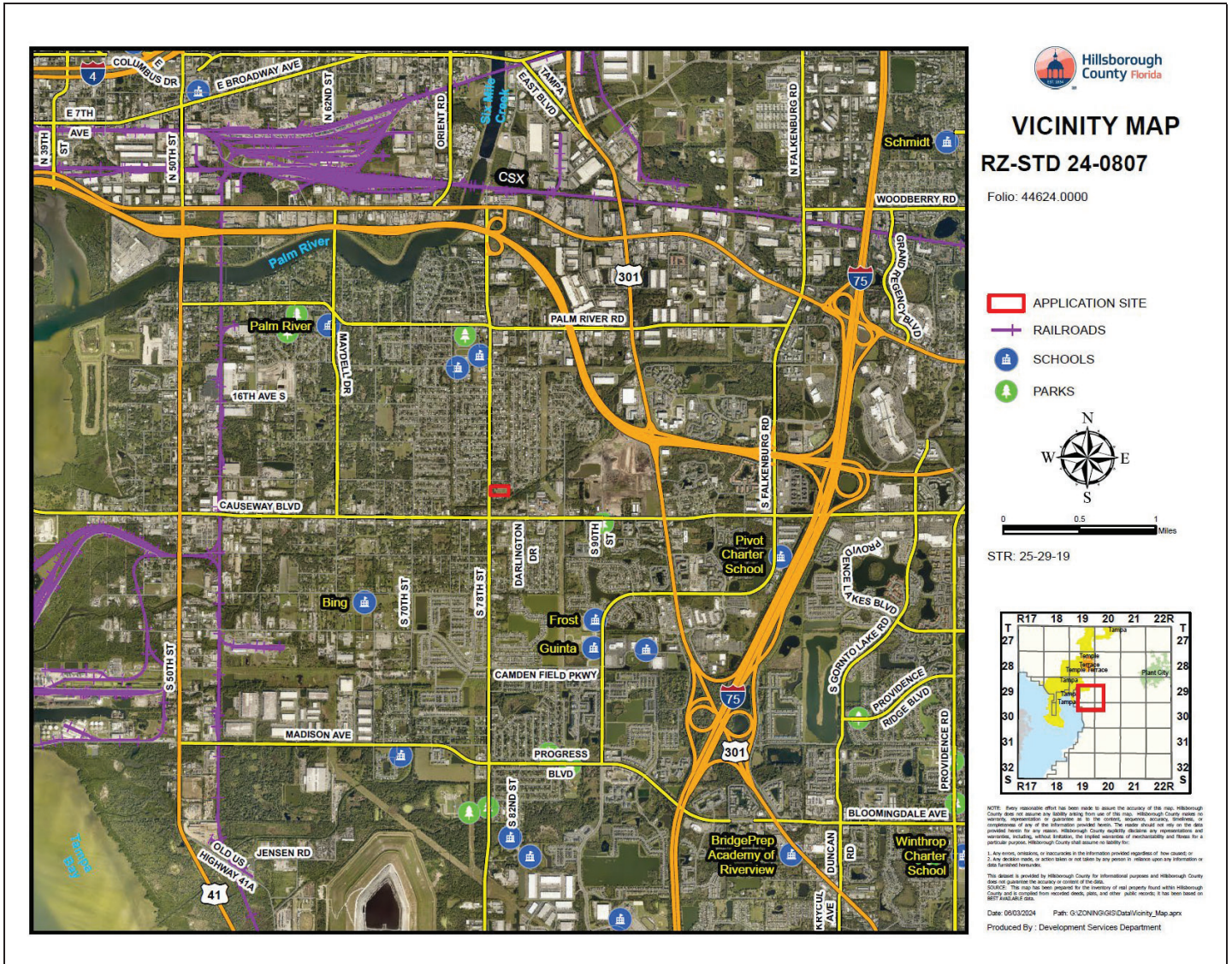
Additional Information:

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

Planning Commission Recommendation Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

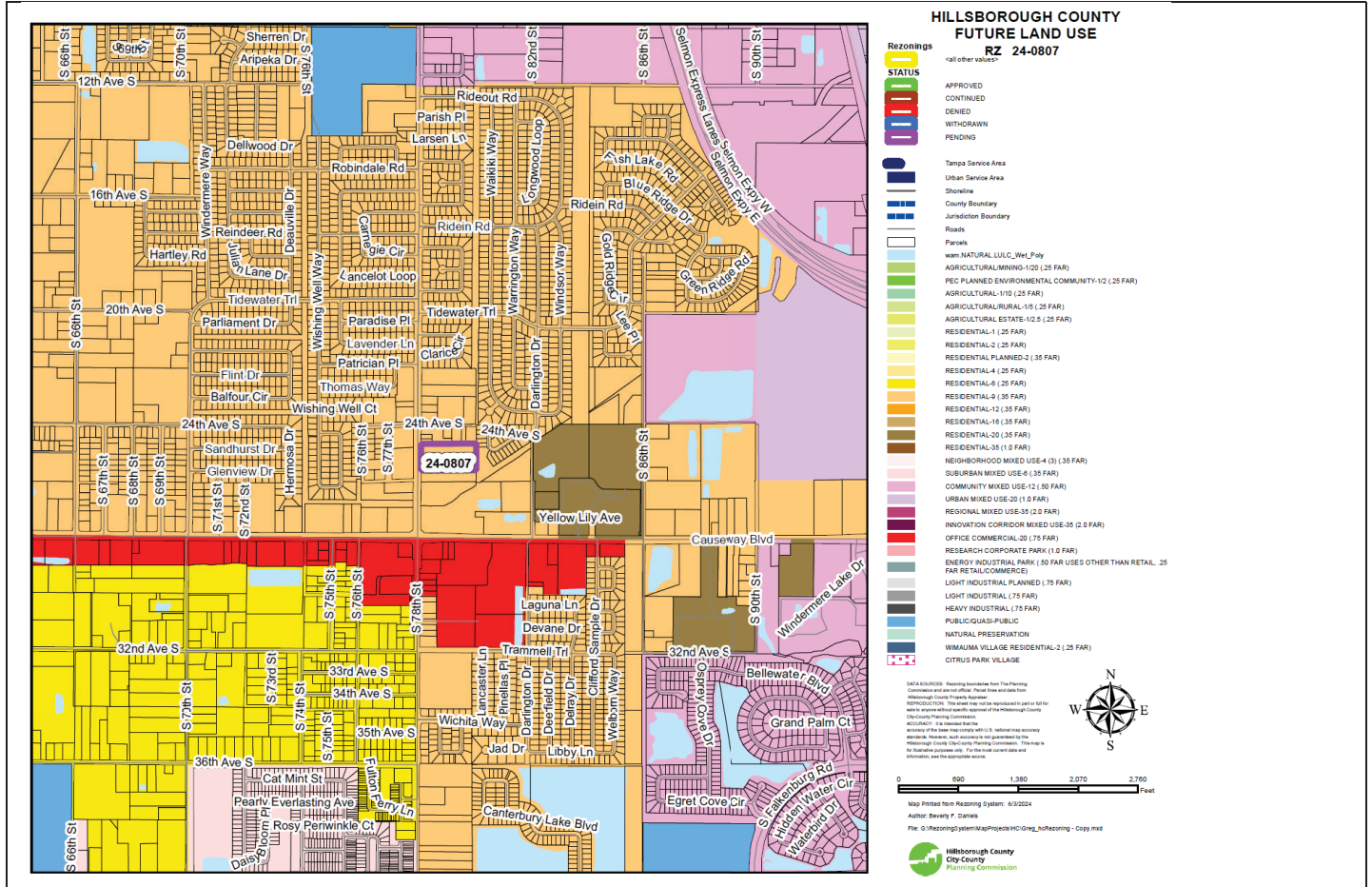


Context of Surrounding Area:

The site is located in an area which is comprised of a majority single-family residential uses to the north, east, and west zoned ASC-1 and RSC-9. While the properties to the south of the site are zoned CG and CN along Causeway Boulevard with various commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

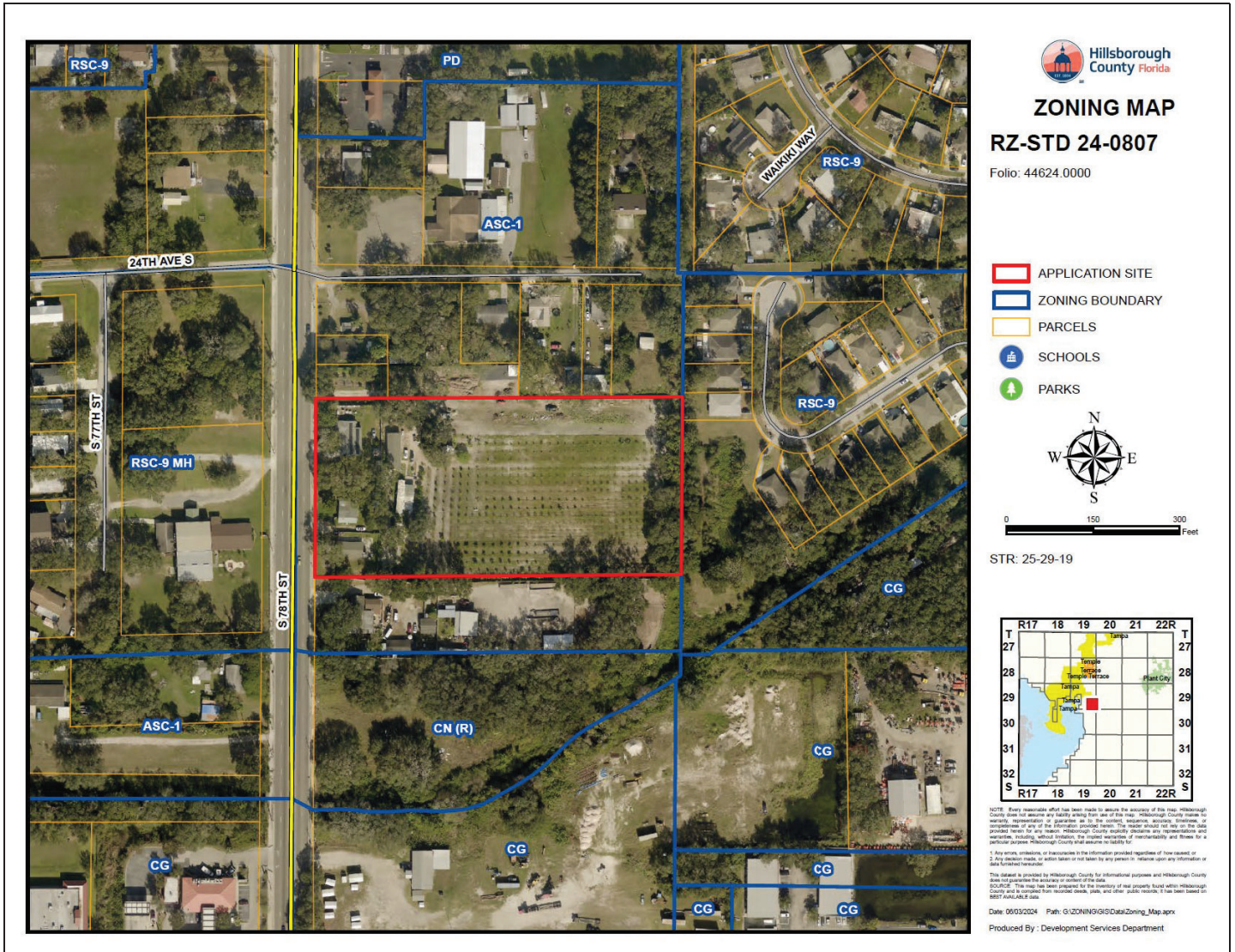
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-9 (R-9)
Maximum Density/F.A.R.:	9 DU per GA/ FAR: 0.50
Typical Uses:	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>

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	ASC-1	1 DU per GA, NA	Agricultural, Single-Family Conventional	VACANT RESIDENTIAL, SINGLE FAMILY R
South	ASC-1	1 DU per GA, NA	Agricultural, Single-Family Conventional	SINGLE FAMILY R
East	RSC-9	9 DU per GA, NA	Residential, Multi-Family Conventional	SINGLE FAMILY R, RESIDENTIAL HOA
West	RSC-9, MH	9 DU per GA, NA	Residential, Multi-Family Conventional, Mobile Homes	CHURCHES, VACANT RESIDENTIAL

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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
S. 78th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	3
Proposed	434	32	42
Difference (+/1)	+396	+29	+39

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

Connectivity and Cross Access

Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance

Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel is located along the eastern side of South 78th Street north of Causeway Boulevard in an area with a mixture of zoning districts. The immediate adjacent properties to the north, east, and south are zoned ASC-1 and RSC-9 developed with residential uses while the property to the west is zoned RSC-9 (MH) developed with a church. The surrounding area has a majority residential uses while the properties to the south towards Causeway Boulevard are zoned CG and CN for commercial uses at various intensities. Two planned developments approved for multi-family are located in the general vicinity of the subject parcel located at the northwest corner of Causeway Boulevard & 86th Street (PD 19-0282) and southeast of the site on the south side of Causeway Boulevard (PD 19-0655 and PD 23-0777). Additionally, as a standard zoning district, the project will be required to meet height/setback and buffering/screening requirements which address compatibility with surrounding uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RMC-9 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request approvable.

6.0 PROPOSED CONDITIONS

Zoning Administrator Sign Off:



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

N/A

8.0 PROPOSED SITE PLAN (FULL)

N/A

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/11/2024

REVIEWER: Sarah Rose

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GPR/Central

PETITION NO: RZ 24-0807

- 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 +/- 4.5 acres from Agricultural Single Family Conventional (ASC-1) to Residential Multi-Family Conventional (RMC-9). The site is located on the east side of S. 78th St., +/- 780 feet north of the intersection of Causeway Blvd. and S. 78th St. The Future Land Use designation of the site is Residential-9 (R-9).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 4 Units	38	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, Single-Family Detached Housing (ITE Code 210) 40 Units	434	32	42

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 396	+29	+39

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by + 396 average daily trips, +29 a.m. peak hour trips, and +39 p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S. 78th St. S. 78th St. is a substandard 4-lane, county maintained, urban arterial roadway. There is a two-way left turn lane along the project’s frontage and in the vicinity of the project. The roadway is characterized by +/- 12 ft wide travel lanes in average condition and lies within a +/- 85-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5 to 6 ft wide sidewalks on both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to S. 78th St.

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).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, 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 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 S. 78th St. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
S. 78th St.	Causeway Blvd.	Palm River Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. 78th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	3
Proposed	434	32	42
Difference (+/-)	+396	+29	+39

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 24-0807
DATE OF HEARING:	July 22, 2024
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from ASC-1 to RMC-9
LOCATION:	2440 South 78 th Street
SIZE OF PROPERTY:	4.52 acres m.o.l.
EXISTING ZONING DISTRICT:	ASC-1
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

***Note:** Formatting issues prevented the entire Development Services Department staff report from being copied into the Hearing Master's Recommendation. Therefore, please refer to the Development Services Department web site for the complete staff report.

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: R-9

Service Area: TSA

Site Acreage: 4.52 +/-

Community Plan Area: Greater Palm River

Overlay: None

The applicant requests to rezone the property from ASC-1 to RMC-9.

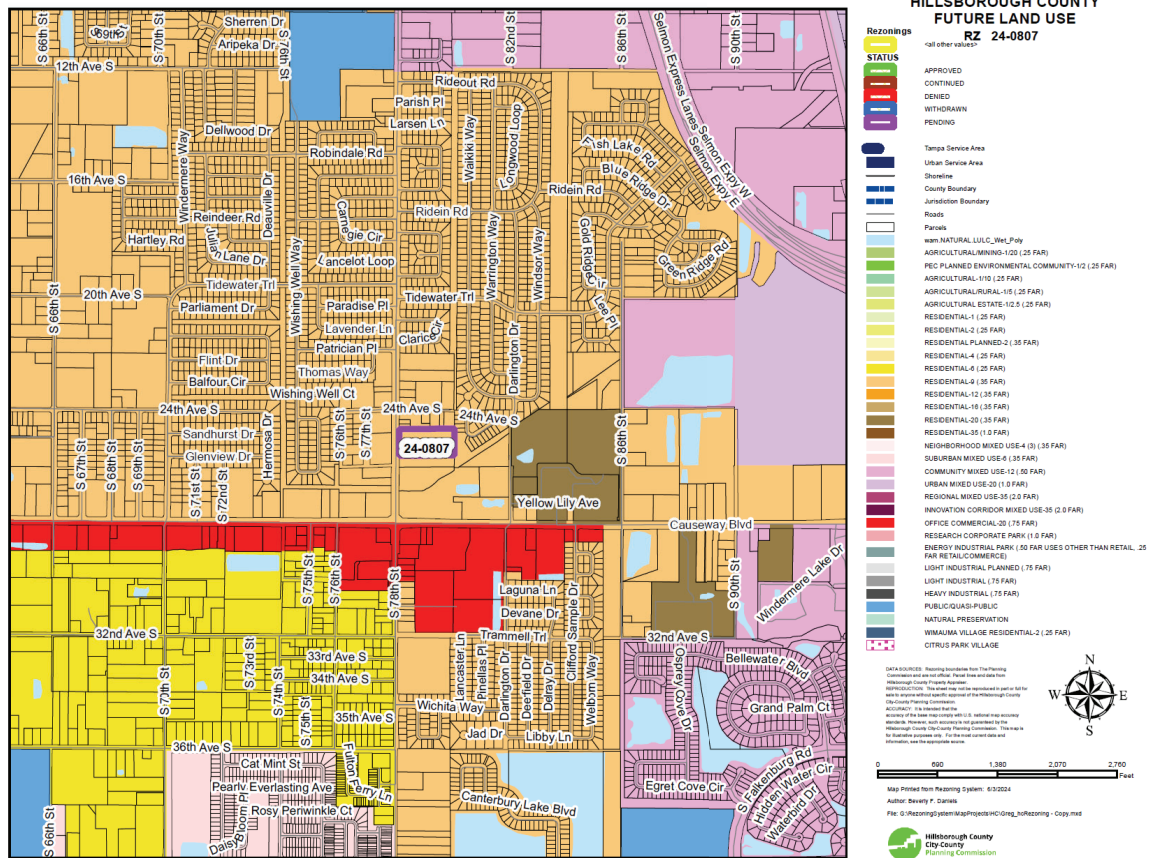
PD Variation(s): None requested as part of this application

Waiver(s) to the Land Development Code: N/A

Planning Commission Recommendation: Consistent

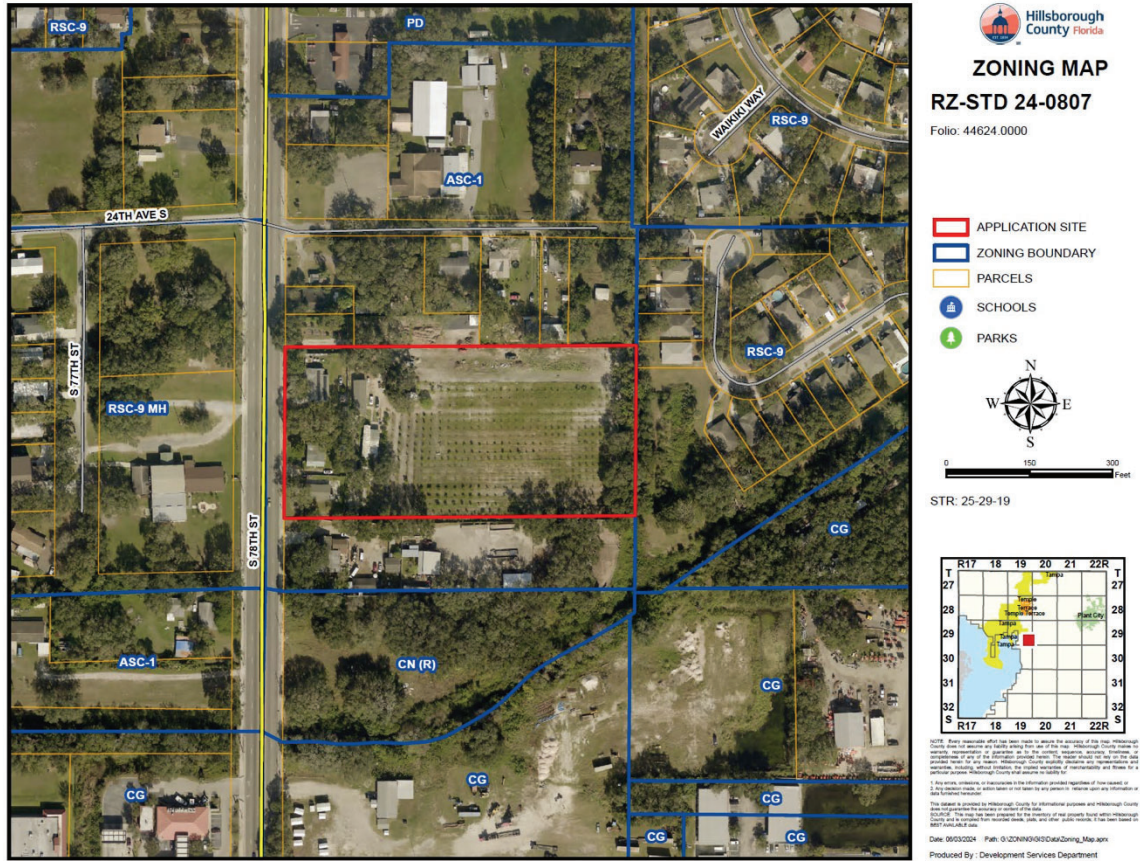
Development Services Recommendation: Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA 2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-9 (R-9)
Maximum Density/F.A.R.:	9 DU per GA/ FAR: 0.50
Typical Uses:	Residential, urban scale neighborhood commercial, office uses, multi- purpose projects and mixed-use development. Nonresidential uses shall meet established locational criteria for specific land use. Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.

2.0 LAND USE MAP SET AND SUMMARY DATA 2.3 Immediate Area Map



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

Classification Current Conditions Select Future Improvements

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

Adjoining Roadways (check if applicable)			
S. 78th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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 <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Service Area/ Water & Wastewater	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace				
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Impact/Mobility Fees

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The subject parcel is located along the eastern side of South 78th Street north of Causeway Boulevard in an area with a mixture of zoning districts. The immediate adjacent properties to the north, east, and south are zoned ASC-1 and RSC-9 developed with residential uses while the property to the west is zoned RSC-9 (MH) developed with a church. The surrounding area has a majority residential uses while the properties to the south towards Causeway Boulevard are zoned CG and CN for commercial uses at various intensities. Two planned developments approved for multi-family are located in the general vicinity of the subject parcel located at the northwest corner of Causeway Boulevard & 86th

Street (PD 19-0282) and southeast of the site on the south side of Causeway Boulevard (PD 19-0655 and PD 23-0777). Additionally, as a standard zoning district, the project will be required to meet height/setback and buffering/screening requirements which address compatibility with surrounding uses.

5.2 Recommendation

Based on the above considerations, staff finds the proposed RMC-9 zoning district is compatible with the existing zoning districts and development pattern in the area. Therefore, staff finds the request approvable.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on July 22, 2024. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2nd Street # 451, St. Petersburg, testified on behalf of the applicant. Mr. Pressman showed a PowerPoint presentation and stated that the request is to rezone 4.5 acres from ASC-1 to RMC-9. He added that the property is located north of Causeway Boulevard on 78th Street. He described the surrounding land use categories and stated that the rezoning would provide a different type of housing stock in the immediate area and would be compatible with the existing development pattern. Mr. Pressman concluded his presentation by stating that the request is consistent with the Greater Palm River Community Plan.

Ms. Carolanne Peddle, Development Services staff, testified regarding the County's staff report. Ms. Peddle stated that the applicant is requesting a rezoning from ASC-1 to RMC-9. She described the surrounding land uses and stated that there are two multi-family Planned Developments in the general vicinity. Ms. Peddle concluded her presentation by stating that staff finds the request approvable.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the subject property is within the Residential-9 Future Land Use classification and the Urban Service Area and Greater Palm River Community Planning Area. She described the request and cited numerous policies that support the rezoning and testified that staff found the proposed rezoning consistent with the Future of Hillsborough 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 Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of his PowerPoint presentation 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 4.52 acres in size and is currently Agricultural Single Family Conventional-1 (ASC-1) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Palm River Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Multi-Family Conventional-9 (RMC-9) zoning district.
3. The Planning Commission staff supports the rezoning request and found that the request is consistent with numerous policies in the Comprehensive Plan and compatible with the existing development pattern. The Planning Commission found the application to be consistent with the Greater Palm River Community Plan and the Comprehensive Plan.
4. The surrounding area is zoned ASC-1, RSC-9 and RSC-9 MH and developed with single-family and institutional land uses.
5. The proposed rezoning to RMC-9 is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

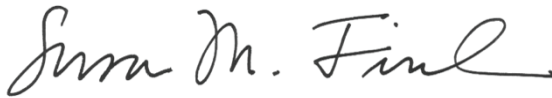
The applicant is requesting a rezoning to the RMC-9 zoning district. The property is 4.52 acres in size and is currently zoned ASC-1 and designated RES-9 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Greater Palm River Community Planning Area.

The Planning Commission staff supports the rezoning request and found it to be with numerous Comprehensive Plan policies and the Comprehensive Plan.

The proposed rezoning to RMC-9 is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

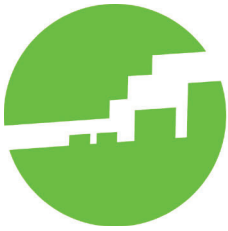
Based on the foregoing, this recommendation is for **APPROVAL** of the RMC-9 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



August 12, 2024

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Unincorporated Hillsborough County Special Use Consistency Review	
Hearing Date: July 22, 2024 Report Prepared: July 11, 2024	Case Number: RZ 24-0807 Folio(s): 44624.0000 General Location: North of Causeway Boulevard and east of 78 th Street South
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Greater Palm River
Rezoning Request	Rezoning from Agricultural Single Family Conventional (ASC-1) to Residential Multi-Family Conventional (RMC-9) to meet the density level of Residential-9
Parcel Size	4.52 ± acres
Street Functional Classification	Causeway Boulevard – State Arterial 78 th Street South – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	ASC-1	Single Family Residential
North	Residential-9	ASC-1 + PD + BPO + RSC-9	Vacant Land + Single Family Residential + Public/Quasi-Public/Institutions + Light Commercial
South	Residential-9 + Office Commercial-20	ASC-1 + CN + CG + CI	Single Family Residential + Vacant Land + Heavy Industrial + Light Commercial
East	Residential-9 + Residential-20	RSC-9 + PD	HOA Property + Single Family Residential + Light Commercial + Mobile Home Park
West	Residential-9	RSC-9	Public/Quasi-Public/Institutions + Single Family Residential

Staff Analysis of Goals, Objectives and Policies:

The 4.52 ± acre subject site is located north of Causeway Boulevard and east of 78th Street South. The site is in the Urban Service Area and is located within the limits of the Greater Palm River Community Plan. The applicant is requesting a rezoning from Agricultural Single Family Conventional (ASC-1) to Residential Multi-Family Conventional (RMC-9) to meet the density level of Residential-9.

The site is in the Urban Service Area where according to Objective 1 of the Future Land Use Element (FLUE), 80 percent of the County’s growth is to be directed. Policy 1.4 requires all new development 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 currently has single-family uses. Single Family uses extends on all sides of the site; therefore, it meets the intent of FLUE Objective 1 and Policy 1.4.

FLUE Objective 7, FLUE Objective 8 and each of their respective policies establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of

each land use category is defined by building type, residential density, functional use and the physical composition of the land. The integration of these factors set 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 within the land use designation. Appendix A 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. The RES-9 category allows for the consideration of residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. RES-9 surrounds the subject site on all sides. The proposed rezoning from ASC-1 to RMC-9 meets FLUE Objective 7, FLUE Objective 8 and each of their respective policies.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2). Transportation had no objections to the proposal; therefore, it meets the intent to FLUE Objective 9, FLUE Policy 9.1 and FLUE Policy 9.2.

The proposal meets the intent of FLUE Objective 16 and its accompanying policies 16.1, 16.2, 16.3, 16.5 and 16.10 that require new development to be compatible to the surrounding neighborhood. Goal 12 and Objective 12-1 of the Community Design Component (CDC) of the FLUE require new developments to recognize the existing community and be designed to relate to and be compatible with the predominant character of the surrounding area. In this case, the surrounding land use pattern is mostly single-family uses, and the proposed rezoning will complement the surrounding area.

The site is within the limits of the Greater Palm River Community Plan. One of the strategies under Goal 5b of the Greater Palm River Community Plan is to support a mix of residential types developed with new urbanism characteristic at appropriate locations. The request to rezone from ASC-1 to RMC-9 would meet the intent of this strategy as allowing multi-family would bring in different housing options and would complement the surrounding area.

Overall, staff finds that the proposed use is an allowable use in the RES-9 category, is compatible with the existing development pattern found within the surrounding area and does support the vision of the Greater Palm River Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Element 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*.

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

FUTURE LAND USE ELEMENT

Urban Service Area

Objective 1: Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

Policy 1.4: 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 8: The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.

Policy 8.1: The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.

Relationship to Land Development Regulations

Objective 9: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Policy 9.1: Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.

Policy 9.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Neighborhood/Community Development

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

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

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

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

Policy 16.5: Development of higher intensity non-residential land uses that are adjacent to established neighborhoods shall be restricted to collectors and arterials and to locations external to established and developing neighborhoods.

Policy 17.7: New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses.

Community Design Component (CDC)

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

OBJECTIVE 12-1: New developments should recognize the existing community and be designed in a way that is compatible with the established character of the surrounding neighborhood.

Policy 12-1.4: Compatibility may be achieved through the utilization of site design techniques including but not limited to transitions in uses, buffering, setbacks, open space and graduated height restrictions, to affect elements such as height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture.

7.0 SITE DESIGN

7.1 DEVELOPMENT PATTERN

GOAL 17: Develop commercial areas in a manner which enhances the County's character and ambiance.

OBJECTIVE 17-1: Facilitate patterns of site development that appear purposeful and organized.

Policy 17-1.4: Affect the design of new commercial structures to provide an organized and purposeful character for the whole commercial environment.

LIVABLE COMMUNITIES ELEMENT: GREATER PALM RIVER COMMUNITY PLAN

Goal 5b: Economic Development - Provide opportunities for business growth and jobs in the Palm River Area.

Strategies

- 4. Support a mix of residential types developed with new urbanism characteristics at appropriate locations.

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 24-0807

Rezonings
STATUS

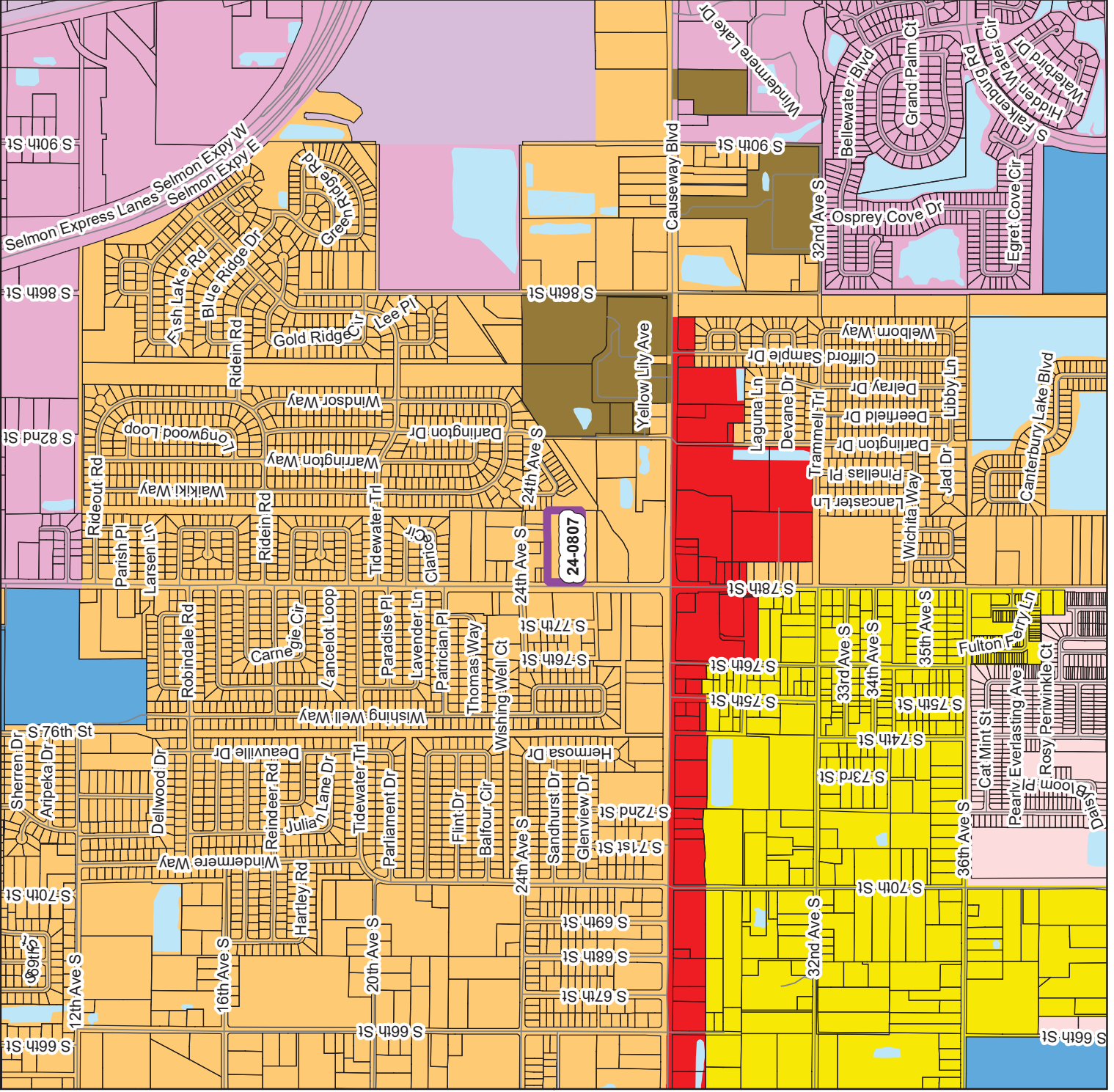
- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

Tampa Service Area
Urban Service Area
Shoreline
County Boundary
Jurisdiction Boundary
Roads
Parcels

- WATER NATURAL LULC_Water Poly
- AGRICULTURAL/MINING-120 (.25 FAR)
- PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
- AGRICULTURAL-170 (.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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE

Map Printed from Rezoning System: 6/3/2024
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HC\0807_HR\Rezoning_Copy.mxd

Hillsborough County
City-County
Planning Commission





AGENCY COMMENTS

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: 7/22/2024</p> <p>PETITION NO.: 24-0807</p> <p>EPC REVIEWER: Melissa Yañez</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1360</p> <p>EMAIL: yanezm@epchc.org</p>	<p>COMMENT DATE: 6/7/2024</p> <p>PROPERTY ADDRESS: 2440 78th St, Tampa, FL 33619</p> <p>FOLIO #: 0446240000</p> <p>STR: 25-29-19</p>
<p>REQUESTED ZONING: from ASC-1 to RMC-9</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop review – Aerial review, soil survey and EPC file search
<p>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.</p> <p>INFORMATIONAL COMMENTS:</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a “WDR30 - Delineation Request Application”. Once approved, the formal wetland delineation would be binding for five years. 	

My/cb

ec: quan_pham@icloud.com / todd@pressmaninc.com

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



Adequate Facilities Analysis: Rezoning

Date: 7/1/2024 **Acreage:** 4.52 (+/- acres)
Jurisdiction: Hillsborough County **Proposed Zoning:** RMC-9
Case Number: 24-0807 **Future Land Use:** R-9
HCPS #: RZ 628 **Maximum Residential Units:** 40
Address: 2440 78th Street **Residential Type:** Single family attached
Parcel Folio Number(s): 44624.0000

School Data	Bing Elementary	Giunta Middle	Spoto High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	738	1558	2426
2023-24 Enrollment K-12 enrollment on 2023-24 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	458	825	1916
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	62%	53%	79%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 7/1/2024	46	146	221
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	5	2	3
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	69%	62%	88%

Notes: At this time, adequate capacity exists at Bing Elementary, Giunta Middle, and Spoto High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
 Department Manager, Planning & Siting
 Growth Management Department
 Hillsborough County Public Schools
 E: andrea.stingone@hcps.net
 P: 813.272.4429 C: 813.345.6684

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 07/11/2024

REVIEWER: Sarah Rose

AGENCY/DEPT: Transportation

PLANNING AREA/SECTOR: GPR/Central

PETITION NO: RZ 24-0807

- 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 +/- 4.5 acres from Agricultural Single Family Conventional (ASC-1) to Residential Multi-Family Conventional (RMC-9). The site is located on the east side of S. 78th St., +/- 780 feet north of the intersection of Causeway Blvd. and S. 78th St. The Future Land Use designation of the site is Residential-9 (R-9).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
ASC-1, Single Family Detached Housing (ITE Code 210) 4 Units	38	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, Single-Family Detached Housing (ITE Code 210) 40 Units	434	32	42

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 396	+29	+39

The proposed rezoning would generally result in an increase of trips potentially generated by development of the subject site by + 396 average daily trips, +29 a.m. peak hour trips, and +39 p.m. peak hour.

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S. 78th St. S. 78th St. is a substandard 4-lane, county maintained, urban arterial roadway. There is a two-way left turn lane along the project’s frontage and in the vicinity of the project. The roadway is characterized by +/- 12 ft wide travel lanes in average condition and lies within a +/- 85-foot-wide right-of-way. There are no bike lanes on either side of the roadway in the vicinity of the proposed project. There are +/- 5 to 6 ft wide sidewalks on both sides of the roadway in the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the site will have access to S. 78th St.

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).

Transportation Section staff did not identify any concerns that would require a more detailed staff report be filed. Staff notes that, regardless of this review, 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 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 S. 78th St. is for information purposes only.

FDOT Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
S. 78th St.	Causeway Blvd.	Palm River Rd.	D	C

Source: [2020 Hillsborough County Level of Service \(LOS\) Report](#)

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. 78th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input checked="" type="checkbox"/> Other (TBD)

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	38	3	3
Proposed	434	32	42
Difference (+/-)	+396	+29	+39

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 5/31/2024

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/12/2024

PROPERTY OWNER: Myle T Duong and Quan H Pham / et al **PID:** 24-0807

APPLICANT: Todd Pressman

LOCATION: 2440 South 78th Street Tampa, FL 33619

FOLIO NO.: 44624.0000

AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no objection and no recommended conditions.

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

PETITION NO.: RZ-STD 24-0807 REVIEWED BY: Clay Walker, E.I. DATE: 6/10/2024

FOLIO NO.: 44624.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 6 inch water main exists (approximately 1,000 feet from the site), (adjacent to the site), and is located north of the subject property within the north Right-of-Way of Patrician Place. 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 prior to June 1, 2022, 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 west of the subject property within the west Right-of-Way of South 78th Street. While this site would be a Hillsborough County customer, the wastewater in this area is pumped to the City of Tampa. There are plans in place to divert the area's wastewater to Hillsborough County's wastewater system. 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 connections to the County's potable water and wastewater Systems.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 3 June 2024

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 24-0807

LOCATION: 2440 S. 78th St., Tampa, FL 33619

FOLIO NO: 44624.0000

SEC: 25 TWN: 29 RNG: 19

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.



VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA
Board of County Commissioners

-----X
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Monday, July 22, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:32 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Second Floor Boardroom
Tampa, Florida 33601

Reported by:
Diane DeMarsh, AAERT No. 1654
Digital Reporter

1 MS. HEINRICH: Our first application is Item C.2,
2 Standard Rezoning 24-0807. The applicant is requesting to
3 rezone property from ASC-1 to RMC-9. Carolanne Peddle with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER: All right. Mr. Pressman. Good
7 evening.

8 MR. PRESSMAN: Good evening. Oh, thank you. Thank
9 you very much. Todd Pressman, 200 2nd Avenue South, Number 451
10 in -- in Saint Petersburg.

11 This is 24-0807. It is 4.52 acres. Zoning is ASC-1,
12 Future Land Use Categories R-9. The issue before you is ASC-1
13 to RMC-9. Development Services and Planning Commission support.
14 Located in the southeast part of the county north of causeway on
15 78th Street. A little closer view on 78th Street. Zoning in
16 the area RSC-9. RSC-9 as you can see is somewhat of the
17 predominant and then into more in -- in -- intensive categories
18 of CN and CG, which are of course, pink or orange on the map.
19 And Future Land Use Categories primarily are -- are all R-9 in
20 the vicinity and R-20, which you can see in the map in --
21 somewhat in the vicinity outside the coastal high hazard area.

22 Some policies that are germane to it include locating
23 housing with transportation infrastructure. The site is located
24 directly on one main route of HART, which runs out to Brandon
25 and downtown. Encourage a variety of housing types, which this

1 would. It would provide a different type of housing stock in
2 the immediate area to diversify housing stock.

3 Other policies are to encourage new in fill there
4 redevelopment compacity -- compatible with existing community
5 patterns, encourage availability of affordable attainable
6 private owned housing stock that is safe, decent, compatible and
7 accommodate all modes of transportation, which we indicated it
8 is located on a main bus -- bus route. So under the Greater
9 Palm River Community Plan, it is located as shown here at 78th,
10 which is a mixed use business office and residential pedestrian
11 or in a development area.

12 So with that, we appreciate your attention. I'd be
13 happy to answer any questions you might have.

14 HEARING MASTER: No questions at this time. Thank
15 you.

16 MR. PRESSMAN: Thank you.

17 HEARING MASTER: Development Services.

18 Don't forget to sign in.

19 Good evening.

20 MS. PEDDLE: Good evening. Carolanne Peddle,
21 Development Services.

22 Standard Rezoning 24-0807. Again, the applicant's
23 requesting to rezone the property from ASC-1 to RMC-9. The
24 property has a Future Land Use -- is it off? Okay. Sorry.

25 The property has a Future Land Use designation of R --

1 R -- Residential-9, as well as all immediate surrounding
2 properties. The subject parcel is located along the eastern
3 side of South 78th Street, north of Causeway Boulevard, an area
4 with mixture of zoning districts.

5 The immediate adjacent properties to the north, east
6 and south are zoned ASC-1 and RSC-9, developed with residential
7 uses. While the property to the west is zoned RSC-9 MH,
8 developed with a church. The surrounding area has a majority
9 residential uses by the property to the south towards Causeway
10 Boulevard are zoned CG and C -- or excuse me, CG and CN for
11 commercial uses at various intensities.

12 Two planned developments approved for multi-family are
13 located in the general vicinity of the subject parcel located at
14 the northwest corner of Causeway Boulevard and 86th Street and
15 southeast to the south -- to the side of the south side of
16 Causeway Boulevard. Additionally, as the standard rezoning
17 district, the property will be required to meet height setbacks
18 and buffer and screening requirements which address
19 compatibility with surrounding uses.

20 Based on the previous considers, staff finds the
21 proposed RMC-9 zoning district compatible with the existing
22 districts and development in the area. Therefore, staff finds
23 the request approvable.

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

25 MS. PEDDLE: Thank you.

1 HEARING MASTER: Planning Commission.

2 MS. MASSEY: Jillian Massey with Planning Commission
3 staff.

4 The subject property is designated as Residential-9 in
5 the Future Land Use Map. It's in the urban service area and
6 within the limits of the Greater Palm River Community Plan. The
7 site's in the urban service area were according to Objective 1
8 of the Future Land Use Element, 80 percent of the county's
9 growth is to be directed there. Policy 1.4 requires all new
10 developments to be compatible with the surrounding area. The
11 site is currently developed with single-family uses and
12 single-family residential surround the site. Therefore, it
13 doesn't meet the intent of that policy language.

14 The proposed rezoning also meets the intent of Policy
15 8.1, as the RMC-9 zoning district will would allow for density
16 that is intended in the Residential-9 Future Land Use
17 designation. The site's in the -- within the limits of the
18 Greater Palm River Community Plan. One of the strategies under
19 Goal 5B is to support a mix of residential types developed with
20 new urbanism characteristics at appropriate locations. The
21 request to rezone the site from ASC-1 to RMC-9 would meet the
22 intent of this strategy, as allowing multi-family would bring in
23 different housing options and would compliment the surrounding
24 area.

25 And based on these considerations, Planning Commission

1 staff finds the pre -- the proposed rezoning consistent with the
2 Unincorporated Hillsborough County Comprehensive Plan. Thank
3 you.

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

6 Is there anyone in the room or online that would like
7 to speak in support, anyone in favor? I'm seeing no one.
8 Anyone in opposition to this request? No one.

9 Ms. Heinrich, anything else?

10 MS. HEINRICH: No, ma'am.

11 HEARING MASTER: Mr. Pressman, anything else? All
12 right.

13 Then with that well close Rezoning 24-0807 and go to
14 the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0775</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ</u> <u>24-0807</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-824-1760</u>
APPLICATION # <u>RZ</u> <u>24-0836</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>727-824-1760</u>
APPLICATION # <u>RZ</u> <u>24-0836</u>	PLEASE PRINT NAME <u>Dimitri Artarushid</u> MAILING ADDRESS <u>1525 W. Hillsborough Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33603</u> PHONE <u>813-237-0529</u>
APPLICATION # <u>mm</u> <u>24-0034</u>	PLEASE PRINT NAME <u>Brian Kiraly</u> (Brian Kiraly) MAILING ADDRESS <u>400 N Tampa St #1320</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 416-7913</u>
APPLICATION # <u>mm</u> <u>24-0034</u> <u>US</u>	PLEASE PRINT NAME <u>Polly Roush</u> MAILING ADDRESS <u>5116 State Road 674</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE <u>941-725-4251</u>

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0124</u>	PLEASE PRINT NAME <u>Al Halaoui</u> MAILING ADDRESS <u>202 windward psge</u> CITY <u>chr. Bch</u> STATE <u>FL</u> ZIP <u>33767</u> PHONE <u>813-263-4826</u>
APPLICATION # <u>RZ</u> <u>24-0124</u>	PLEASE PRINT NAME <u>Timothy Healey</u> MAILING ADDRESS <u>803 W. Howard Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>(813)251-0169</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMP</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8424</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>SAM STARK</u> MAILING ADDRESS <u>5776 Royal Lytton Ct</u> CITY <u>DORUN</u> STATE <u>OH</u> ZIP <u>43017</u> PHONE <u>614 394 7057</u>
APPLICATION # <u>mm</u> <u>24-0300</u>	PLEASE PRINT NAME <u>Stephan Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-375-0616</u>
APPLICATION # <u>RZ</u> <u>24-0538</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>Tamp</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8124</u>

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>24-0538</u>	PLEASE PRINT NAME <u>Stephen Spasato, level 2up</u> MAILING ADDRESS <u>505 E Jackson</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0615</u>
APPLICATION # <u>RZ</u> <u>24-0538</u> <u>VS</u>	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-781-9866</u>
APPLICATION # <u>RZ</u> <u>24-0676</u>	PLEASE PRINT NAME <u>David M. Smith</u> MAILING ADDRESS <u>401 E. Jackson St. Ste 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 222 5010</u>
APPLICATION # <u>mm</u> <u>24-0678</u> <u>VS</u>	PLEASE PRINT NAME <u>David Mechanik</u> MAILING ADDRESS <u>305 S. Boulevard</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-928-9152</u>
APPLICATION # <u>RZ</u> <u>24-0791</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N. Ashley Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813 331-0776</u>
APPLICATION # <u>RZ</u> <u>24-0791</u>	PLEASE PRINT NAME <u>William J. Maly</u> MAILING ADDRESS <u>325 S. Blvd St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE _____

DATE/TIME: 7/22/24 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Tyler Hudson</u> (Tyler Hudson) MAILING ADDRESS <u>400 N. Wally Dr. #1100</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashby Dr. Ste. 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9600</u>
APPLICATION # <u>mm</u> <u>24-0805</u> <u>VS</u>	PLEASE PRINT NAME <u>Joseph W. Seivold</u> MAILING ADDRESS <u>4811 Kelly Rd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813-885-1673</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Kim Leatess</u> MAILING ADDRESS <u>6011 28th Ave N</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33707</u> PHONE <u>707-215-6883</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Ana L. Porra Paz</u> MAILING ADDRESS <u>8610 Blossom Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-389-6927</u>
APPLICATION # <u>mm</u> <u>24-0805</u>	PLEASE PRINT NAME <u>Andrew Wright</u> MAILING ADDRESS <u>1211 N. Westshore Blvd #800</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-839-7320</u>

HEARING TYPE: ZHM PHM, VRH, LUHO

DATE: 7/22/2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 24-0807	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
RZ 24-0836	Todd Pressman	1. Applicant Presentation Packet-thumb drive	No
MM 24-0034	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Rosa Timoteo	2. Revised Staff Report – email	Yes (Copy)
MM 24-0034	Brian Kiraly	3. Applicant Presentation Packet-thumb drive	No
RZ 24-0124	Timothy Healey	1. Applicant Presentation Packet	No
MM 24-0300	Kami Corbett	1. Applicant Presentation Packet-thumb drive	No
MM 24-0300	Stephen Sposato	2. Applicant Presentation Packet	No
RZ 24-0538	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	2. Applicant Presentation Packet	No
RZ 24-0538	Kami Corbett	3. Applicant Letter of Support	No
RZ 24-0676	Rosa Timoteo	1. Revised Staff Report – email	Yes (Copy)
RZ 24-0676	Rosa Timoteo	2. Revised Staff Report – email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	3. Transportation Staff Report - email	Yes(Copy)
RZ 24-0676	Rosa Timoteo	4. Transportation Staff Report - email	Yes (Cop)
MM 24-0678	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	1. Revised Staff Report - email	Yes(Copy)
RZ 24-0791	Rosa Timoteo	2. Revised Staff Report email	Yes(Copy)
RZ 24-0791	Isabelle Albert	3. Applicant Presentation Packet	No
RZ 24-0791	William Molloy	4. Applicant Letter of Support	No

JULY 22, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, July 22, 2024, 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), introduced staff and reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

▶ Chief Assistant County Attorney Cameron Clark, overview of evidence/ZHM/BOCC Land Use process.

▶ Susan Finch, ZHM, Oath.

B. REMANDS - **None.**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 24-0775

▶ Michelle Heinrich, DS, called RZ 24-0775.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 24-0775 to September 16, 2024, ZHM hearing.

C.2. RZ 24-0807

▶ Michelle Heinrich, DS, called RZ 24-0807.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0807.

C.3. RZ 24-0836

▶ Michelle Heinrich, DS, called RZ 24-0836.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0836.

MONDAY, JULY 22, 2024

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

D.1. MM 24-0034

- ▶ Michelle Heinrich, DS, called MM 24-0034.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0034.

D.2. RZ 24-0124

- ▶ Michelle Heinrich, DS, called RZ 24-0124.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0124.

D.3. MM 24-0300

- ▶ Michelle Heinrich, DS, called MM 24-0300
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0300.

D.4. RZ 24-0538

- ▶ Michelle Heinrich, DS, called RZ 24-0538.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0538.

D.5. RZ 24-0676

- ▶ Michelle Heinrich, DS, called RZ 24-0676.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0676.

MONDAY, JULY 22, 2024

D.6. MM 24-0678

- ▶ Michelle Heinrich, DS, called MM 24-0678.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0678.

D.7. RZ 24-0791

- ▶ Michelle Heinrich, DS, called RZ 24-0791.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 24-0791.

D.8. MM 24-0805

- ▶ Michelle Heinrich, DS, called MM 24-0805.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 24-0805.

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

ADJOURNMENT

- ▶ Susan Finch, ZHM, adjourned the meeting at 9:32 p.m.

RZ STD 24-0807

Application No. RZ 24-0807
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit #1
Date: 7-22-2024

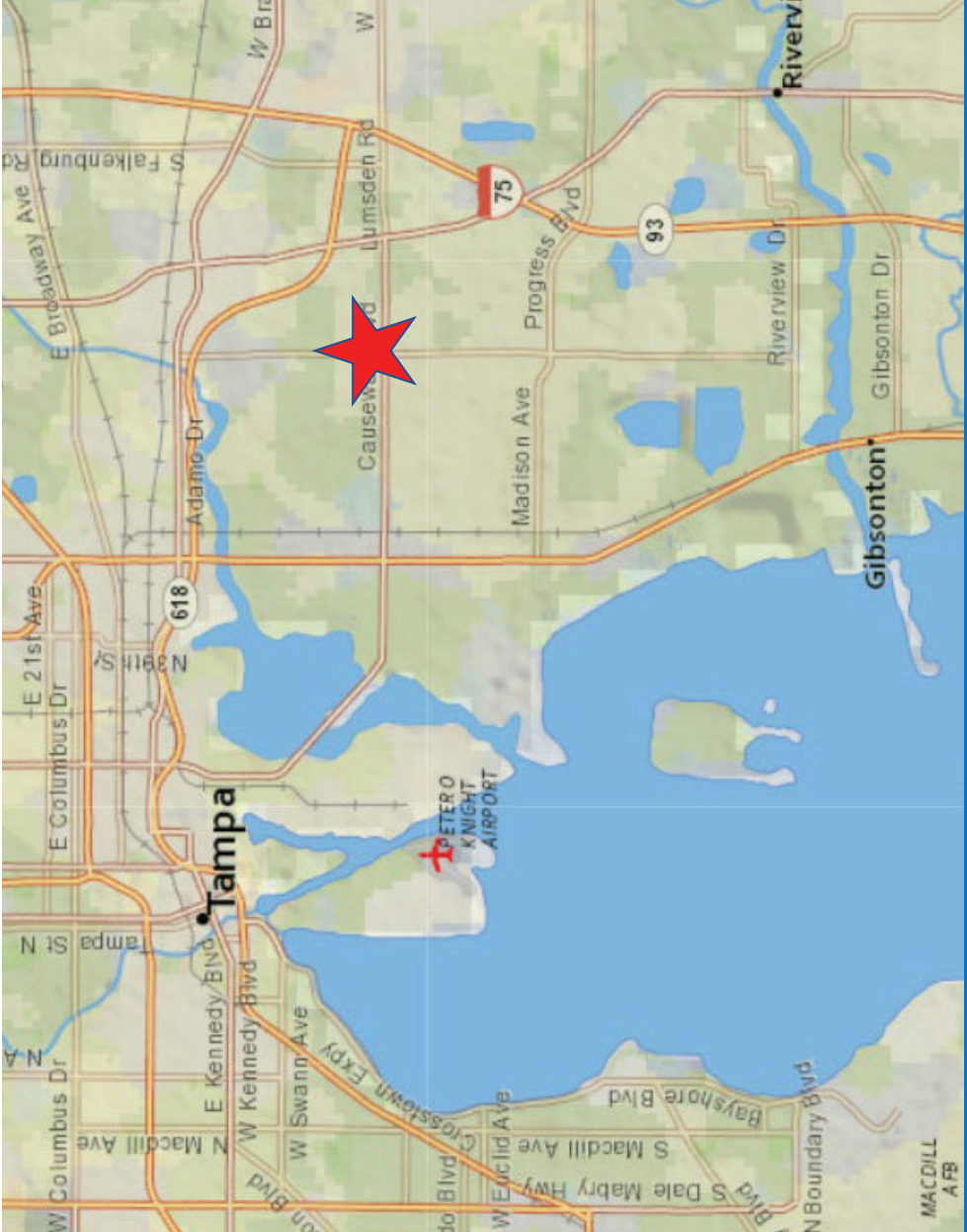
4.52 acres

Zoning: ASC-1

FLU category: R-9.

ISSUE: from ASC-1 to RMC-9

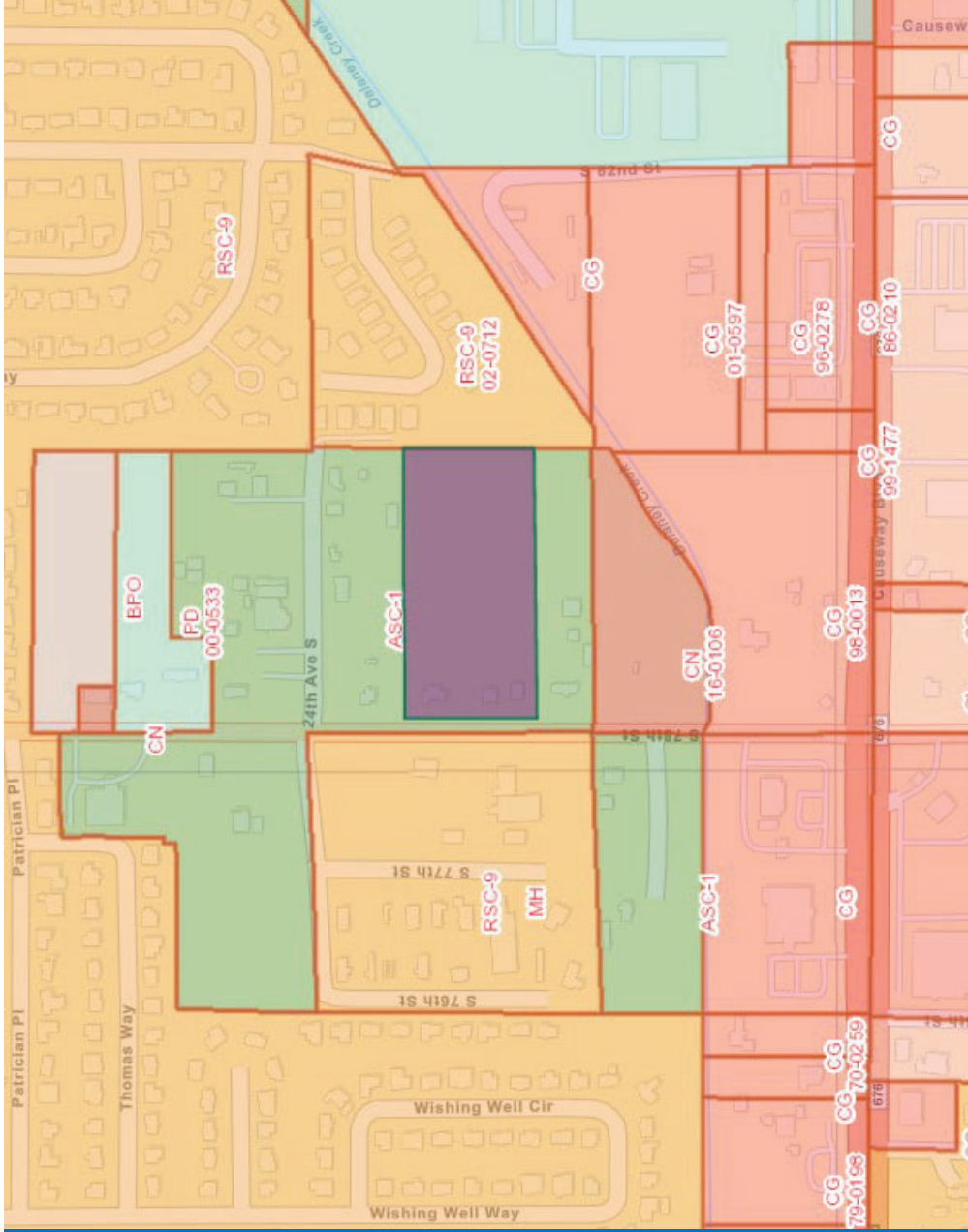
D.S.D. and P.C. Support



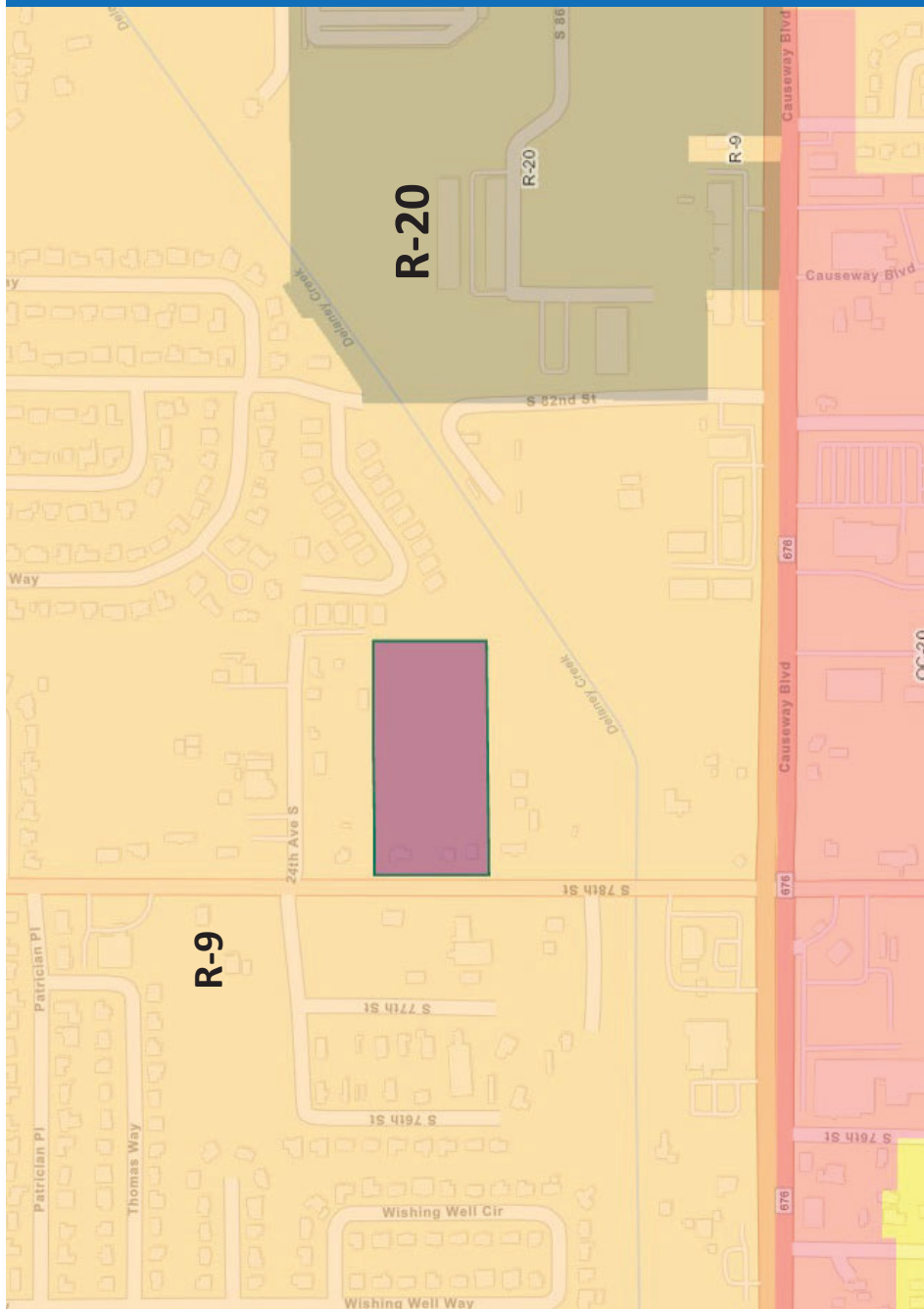




Zoning

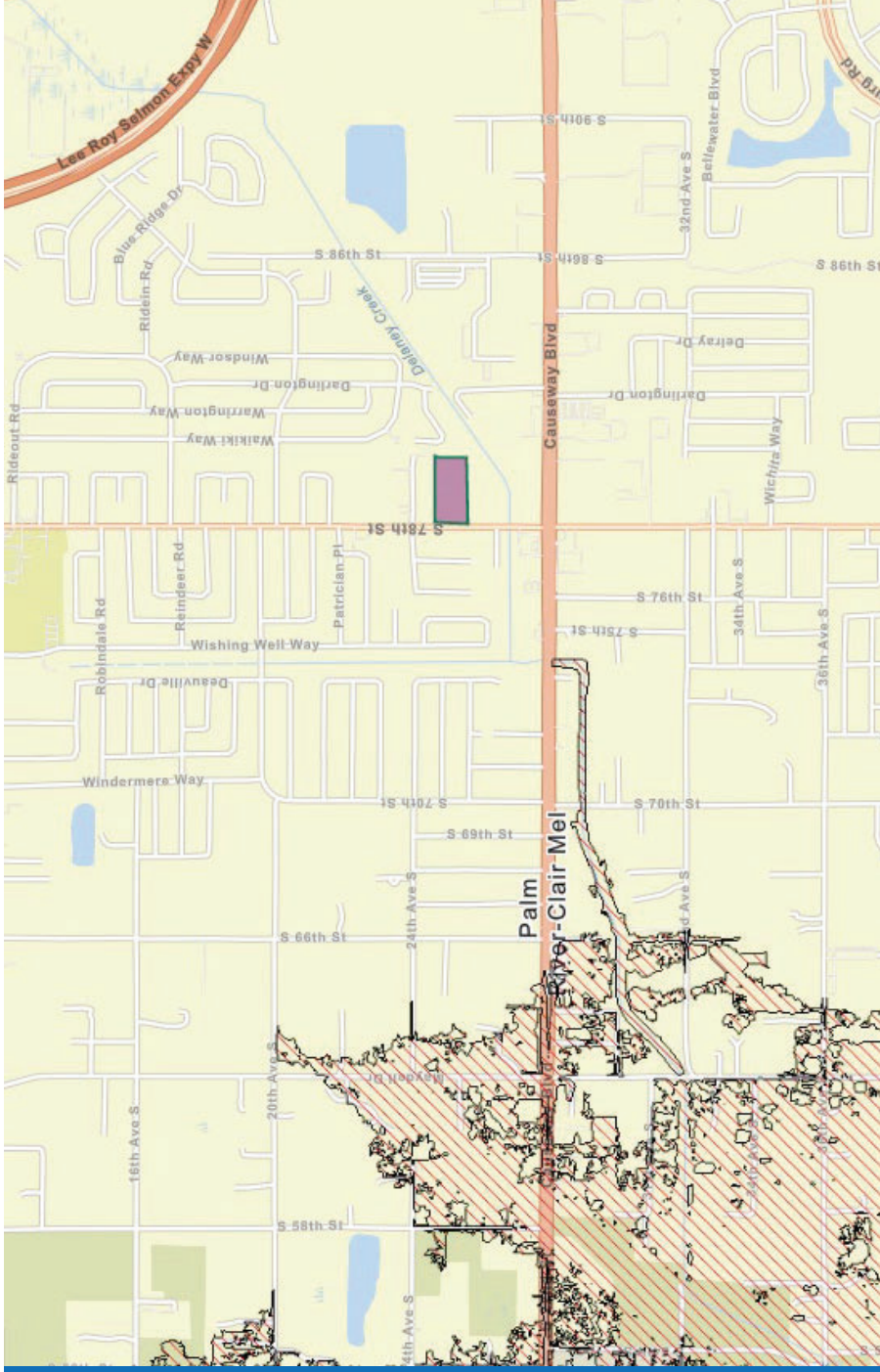


FLU Categories



- In USA

- Outside Coastal High Hazard



Linking Housing and Transportation

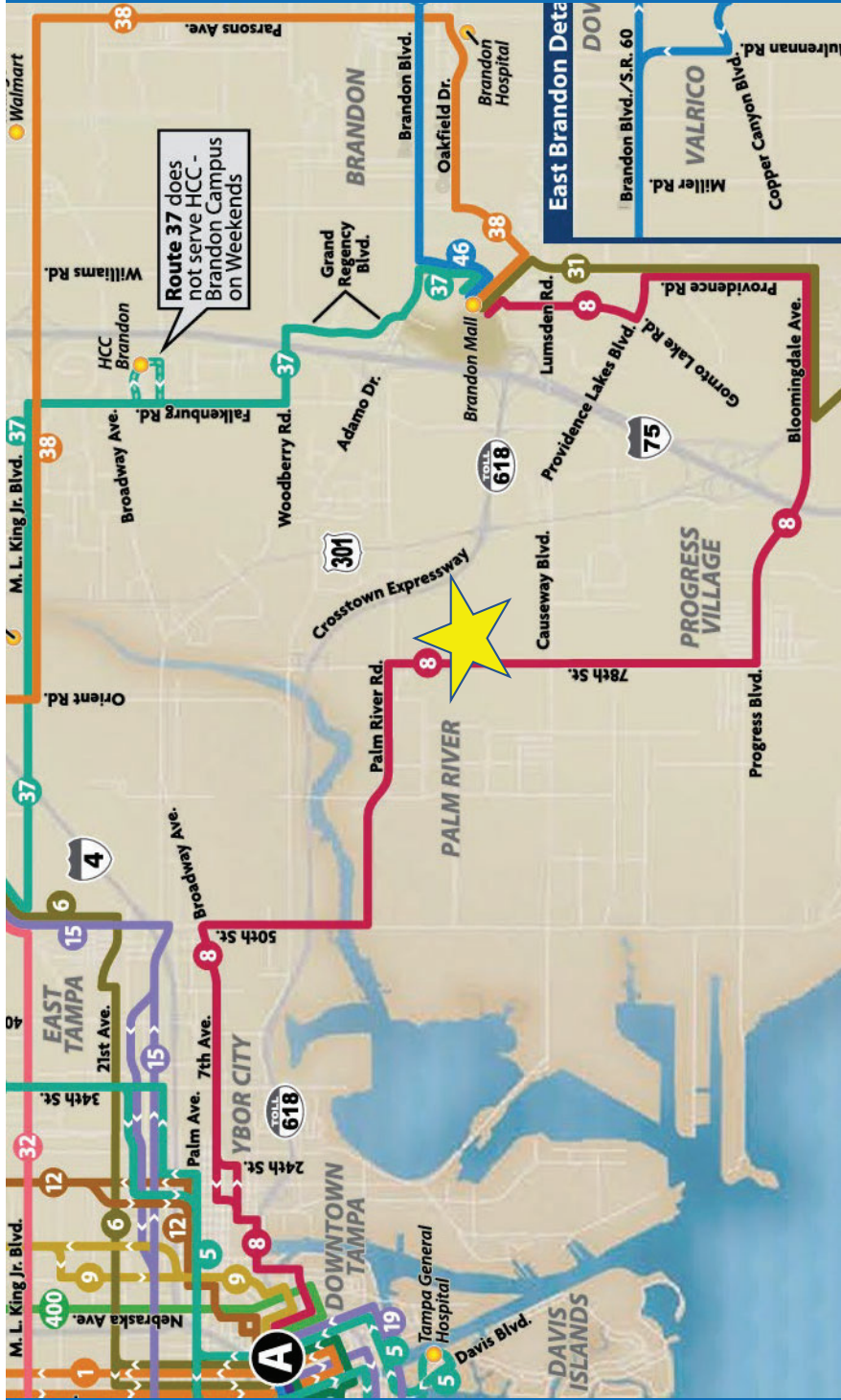
Objective 1.5

Strategically locate housing in conjunction with supportive transportation infrastructure.

HART SYSTEM MAP

Effective April 14, 2024

Route 8, to downtown and Brandon Mall and connections



Supply

Objective 1.1

Support a range of housing options to affordably meet the needs of current and future residents.

- 1.1.8 Encourage a variety of housing types, including single-family, multi-family, and missing middle housing, to diversify the housing stock and provide Hillsborough County residents with more housing options across a range of income levels.

Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.

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

b. Accommodate all modes of transportation, by providing safe and functional infrastructure and services for driving, walking, biking and transit, and be compatible with the community character.





**PARTY OF
RECORD**

NONE