

Rezoning Application: 24-0074

Zoning Hearing Master Date: 2/20/2024

BOCC Land Use Meeting Date: 4/9/2024



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: R-1

Service Area: Rural

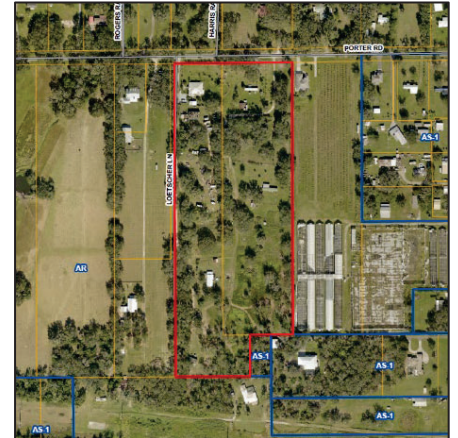
Site Acreage: 18.33 acres +/-

Community Plan Area: None

Overlay: Lithia/Southeast County Overlay

Special District: None

Request: Rezone from AR to AS-1 (Restricted)



Introduction Summary:

The applicant is requesting to rezone two neighboring parcels from AR (Agricultural Rural) to AS-1-R (Agricultural Single-Family 1 – Restricted). The applicant is proposing to restrict development to a maximum of 10 residential dwelling units with two access points from Porter Road due to transportation concerns. The Lithia/Southeast County Overlay District design standards do not apply to residential development.

Zoning:	Existing	Proposed
District(s)	AR	AS-1-R
Typical General Use(s)	Agricultural	Single-Family Residential/Agricultural
Acreage	18.33 +/-	18.33 +/-
Density/Intensity	1 dwelling unit / 5 acres	1 dwelling unit / 1.83 acres
Mathematical Maximum*	3 dwelling units	10 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AR	AS-1-R
Lot Size / Lot Width	217,800 SF / 150'	43,560 SF (34,848 upland) / 150'
Setbacks/Buffering and Screening	50' Front 50' Rear 25' Sides	50' Front 50' Rear 15' Sides
Height	50'	50'

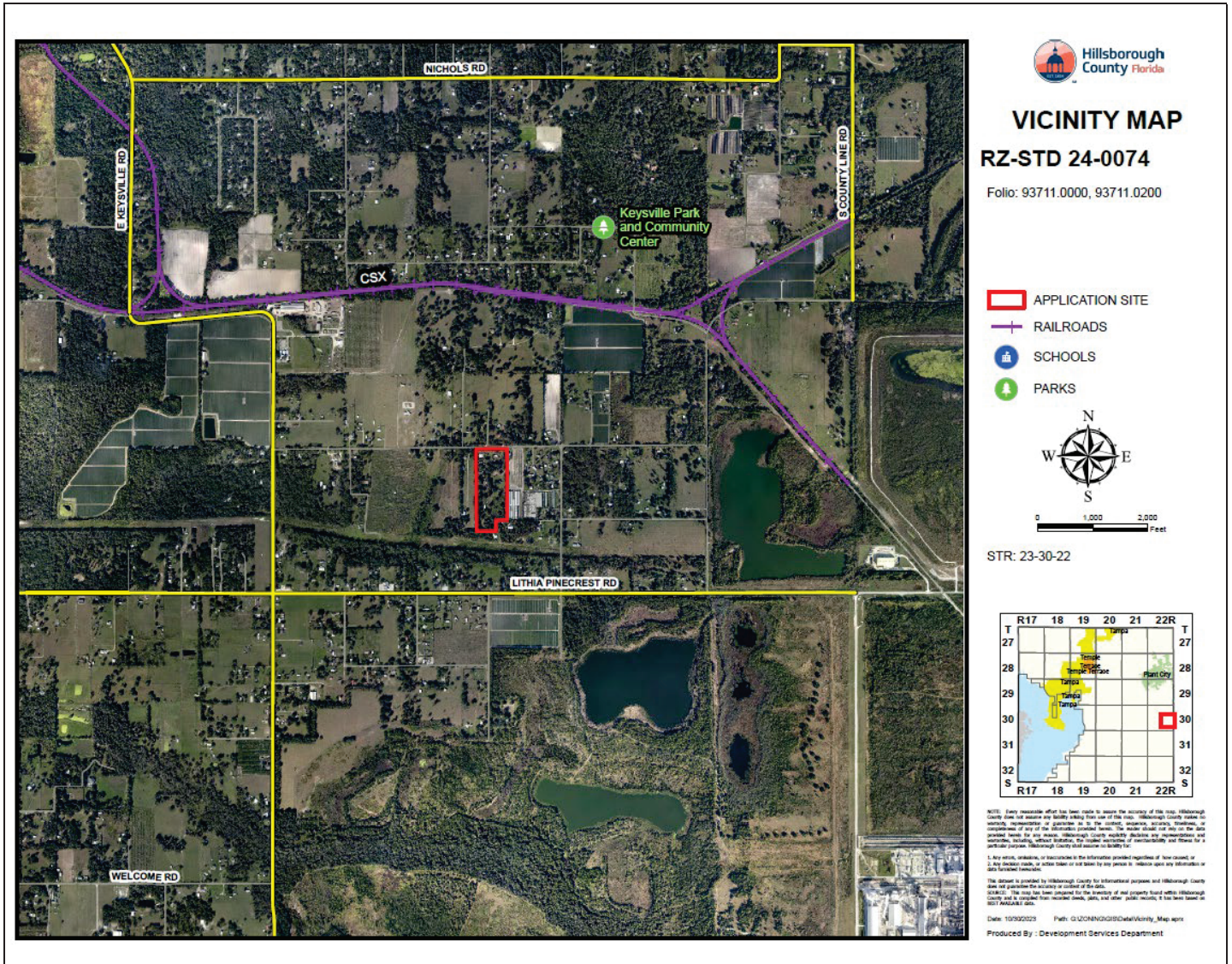
Additional Information:

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

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

2.1 Vicinity Map

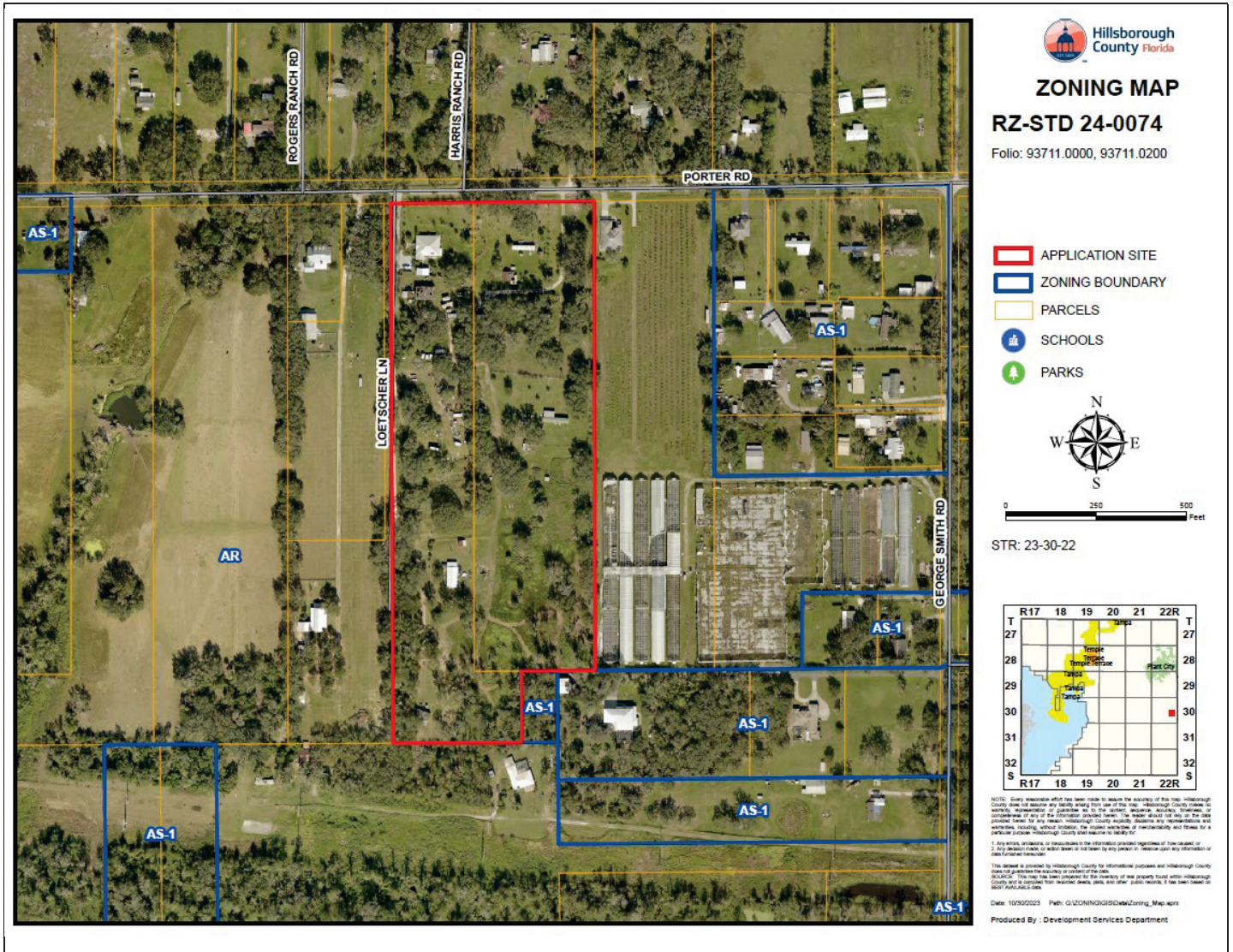


Context of Surrounding Area:

The subject properties are located in Lithia, around a mile east of the county line to Polk County. The surrounding area has a strong rural character. Most lots are at least 1 acre in size, and occupied by single family homes, mobile homes, or agricultural uses. Commercial uses are limited to along Lithia Pinecrest Road.

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	AR	1 DU / 5 GA	Agriculture, Single-Family	Pasture, Single-Family Residential
South	AR	1 DU / 5 GA	Agriculture, Single-Family	Single-Family Residential
	AS-1	1 DU / GA	Agriculture, Single-Family	Vacant
East	AR	1 DU / 5 GA	Agriculture, Single-Family	Citrus Orchard
West	AR	1 DU / 5 GA	Agriculture, Single-Family	Pasture

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 24-0074

ZHM HEARING DATE: February 20th, 2024

BOCC LUM MEETING DATE: April 9th, 2024

Case Reviewer: Michelle Montalbano

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
Porter Road	County Collector - Rural	2 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 type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	40	3	3
Proposed	122	9	11
Difference (+/-)	+82	+6	+8

*Trips reported are based on net new 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.	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 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

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	Wetlands present.
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: <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" 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"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See staff report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 parcels, located at 10102 Loetscher Lane and 3513 Porter Road, Lithia, are currently zoned AR and occupied by one single-family conventional residence and 4 mobile home residences. The applicant seeks to subdivide the approximate 18-acre site into single-family residential lots based around the existing structures. The applicant is requesting to rezone both parcels to AS-1-R, which would permit a minimum lot size of 1 acre, whereas the current AR district requires a minimum size of 5 acres. Both zoning districts allow for agricultural and single-family residential uses.

The proposed restrictions stem from transportation concerns. To lessen the impact of the rezoning on local roads, the applicant is proposing to limit development to a maximum of 10 residential dwelling units, instead of the mathematical maximum of 18 units. The access points into the project from Porter Road shall also be restricted.


The surrounding properties consist of agricultural or residential uses, all either in the AR or AS-1 zoning districts. The abutting parcel to the west is open pasture, and the parcel to the east is a citrus orchard. To the north and to the south are single-family conventional residences. Overall, the proposed AS-1-R zoning district will keep the subject site consistent with the adjacent zoning districts, the surrounding uses, and the rural character of the area.

5.2 Recommendation

Due to the above considerations, staff finds the proposed AS-1 zoning district approvable, with the following restrictions:

1. The project shall be limited to a maximum of 10 residential dwelling units.
2. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up two single-family dwelling units. All other residential dwelling units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.

Zoning Administrator Sign Off:



J. Brian Grady
Thu Feb 8 2024 13:52:16

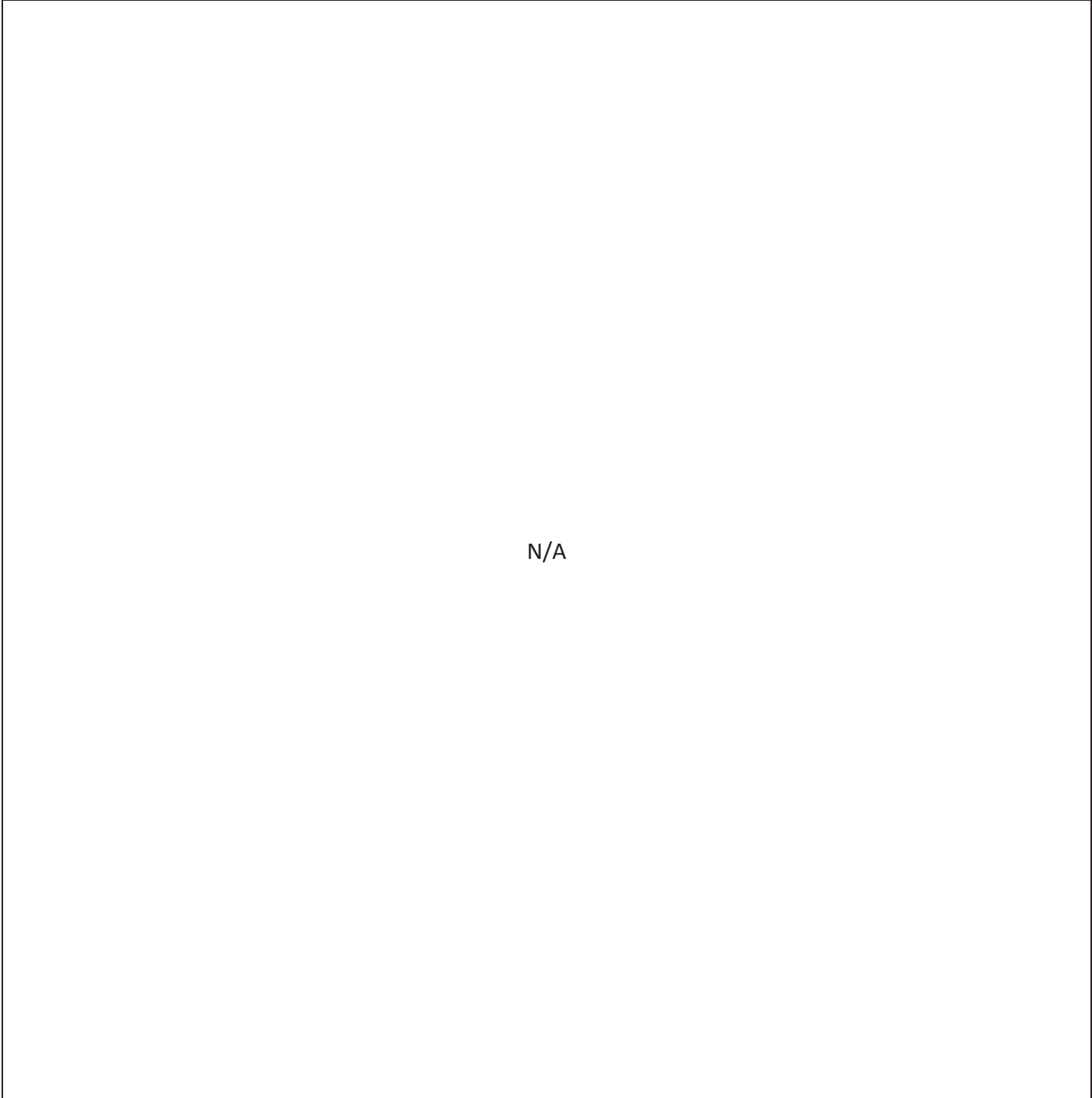
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: East Rural/Central

DATE: 02/07/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0074

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 18.31 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 - Restricted (AS-1-R). The proposed restrictions are

1. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up to two single-family dwelling units. All other Residential Dwelling Units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.
2. The project shall be limited to a maximum of 10 Residential Dwelling Units.

The site is located on the south side of Porter Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Transportation Staff initially had concerns with the proposed rezoning to AS-1 and the ability of the site to comply with both access spacing (LDC section 6.04.07) and number of access points (LDC section 6.04.03.I). Staff met with the applicant, and in response to these concerns, the applicant proposed to modify the request to AS-1-Restricted and proposed restrictions to the rezoning that would limit access to a total of two access points and specific alignment of the new access point to comply with the land development code. The applicant also restricted the overall maximum of 10 units for the entire project to limit the impact of the proposed rezoning. Based on the proposed restrictions for access and maximum development potential, transportation staff does not object to this request.

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 and restrictions to determine whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM 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.

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

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

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 3 Single Family Dwelling Units (ITE Code 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1-R, 10 Single Family Dwelling Units (ITE Code 210)	122	9	11

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+82	+6	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Porter Road. Porter Road is a 2-lane, undivided, substandard, Hillsborough County maintained collector roadway. Porter Road does not have any bike lanes or sidewalks on either side of the roadway within the vicinity of the project. Porter Road lies within +/- 48 feet of Right of Way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Porter Road is not a regulated Roadway and, as such, was not included in the 2020 Hillsborough County Level of Service Report.

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 24-0074
DATE OF HEARING:	February 20, 2024
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from AR to AS-1 (R)
LOCATION:	South side of the Intersection Porter Road and Harris Ranch Road
SIZE OF PROPERTY:	18.33 acres m.o.l.
EXISTING ZONING DISTRICT:	AR
FUTURE LAND USE CATEGORY:	RES-1
SERVICE AREA:	Rural

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-1

Service Area: Rural

Site Acreage: 18.33 acres +/-

Community Plan Area: None

Overlay: Lithia/Southeast County Overlay
Special District: None

Request: Rezone from AR to AS-1 (Restricted)

Introduction Summary:

The applicant is requesting to rezone two neighboring parcels from AR (Agricultural Rural) to AS-1-R (Agricultural Single-Family 1 – Restricted). The applicant is proposing to restrict development to a maximum of 10 residential dwelling units with two access points from Porter Road due to transportation concerns. The Lithia/Southeast County Overlay District design standards do not apply to residential development.

Zoning: Existing Proposed

PD Variation(s): None requested

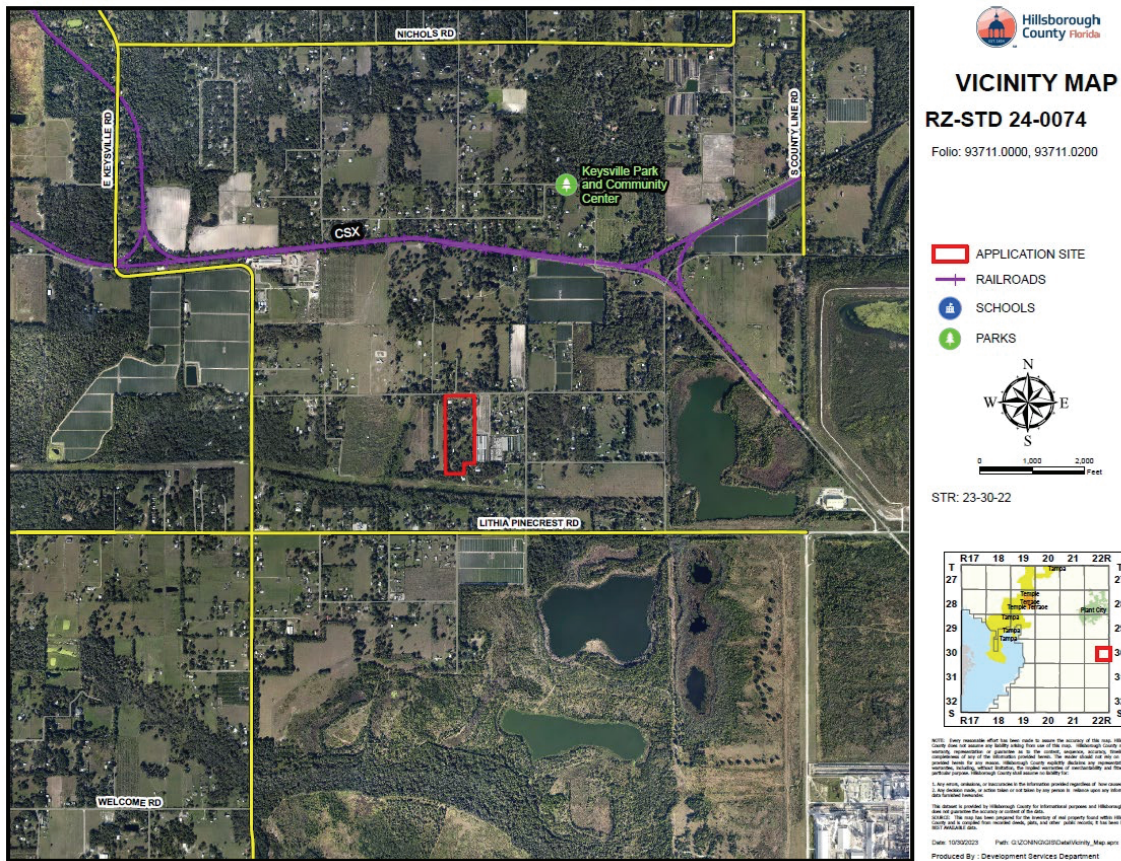
Waiver(s) to the Land Development Code: None requested

Planning Commission Recommendation: Consistent

Development Services Recommendation: Approvable, with Restrictions



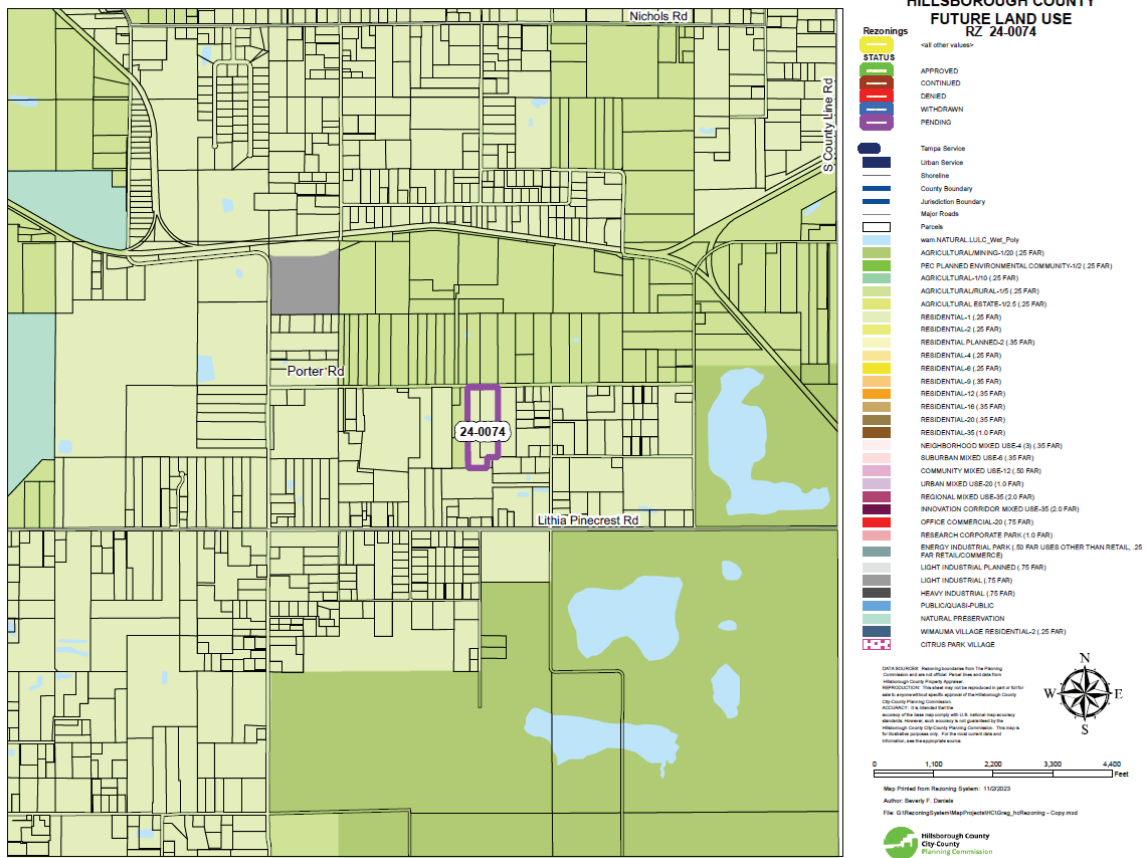
2.0 LAND USE MAP SET AND SUMMARY DATA 2.1 Vicinity Map



Context of Surrounding Area:

The subject properties are located in Lithia, around a mile east of the county line to Polk County. The surrounding area has a strong rural character. Most lots are at least 1 acre in size, and occupied by single family homes, mobile homes, or agricultural uses. Commercial uses are limited to along Lithia Pinecrest Road.

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



Subject Site Future Land Use Category:	R-1
Maximum Density/F.A.R.:	1 DU/GA or 0.25 F.A.R.
Typical Uses:	Farms, ranches, residential, rural commercial, offices, multi-purpose

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

Adjoining Roadways (check if applicable)

Classification Current Conditions Select Future Improvements

Porter Road	County Collector - Rural	2 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 type="checkbox"/> Other
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Project Trip Generation Not applicable for this request

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

Connectivity and Cross Access Not applicable for this request

Design Exception/Administrative Variance Not applicable for this request

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental:				

Environmental Protection Commission Natural Resources Conservation & Environ. Lands Mgmt.

Wetlands present.

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"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	See staff report.
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" 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 parcels, located at 10102 Loetscher Lane and 3513 Porter Road, Lithia, are currently zoned AR and occupied by one single-family conventional residence and 4 mobile home residences. The applicant seeks to subdivide the approximate 18-acre site into single-family residential lots based around the existing structures. The applicant is requesting to rezone both parcels to AS-1-R, which would permit a minimum lot size of 1 acre, whereas the current AR district requires a minimum size of 5 acres. Both zoning districts allow for agricultural and single-family residential uses.

The proposed restrictions stem from transportation concerns. To lessen the impact of the rezoning on local roads, the applicant is proposing to limit development to a maximum of 10 residential dwelling units, instead of the mathematical maximum of 18 units. The access points into the project from Porter Road shall also be restricted.

The surrounding properties consist of agricultural or residential uses, all either in the AR or AS-1 zoning districts. The abutting parcel to the west is open pasture, and the parcel to the east is a citrus orchard. To the north and to the south are single-family conventional residences. Overall, the proposed AS-1-R zoning district will keep the subject site consistent with the adjacent zoning districts, the surrounding uses, and the rural character of the area.

5.2 Recommendation

Due to the above considerations, staff finds the proposed AS-1 zoning district approvable, with the following restrictions:

1. The project shall be limited to a maximum of 10 residential dwelling units.
2. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up to two single-family dwelling units. All other residential dwelling units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 20, 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 both planning staffs including transportation support the request. He testified that the request is to rezone to AS-1 with Restrictions. Mr. Pressman identified the location of the property and the proposed Restrictions which limit development to a maximum of ten residential units with two access points onto Porter Road. He added that eighteen units could be considered under the Comprehensive Plan but the applicant has agreed to limit the maximum to ten units. He concluded his presentation by stating that the surrounding land use pattern is mostly single-family and that the request meets the County's goals and objectives.

Hearing Master Finch asked Mr. Pressman if the existing access point to the east would have to be relocated. Mr. Pressman replied that if it does not meet County standards, it will be moved. Hearing Master Finch asked if the existing dwelling units will remain on-site. Mr. Pressman replied yes.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting to rezone approximately 18 acres from AR to AS-1-Restricted. She described the surrounding land uses and stated in response to Transportation agency concerns, the applicant agreed to restrict development to ten dwelling units and two access points to Porter Road. Ms. Montalbano 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-1 Future Land Use classification and the Rural Service 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 18.33 acres in size and is currently Agricultural Rural (AR) and is designated Residential-1 (RES-1) by the Comprehensive Plan. The property is located within the Rural Service Area.
2. The applicant is requesting a rezoning to the Agricultural Single-Family-1-Restricted (AS-1-R) zoning district.
3. The Restrictions prepared by the Development Services Department limit the maximum number of dwelling units to ten units. The applicant has also agreed to limit the number of access points to two on Porter Road.
4. 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 Comprehensive Plan.
5. The surrounding area is zoned AR and AS-1 and developed with single-family and agricultural land uses.

6. The proposed rezoning to AS-1-R is compatible with the development pattern. The proposed restrictions which limit the maximum number of dwelling units and access points ensures harmonious land uses in the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

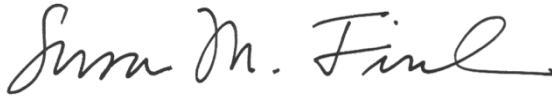
The applicant is requesting a rezoning to the AS-1-R zoning district. The property is 18.33 acres in size and is currently zoned AR and designated RES-1 by the Comprehensive Plan. The parcel is located within the Rural Service Area.

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 AS-1-R with the proposed limitations on the maximum number of dwelling units and access points is compatible with the development pattern. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

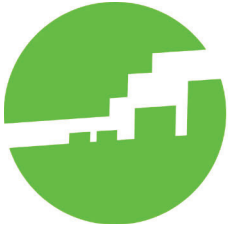
Based on the foregoing, this recommendation is for **APPROVAL** of the AS-1 (R) rezoning request with the Restrictions as prepared by the Development Services Department as indicated by the Findings of Fact and Conclusions of Law stated above.



March 10, 2024

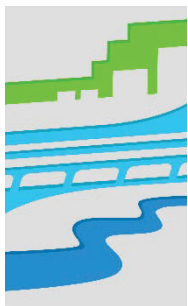
Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

Unincorporated Hillsborough County Rezoning	
Hearing Date: February 20, 2024 Report Prepared: February 08, 2024	Petition: RZ 24-0074 10102 Loetscher Lane & 3513 Porter Road <i>East of Loetscher Lane and south of Porter Road</i>
Summary Data:	
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-1 (1 du/ga; 0.25 FAR)
Service Area	Rural Area
Community Plan	N/A
Request	Rezoning from Agricultural Rural (AR) to Agricultural Single Family-1 Restricted (AS-1 R).
Parcel Size	18.33 ± acres (798,454.80 sq. ft.)
Street Functional Classification	Porter Road- County Collector East Keyville Road- County Collector George Smith Road- Local Lithia Pinecrest- County Arterial
Locational Criteria	N/A
Evacuation Zone	N/A



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

Context

- The 18.33 ± acre subject site is located to the east of Loetscher Lane and north of Porter Road and Harris Ranch Road.
- The site is located within the Rural Area and is not located within the limits of a community plan.
- The subject property is located within the Residential-1 (RES-1) Future Land Use category, which can be considered for a maximum density of up to 1 dwelling unit per gross acre and a maximum consideration of up to 0.25 Floor Area Ratio (FAR). The RES-1 Future Land Use category designates areas for rural residential uses. Typical uses within RES-1 include but are not limited to, farms, ranches, residential uses, rural scale neighborhood commercial uses, offices, and multi-purpose projects. Commercial, office, and multi-purpose uses shall meet locational criteria for specific land use projects.
- The immediate area surrounding the subject site to the east, west and south consist of RES-1. The north and west consist of Agricultural/Rural-1/5 (AR-1/5).
- The subject site currently has several single-family and multi-family residences. Single-family residences and agriculture are to the north, south, east and west.
- The site is currently zoned as Agricultural Rural (AR). The AR zoning district extends to the east, west, north and south. There is also Agricultural Single Family-1 (AS-1) zoning to the east, west and south.
- The applicant is requesting a rezoning of Agricultural Rural (AR) to the Agricultural Single Family-1 Restricted (AS-1 R) zoning district to meet the underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity.

Compliance with Comprehensive Plan:

The following Goals, Objectives, and Policies apply to this rezoning request and are used as a basis for a consistency finding.

FUTURE LAND USE ELEMENT

Rural Area

Rural areas will typically carry land use densities of 1 du/5 ga or lesser intense designations. The One Water Chapter outlines relevant language related to water, wastewater and septic in the Rural Area. Within the rural area there are existing developments that are characterized as suburban enclaves or rural communities. These are residential developments which have a more dense development pattern and character, usually 1 or 2 du/ga. These enclaves are recognized through the placement of land use categories that permit densities higher than 1 du/5 acres. New development of a character similar to the established community will be permitted to infill in a limited manner, but not be permitted to expand into areas designated with lower land use densities. Rural communities, such as Lutz, Keystone and Thonotosassa will specifically be addressed through community-based planning efforts. These communities, and others like them, have historically served as centers for community activities within the rural environment.

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

Policy 4.1: *Rural Area Densities Within rural areas, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the PEC ½ category, or rural community which will carry higher densities.*

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

Policy 16.1: *Established and planned neighborhoods and communities shall be protected by restricting incompatible land uses through mechanisms such as: a) locational criteria for the placement of non-residential uses as identified in this Plan, b) limiting commercial development in residential land use categories to neighborhood scale; c) requiring buffer areas and screening devices between unlike land uses.*

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

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

- a) the creation of like uses; or*
- b) creation of complementary uses; or*
- c) mitigation of adverse impacts; and*

d) transportation/pedestrian connections

Policy 16.5: 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.

Agriculture-Retention

Objective 30: Recognizing that the continued existence of agricultural activities is beneficial, the county will develop, in coordination with appropriate entities, economic incentives to encourage and expand agricultural activities.

Policy 30.5: Agriculture related commercial uses more intensive or heavy than neighborhood serving commercial, may be considered in the rural land use categories, provided it meets applicable policies of the comprehensive plan. These uses are not subject to the locational criteria for neighborhood serving commercial uses.

4.1 RURAL RESIDENTIAL CHARACTER

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

Objective 7-1: Support existing agricultural uses for their importance as a historical component of the community, their economic importance to the County and for the open space they provide.

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

Staff Analysis of Goals, Objectives, and Policies:

The 18.33 ± acre subject site is located to the east of Loetscher Lane and north of Porter Road and Harris Ranch Road. The subject site is in the Rural Area and is not within the limits of any community plan. The subject site's Future Land Use classification is Residential-1 (RES-1). The applicant is requesting a Standard to rezone from AR to the AS-1 (Restricted) zoning district to meet underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity. According to the Department of Development Services, due to transportation concerns, the rezoning request will be to AS-1 (Restricted). The transportation staff is concerned about having several access points into the two lots and the potential traffic from the 18 possible lots with the AS-1 district. The applicant wishes to keep Loetscher Lane as an access point and subdivide based on the current residences on the properties. Therefore, there was a suggestion to restrict the project to 10 potential lots.

The Future Land Use Element permits new development within the Rural Area that is similar in character to the existing community. Objective 4 of the Future Land Use Element (FLUE) of the Comprehensive Plan notes that 20% of the growth in the region will occur within the Rural Service Area without the threat of urban or suburban encroachment. FLUE Policy 4.1 characterizes the Rural Area as low-density, large lot residential. The subject site is within the Rural Area and the proposed rezoning of the parcel from AR to AS-1 is similar in character to the surrounding area as there is existing AS-1 zoning to the east, west, north and south of the subject site.

The intention of the rezoning is to rezone the subject site to meet the underlying allowable density in the RES-1 category and match the existing zoning pattern and uses in the immediate vicinity. Objective 9 of the FLUE states that all existing and future land development regulations shall be made consistent with the Comprehensive Plan. Policies 9.1 and 9.2 allow for approving zoning that is consistent with the Comprehensive Plan and developments that meet the regulations established by Hillsborough County.

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

Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 24-0074

<all other values>

Rezoning

STATUS

- APPROVED
- CONTINUED
- DENIED
- WITHDRAWN
- PENDING

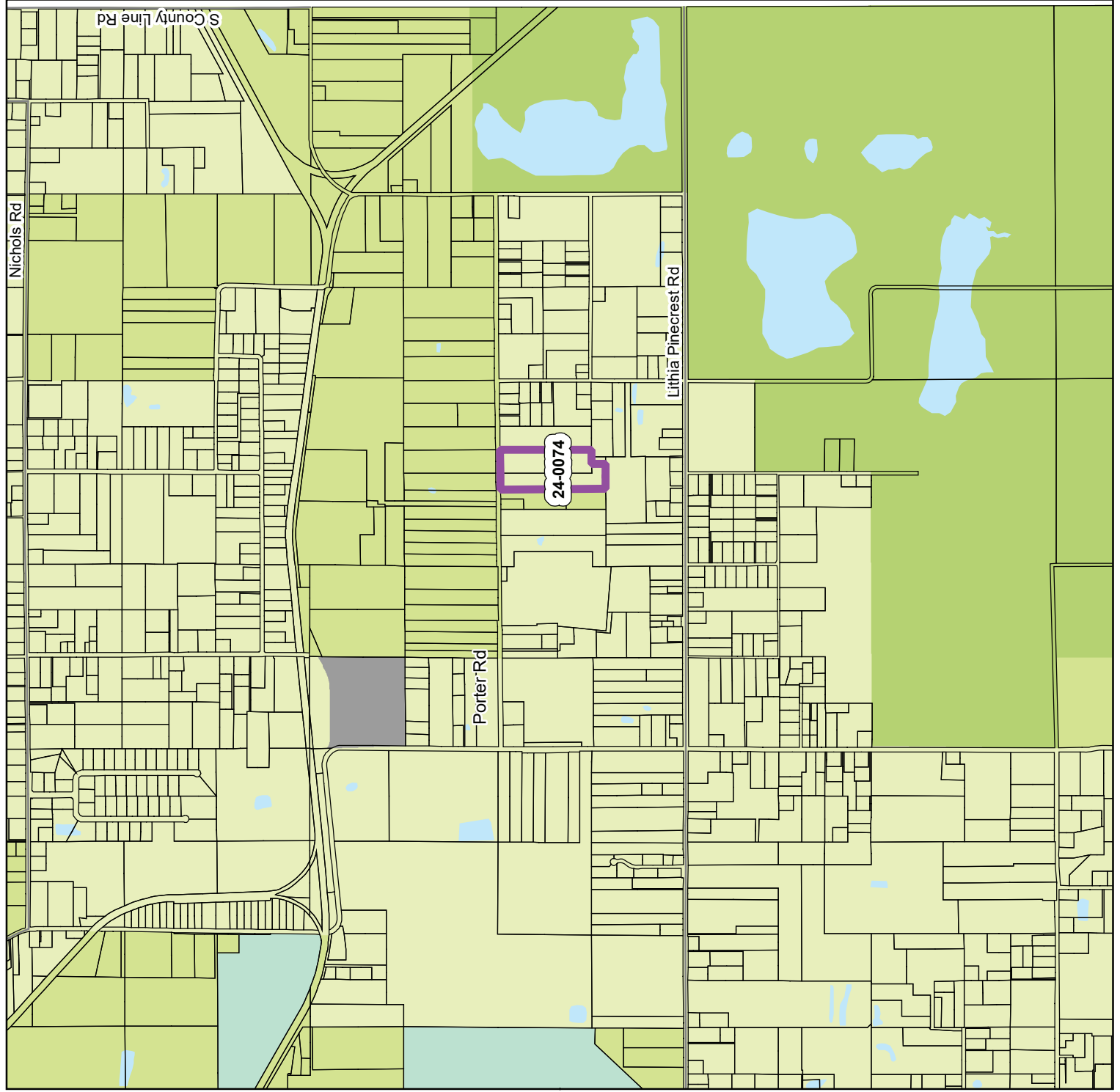
- Tampa Service
- Urban Service
- Shoreline
- County Boundary
- Jurisdiction Boundary
- Major Roads
- Parcels

- w/m NATURAL/LULC_Web_Poly
- AGRICULTURAL/MINING-120 (.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/QUASIPUBLIC
- NATURAL PRESERVATION
- WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
- CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. All other data is subject to approval without specific approval of Hillsborough County City/County Planning Commission.
 ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. However, such accuracy is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for illustrative purposes only. For the most current data and information, visit the appropriate website.

Map Printed from Rezoning System: 11/2/2023
 Author: Beverly F. Daniels
 File: G:\Rezoning\System\MapProjects\HCG\Rezoning - Copy.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department
REVIEWER: Alex Steady, AICP
PLANNING AREA/SECTOR: East Rural/Central

DATE: 02/07/2024
AGENCY/DEPT: Transportation
PETITION NO.: STD 24-0074

- This agency has no comments.
- This agency has no objection.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 18.31 acres from Agricultural Rural (AR) to Agricultural Single Family – 1 - Restricted (AS-1-R). The proposed restrictions are

1. Access shall be limited to a total of two access connections on Porter Road. The western existing access shall remain and provide access for up to two single-family dwelling units. All other Residential Dwelling Units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.
2. The project shall be limited to a maximum of 10 Residential Dwelling Units.

The site is located on the south side of Porter Road. The Future Land Use designation of the site is Residential – 1 (R-1).

SITE ACCESS

Transportation Staff initially had concerns with the proposed rezoning to AS-1 and the ability of the site to comply with both access spacing (LDC section 6.04.07) and number of access points (LDC section 6.04.03.I). Staff met with the applicant, and in response to these concerns, the applicant proposed to modify the request to AS-1-Restricted and proposed restrictions to the rezoning that would limit access to a total of two access points and specific alignment of the new access point to comply with the land development code. The applicant also restricted the overall maximum of 10 units for the entire project to limit the impact of the proposed rezoning. Based on the proposed restrictions for access and maximum development potential, transportation staff does not object to this request.

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 and restrictions to determine whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM 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.

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.

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

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 Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AR, 3 Single Family Dwelling Units (ITE Code 210)	40	3	3

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1-R, 10 Single Family Dwelling Units (ITE Code 210)	122	9	11

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+82	+6	+8

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Porter Road. Porter Road is a 2-lane, undivided, substandard, Hillsborough County maintained collector roadway. Porter Road does not have any bike lanes or sidewalks on either side of the roadway within the vicinity of the project. Porter Road lies within +/- 48 feet of Right of Way in the vicinity of the project.

ROADWAY LEVEL OF SERVICE

Porter Road is not a regulated Roadway and, as such, was not included in the 2020 Hillsborough County Level of Service 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
Porter Road	County Collector - Rural	2 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 type="checkbox"/> Other

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	40	3	3
Proposed	122	9	11
Difference (+/-)	+82	+6	+8

*Trips reported are based on net new 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 checked="" type="checkbox"/> N/A <input type="checkbox"/> No	See staff report.

COMMISSION

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 Harry Cohen VICE-CHAIR
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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: December 18, 2023</p> <p>PETITION NO.: STD 24-0074</p> <p>EPC REVIEWER: Kelly M. Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 X 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: November 17, 2023</p> <p>PROPERTY ADDRESS: 10102 Loetscher Lane, Lithia</p> <p>FOLIO #s: 093711.0000 and 093711.0200</p> <p>STR: 23-30S-22E</p>
<p>REQUESTED ZONING: Standard Rezoning</p>	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Wetlands may exist in the extreme southern portion of the project area.
<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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> • 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. • 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/ 	

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

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.

- The subject properties may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- 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.

Kmh / app

ec: Todd Pressman, Applicant - todd@pressmaninc.com

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 11 Nov. 2023

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

APPLICANT: Todd Pressman

PETITION NO: RZ-STD 24-0074

LOCATION: Lithia, FL 33547

FOLIO NO: 93711.0200, 93711.0000

SEC: 23 TWN: 30 RNG: 22

- 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: _____.



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:** 10/26/2023

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 11/6/2023

APPLICANT: Todd Pressman **PID:** 24-0074

LOCATION: 10102 Loetscher Ln. Lithia, FL 33547
3513 Porter Rd Lithia, FL 33547

FOLIO NO.: 93711.0200 and 93711.0000

AGENCY REVIEW COMMENTS:

Based on the most current data, the proposed project is located within Wellhead Resource Protection Area (WRPA) Zone 1; however, the proposed changes are not associated with prohibited or restricted activities, as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Based on the most current data, the proposed project is not located within a Potable Water Wellfield Protection Area (PWWPA) and/or a Surface Water Resource Protection Area (SWRPA), as defined in Part 3.05.00 of the Hillsborough County Land Development Code (LDC).

Hillsborough County Environmental Services Division (EVSD) has no objection.

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

PETITION NO.: RZ-STD 24-0074 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 10/30/2023

FOLIO NO.: 93711.0200, 93711.0000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. 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 site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination.



VERBATIM TRANSCRIPT

ZHM Hearing
February 20, 2024

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HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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ZONE HEARING MASTER)
HEARINGS)
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ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, February 20, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 11:46 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 next item is Item C.2, Standard
2 Rezoning 24-0074. Sir. The applicant is requesting a rezoning
3 from AR to AS-1 restricted. Michelle Montalbano with
4 Development Services will provide Staff findings after the
5 applicant's presentation.

6 HEARING MASTER: Good evening.

7 MR. PRESSMAN: Good evening, Madam Hearing Officer.
8 Todd Pressman, 200 2nd Avenue South, Number 451 in
9 Saint Petersburg.

10 I have a Power Point for you that's up. This is RZ
11 Standard 24-0074. Development Services, Planning Commission and
12 transportation support this request. So I'm going to run
13 through it quickly.

14 The issue is ARAS-1 with restriction for two
15 neighborhood parcels. R-1 is a Future Land Use Category at
16 18.33 acres. We're located in the far southeast corner of the
17 county. This is as the property appraiser has it, at Lithia
18 Pinecrest Road. This is the two parcels together as the
19 property appraiser has it. There is a restriction for a maximum
20 of ten residential units with two access points from Porter
21 Road. 18 units are permissible, but we're restricting it to
22 that level.

23 The specific condition is as stated here and is in the
24 transportation report. Would you like me to read through that
25 or is that enough for you?

1 HEARING MASTER: I've read it.

2 MR. PRESSMAN: Okay.

3 HEARING MASTER: Thank you.

4 MR. PRESSMAN: We'll you're a fast reader than I.

5 Development Services notes, rezoning district -- or
6 the zoning district will keep the subject site consistent with
7 the adjacent zoning districts, surrounding uses rural character
8 of the area. Planning Commission is pretty much the same. They
9 say the surrounding land use pattern as mostly single-family.
10 Proposed residential use will compliment the surrounding areas.
11 Meets goals, objectives. That is it.

12 I checked the file a couple of days ago. There's no
13 letters in opposition. We appreciate your consideration.

14 HEARING MASTER: I just have two quick questions.

15 First, the condition on the access, I saw the existing
16 western access point remains, but I note from the aerial that
17 there is an access point to the east. Does that meet that
18 condition or does that access point have to move?

19 MR. PRESSMAN: If it doesn't, it will have to move.

20 HEARING MASTER: Okay. And then second, the existing
21 dwelling units onsite, are they to remain in their current
22 location?

23 MR. PRESSMAN: My understanding is, yes.

24 HEARING MASTER: All right. That was it. Thank you
25 so much. If you could please sign in with the clerk's office.

1 MR. PRESSMAN: Thank you.

2 HEARING MASTER: Development Services. Good evening.

3 MS. MONTALBANO: Good evening. This is

4 Michelle Montalbano, Development Services.

5 This is -- the applicant is requesting to rezone two
6 neighboring parcels occupying approximately 18 acres from the AR
7 zoning district to the AS-1 zoning district with restriction.

8 The AR zoning district requires a minimum lot size of five acres
9 while the AS-1 district allows a minimum of one acre.

10 The applicant is seeking to further subdivide the
11 properties to allow for a single-family conventional and mobile
12 home dwelling. In response to transportation concerns, the
13 applicant -- applicant is proposing to restrict development to a
14 maximum of ten residential dwelling units. Acces will also be
15 limited to two access connections off of Porter Road as further
16 described in the Staff Report.

17 The subject site is located in an area with a strong
18 rural character. The surrounding uses are limited to
19 agricultural or residential. Directly abutting the site from
20 the north, south, east and west are AR zoned properties occupied
21 by single-family dwellings or agricultural uses. To the south
22 is one parcel zoned AS-1, which is currently vacant.

23 Due to these considerations and the proposed
24 restrictions, Staff finds the AS-1 restricted zoning district
25 approvable and compatible with the adjacent zoning districts,

1 the surrounding uses and the rural character of the area.

2 HEARING MASTER: Thank you so much. I appreciate it.
3 Planning Commission.

4 MS. MASSEY: Jillian Massey, Planning Commission
5 Staff. The subject property is designated as Residential-1 on
6 the Future Land Use Map. It's in the rural area and is not
7 located within the limits of a community plan. The intention of
8 the rezoning is to rezone the subject site to meet the
9 underlying allowable density in the Residential-1 category and
10 match the existing zone -- zoning pattern and uses in the
11 immediate vicinity.

12 The proposal meets the intent of Future Land Use
13 Element Objective 16 and it's accompanying policies that
14 require new development in-fill and redevelopment to be
15 compatible with the surrounding area and character, lot size and
16 density.

17 Objective 12-1 of the community design component and
18 the Future Land Use Element requires new developments to
19 recognize the existing community and be designed to relate to
20 and be compatible with the predominant character of the
21 surrounding area. In this case, the surrounding land use
22 pattern is mostly single-family and the proposed residential use
23 will complemented -- complement the surrounding area.

24 And based on these considerations, Planning Commission
25 Staff finds the proposed rezoning consistent with the

1 Unincorporated Hillsborough County Comprehensive Plan.

2 HEARING MASTER: Thank you so much.

3 Is there anyone in the room or online that would like
4 to speak in support? Anyone in favor. I'm seeing no one.

5 Anyone in opposition? All right. No one.

6 Ms. Heinrich.

7 MS. HEINRICH: Nothing further.

8 HEARING MASTER: Mr. Pressman, anything else? You're
9 good. All right. Thank you.

10 With that, we'll close Rezoning 24-0074 and go to the
11 next case.

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1 Item A.24, Rezoning PD 24-0031. This application is
2 out of order to be heard and is being continued to the
3 February 20, 2024 Zoning Hearing Master Hearing.

4 Item A.25, Rezoning PD 24-0033. This application is
5 being continued by Staff to the February 20, 2024 Zoning Hearing
6 Master Hearing.

7 Item A.26, Major Mod Application 24-0034. This
8 application is out of order to be heard and is being continued
9 to the February 20, 2024 Zoning Hearing Master Hearing.

10 And it's noted in the changes for Item A.27, Rezoning
11 PD 24-0044. This application -- this application is out of
12 order and is being continued to the February 20, 2024 Zoning
13 Hearing Master Hearing.

14 Item A.28, Rezoning Standard 24-0074. This
15 application is being continued by the applicant to the
16 February 20, 2024 Zoning Hearing Master Hearing.

17 Item A.29, Rezoning Standard 24-0016. This
18 application is out of order to be heard and is being continued
19 to the February 20, 2024 Zoning Hearing Master Hearing.

20 Item A.30, Rezoning Standard 24-0166. This
21 application is being continued by the applicat to the February
22 20, 2024 Zoning Hearing Master Hearing.

23 And Item A.31, Rezoning Standard 24-0171. This
24 application is being continued by the applicant to the
25 February 20, 2024 Zoning Hearing Master Hearing.

1 2024 ZHM hearing.

2 Item A.24, Special Use 23-0955. This application is
3 out of order to be heard and is being continued to the January
4 16, 2024 ZHM hearing.

5 Item A -- or Agenda item A.25, PD 23-0992. This
6 application is out of order to be heard and is being continued
7 to the January 16, 2024 ZHM hearing.

8 Item A.26, PD 23-0993. This application is out of
9 order to be heard and is being continued to the January 16, 2024
10 ZHM hearing.

11 Item A.27, PD 23-0994. This application is out of
12 order to be heard and is being continued to the January 16, 2024
13 ZHM hearing.

14 Item A.28, PD 23-0997. This application is being
15 continued by the applicant to the January 16, 2024, ZHM hearing.

16 Item A.29, Standard Rezoning 23-1041. This
17 application is out of order to be heard and is being continued
18 to the January 16, 2024 ZHM hearing.

19 Item A30, Standard Rezoning 24-0074. This application
20 is being continued by staff to the January 16, 2024, ZHM
21 hearing.

22 And that concludes our continuances.

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

24 Let me start by going over our hearing procedures for
25 tonight's hearing. Our hearing today consists of agenda items



**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>KZ</u> <u>23-0774</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>433 Central Ave #400</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>813-898-2828</u>
APPLICATION # <u>RZ VS</u> <u>23-0109</u>	PLEASE PRINT NAME <u>Clay Schmit</u> MAILING ADDRESS <u>667 Casa Loma Blvd</u> CITY <u>Bayton Beach</u> STATE <u>FL</u> ZIP <u>33435</u> PHONE _____
APPLICATION # <u>RZ VS</u> <u>23-0588</u>	PLEASE PRINT NAME <u>David Wright</u> MAILING ADDRESS <u>PO BOX 273417</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33688</u> PHONE _____
APPLICATION # <u>RZ</u> <u>24-0074</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>33701</u> PHONE <u>727-924-1760</u>
APPLICATION # <u>RZ</u> <u>24-0195</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE _____
APPLICATION # <u>RZ</u> <u>23-0472</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>33701</u> PHONE _____

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Arnold Walker</u> MAILING ADDRESS <u>6817 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-265-0892</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>BRET HART</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-888-9804</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sherry Vaughn</u> MAILING ADDRESS <u>6901 Seton Lane</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-679-2449</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>LINDA O'Leary</u> MAILING ADDRESS <u>7407 Meadow Triva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(561) 715-1809</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Thomas O'Leary</u> MAILING ADDRESS <u>7407 Meadow Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>81-715-9492</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Renee Taylor</u> MAILING ADDRESS <u>7013 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-300-1980</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Frinch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>William E. Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-733-6095</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Debra Fricke</u> MAILING ADDRESS <u>7033 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>781-291-1913</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Ronald Richardson</u> MAILING ADDRESS <u>7301 Summerbridge Dr.</u> CITY <u>TPA</u> STATE <u>Fla.</u> ZIP <u>33634</u> PHONE <u>813-244-0678</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Mercito Ramos</u> MAILING ADDRESS <u>7815 Greenshire Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-810-5284</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Lori Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-278-2280</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Howard Broyles</u> MAILING ADDRESS <u>7501 Meadow Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-1764</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Shuman Shuman</u> MAILING ADDRESS <u>7013 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-9862</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Julie Hirst</u> MAILING ADDRESS <u>6743 Twelve Oaks Blvd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-765-3411</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Harvey W. Hawkins III</u> MAILING ADDRESS <u>6904 Summerbridge Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-244-8423</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Scott Galosha</u> MAILING ADDRESS <u>6916 Seton Ln.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-735-4926</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Nancy Hendrix</u> MAILING ADDRESS <u>7536 Armand Cir Tampa 33634</u> CITY _____ STATE _____ ZIP _____ PHONE <u>813 455 0655</u>
APPLICATION # 23-0472	PLEASE PRINT NAME <u>MANUEL SANTANA</u> MAILING ADDRESS <u>6905 Summerbridge Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-297-0098</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Amy Keil</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-748-8962</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Anthony Gomez</u> MAILING ADDRESS <u>7436 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-767-0746</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Heather Hale</u> MAILING ADDRESS <u>6916 Seton Ln</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-325-4466</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Dennis Gomez</u> MAILING ADDRESS <u>7436 OAKVISTA Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-503-6865</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Kathy Gomez</u> MAILING ADDRESS <u>7436 Oakvista Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-348-7357</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Ellen Arsove</u> <u>7223 San Louise Ct</u> MAILING ADDRESS <u>1934 Overbrook Ave. *</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33755</u> PHONE <u>813-606-0863</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Patrick McKeon</u> MAILING ADDRESS <u>7016 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 230-6609</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Holmes</u> MAILING ADDRESS <u>7003 Forestview Court</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33034</u> PHONE <u>813-885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Stanley N. Holmes</u> MAILING ADDRESS <u>7003 Forestview Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 885-4879</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Mary Blazer</u> MAILING ADDRESS <u>6910 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 760 2442</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sandra R Street</u> MAILING ADDRESS <u>7616 BARRY RD</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>813 503 6362</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Laura D. Daigle</u> MAILING ADDRESS <u>7527 Armend Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-331-6108</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Laura Weiter</u> MAILING ADDRESS <u>6908 Barry Rd.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-2477</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Susan Pritchard</u> MAILING ADDRESS <u>7517 DAK VISTA Cn</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>727-4965</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>ROBERT MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR</u> CITY <u>TAMPA</u> STATE <u>F</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>LINDA MANN</u> MAILING ADDRESS <u>6909 WILLIAMS DR.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 886-8193</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>SARAH RICHARDS</u> MAILING ADDRESS <u>7613 OVERBROOK DR</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-453-0007</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Barbara Beavregard</u> MAILING ADDRESS <u>7516 Clearview Dr</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-0234</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Christine Brodeur</u> MAILING ADDRESS <u>608 Mitchell Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-928-3769</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Regina C Henschel</u> MAILING ADDRESS <u>7505 Oakvista Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-1932</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Colleen Beran</u> MAILING ADDRESS <u>7025 Oakview Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 584 465-2050</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Claudia Beran</u> MAILING ADDRESS <u>2025 Oakview Cir</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 416 2480</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Worraine White</u> MAILING ADDRESS <u>7401 Spring Ct</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>(813) 884-4436</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Hilda Rosa Muinos</u> MAILING ADDRESS <u>7405 OAK VISTA CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 503 7557</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>MARSHA J CRAIG</u> MAILING ADDRESS <u>7510 Willow CT</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813 625 9186</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>ELAINE ROACH</u> MAILING ADDRESS <u>7303 BROOKVIEW CIR</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 884 1073</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Todd M. Keil</u> MAILING ADDRESS <u>6725 Twelve Oaks Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 748 8945</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Nancy Clonari</u> MAILING ADDRESS <u>7611 Overbrook Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 884-6746</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Sonia M. Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813 766 0430</u>
APPLICATION # R2 23-0472	PLEASE PRINT NAME <u>Ann Meachem</u> MAILING ADDRESS <u>4314 Barry Rd.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-886-3444</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>TDA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-884-8555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen L. Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tampa</u> STATE <u>FLA</u> ZIP <u>33634</u> PHONE <u>813-507-4188</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Clegg Thote</u> MAILING ADDRESS <u>7501 Mayfair Ct.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-401-9392</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Raulo R. Buiard</u> MAILING ADDRESS <u>7503 MAYFAIR CT.</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-842-4341</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Rainey W. Shelby</u> MAILING ADDRESS <u>7540 ARMAND CIRCLE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-882-3957</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Edward J. Whyte whyte</u> MAILING ADDRESS <u>7401 Spring Court</u> CITY <u>Tps</u> STATE <u>FL</u> ZIP <u>33654</u> PHONE <u>813-967-6973</u>

DATE/TIME: 2/20/24 4PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Jeanette Oliver</u> MAILING ADDRESS <u>7312 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8138848555</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Carmen Delgado</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Sonia Lopez</u> MAILING ADDRESS <u>7310 Barry Rd</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>8138074183</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Karin Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>813784-3333</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>James Murphy</u> MAILING ADDRESS <u>7001 Edenbrook Ct.</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP _____ PHONE <u>8132173017</u>
APPLICATION # RZ 23-0472	PLEASE PRINT NAME <u>Martha Wallace</u> MAILING ADDRESS <u>8302 Regina Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33615</u> PHONE <u>8139178423</u>

DATE/TIME: 2/26/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 23-0472	PLEASE PRINT NAME Jennifer Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135085822
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Andre Fontana MAILING ADDRESS 7511 Rustic Dr CITY Tampa STATE FL ZIP 33634 PHONE 8135460676
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Beth Fontana MAILING ADDRESS 7515 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138866045
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Patricia Fontana MAILING ADDRESS 7517 Rustic Drive CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Brittany Fontana MAILING ADDRESS 7517 Rustic Dr CITY Tpa STATE FL ZIP 33634 PHONE 8138103455
APPLICATION # RZ 23-0472	PLEASE PRINT NAME Ann Meadhem MAILING ADDRESS 7314 Barry Rd CITY Tpa STATE FL ZIP 33634 PHONE 8138863494

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>JUAN C DOMINGUES</u> MAILING ADDRESS <u>601 CHANNESIDE WALKWAY</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-488-6208</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Francisca I. Otero-Cassio</u> MAILING ADDRESS <u>13014 N. DATE Mabry Hwy</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-517-6828</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Holley</u> MAILING ADDRESS <u>9908 ALAFIA River Lane</u> CITY <u>GIBSONTON</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>812-621-2337</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>CHRISTINE HAUPT</u> MAILING ADDRESS <u>P.O. Box 328 9901 Alafi River Ln</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33568</u> PHONE <u>813-244-6211</u></p>
<p>APPLICATION # RZ 23-0540</p>	<p>PLEASE PRINT NAME <u>Robert Stroud</u> MAILING ADDRESS <u>9909 Alafi River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33574</u> PHONE <u>813 817 5178</u></p>
<p>APPLICATION # RZ US 23-0540</p>	<p>PLEASE PRINT NAME <u>Claudia Haupt</u> MAILING ADDRESS <u>PO BOX 1755</u> CITY <u>Gretna</u> STATE <u>LA</u> ZIP <u>70054</u> PHONE _____</p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: SUSAN FEINCH

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

<p>APPLICATION # <u>RZ</u> <u>23-0540</u></p>	<p>PLEASE PRINT NAME <u>Oma Molley</u> MAILING ADDRESS <u>9908 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-671-7337</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0540</u></p>	<p>PLEASE PRINT NAME <u>William Speers Speers</u> MAILING ADDRESS <u>9919 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>352 682 2901</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0540</u></p>	<p>PLEASE PRINT NAME <u>Karen Taylor</u> MAILING ADDRESS <u>9909 Alafia River Ln</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813 ⁹²⁰ 5892</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0540</u></p>	<p>PLEASE PRINT NAME <u>Susan Stratchko</u> MAILING ADDRESS <u>9912 Alafia River Lane</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-417-5558</u></p>
<p>APPLICATION # <u>RZ</u> <u>23-0540</u></p>	<p>PLEASE PRINT NAME <u>DAVID STRATCHKO</u> MAILING ADDRESS <u>9912 ALAFIA RIVER LANE</u> CITY <u>Gibsonton</u> STATE <u>FL</u> ZIP <u>33534</u> PHONE <u>813-415-7066</u></p>
<p>APPLICATION # <u>RZ VS</u> <u>24-116</u></p>	<p>PLEASE PRINT NAME <u>Alicia Barrington</u> MAILING ADDRESS <u>2806 Bryan Rd</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE _____</p>

DATE/TIME: 2/20/24 6PM HEARING MASTER: Susan Finch

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

APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-8784912</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Greg Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8134530295</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>Denise Brewer</u> MAILING ADDRESS <u>10912 McMullen Loop</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>8133177022</u>
APPLICATION # RZ 23-0776	PLEASE PRINT NAME <u>REBECCA LLOYD</u> MAILING ADDRESS <u>11013 Scott Loop</u> CITY <u>RIVERVIEW</u> STATE <u>FL</u> ZIP <u>33569</u> PHONE <u>813.230-9934</u>
APPLICATION # RZ 23-0783	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>813-625-4500</u>
APPLICATION # RZ 23-0785	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAWRENZ ST</u> CITY <u>TIPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-0039</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>23-0785</u>	PLEASE PRINT NAME <u>M Bentley mark Bentley</u> MAILING ADDRESS <u>400 N Ashly</u> CITY <u>TPL</u> STATE <u>FL</u> ZIP <u></u> PHONE <u>2252500</u>
APPLICATION # <u>RZ</u> <u>230785</u>	PLEASE PRINT NAME <u>Ryan Manasse</u> MAILING ADDRESS <u>400 N. ASHLEY DR. STE 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>225-2500</u>
APPLICATION # <u>MM</u> <u>23-0951</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>33701</u> PHONE <u></u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Sean Cashen</u> MAILING ADDRESS <u>13825 Jcot Blvd Ste 605</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Robert Dugas</u> MAILING ADDRESS <u>19471 EVERTON PL</u> CITY <u>Land O Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>941 320 0525</u>
APPLICATION # <u>MM</u> <u>23-0951</u>	PLEASE PRINT NAME <u>Kris Bigant</u> MAILING ADDRESS <u>12507 Bivue Pl</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>727-481-1601</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>Scott Silverman</u> MAILING ADDRESS <u>4415 Ridgeline Circle</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-3786</u>
APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>Ed Spinks</u> MAILING ADDRESS <u>2801 W Ruth Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>817-657-1233</u>
APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>PATRICIA JOHANSTON-KUNK</u> MAILING ADDRESS <u>5226 CREEMORE LANE</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>813-453-8609</u>
APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>MANUEL POLAN RODRICK</u> MAILING ADDRESS <u>5874 PINEY LANE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-363-2208</u>
APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>TAMMY TORRES</u> MAILING ADDRESS <u>5014 PINE BAY DRIVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>(813)625-5202</u>
APPLICATION # mm 23-0951	PLEASE PRINT NAME <u>Kristen C. Barrett</u> MAILING ADDRESS <u>5609 Piney Lane Drive</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u>813-245-9417</u>

DATE/TIME: 2/20/24 6PM

HEARING MASTER: Susan Finch

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

APPLICATION # MM VS 23-0951	PLEASE PRINT NAME <u>Danielle Horton</u> MAILING ADDRESS <u>5617 Pine bay Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE _____
APPLICATION # RZ 23-0992	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>33607</u> PHONE <u>813-222-5057</u>
APPLICATION # RZ 23-0992	PLEASE PRINT NAME <u>David Smith</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE _____
APPLICATION # RZ 23-0993	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>8254 2157</u>
APPLICATION # RZ 24-0033	PLEASE PRINT NAME <u>Kevin Reali</u> MAILING ADDRESS <u>401 E Jackson St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-222-5059</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Rebecca Kert</u> MAILING ADDRESS <u>400 N Tampa St Sk 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-368-3064</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Steve Henn</u> MAILING ADDRESS <u>5023 W. LANIER ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289-6691</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Kenneth Tanker, Carlton Fields</u> MAILING ADDRESS <u>4221 W Bay Coast Blvd Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33616</u> PHONE <u>813-222-3700</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Scott Odem</u> MAILING ADDRESS <u>2823 Stanford Ridge Dr.</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33594</u> PHONE <u>770-2105-2260</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Mike M-222 Mez. Rah</u> MAILING ADDRESS <u>5216 Palm River Rd</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(817) 927-1691</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>BRADFORD MAROE</u> MAILING ADDRESS <u>509 S 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>813 309 4488</u></p>
<p>APPLICATION # RZ 24-0142</p>	<p>PLEASE PRINT NAME <u>Elvis Piggott</u> MAILING ADDRESS <u>6305 W 19th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33617</u> PHONE <u>(813) 458-1817</u></p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Yves Johnson</u> MAILING ADDRESS <u>2813 COLEWOOD LANE</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>8136133893</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Robert Almand</u> MAILING ADDRESS <u>520 S. 56th St</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-3408</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Jennifer Johnson</u> MAILING ADDRESS <u>2813 Colewood Ln</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>(813)419-2479</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Edna Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Quinton Underwood</u> MAILING ADDRESS <u>512 S. 57th St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-626-6189</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Bubba KATANEN</u> MAILING ADDRESS <u>6012 murchison Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813-6448437</u>

DATE/TIME: 2/20/24 6pm

HEARING MASTER: Susan Finch

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

APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Geraldine Skipper</u> MAILING ADDRESS <u>3210 S. 70th ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-624-4691</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Barbara Darby</u> MAILING ADDRESS <u>5909 8th AVE S</u> CITY <u>Tpa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 7129529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>JOHN H. DARBY JR</u> MAILING ADDRESS <u>5909 8th AVE. S</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813 843 8608</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>ANGELIKA HAMILTON</u> MAILING ADDRESS <u>2020 NEW BEDFORD DR</u> CITY <u>SUN CITY CENTER</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>813-521-1488</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Mark Besser</u> MAILING ADDRESS <u>3814 Cardinal Ave</u> CITY <u>Roskin</u> STATE <u>FL</u> ZIP <u>33573</u> PHONE <u>8134559529</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Carmen Mendoza</u> MAILING ADDRESS <u>712 South 57 st Apt A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33614</u> PHONE <u>813 405-6938</u>

DATE/TIME: 2/20/29 6pm HEARING MASTER: Susan Finch

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<p>APPLICATION #</p> <p>RZ</p> <p>24-0142</p>	<p>PLEASE PRINT NAME <u>Heben Isidore</u></p> <p>MAILING ADDRESS <u>6868 Kingston Drive</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-573-5158</u></p>
<p>APPLICATION #</p> <p>RZ</p> <p>24-0142</p>	<p>PLEASE PRINT NAME <u>HARRY SAVAGE</u></p> <p>MAILING ADDRESS <u>2909 S. 50th ST</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-898 4749</u></p>
<p>APPLICATION #</p> <p>RZ</p> <p>24-0142</p>	<p>PLEASE PRINT NAME <u>Chloe Smith</u></p> <p>MAILING ADDRESS <u>1023 Milano Cir, 304</u></p> <p>CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>813-760-3774</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

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APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kimberly Brown</u> MAILING ADDRESS <u>3009 E 33rd Ave #2</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-679-2478</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Aida Ashe</u> MAILING ADDRESS <u>1011 Westside Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-620-3622</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>EILEEN WENDEL MONROE</u> MAILING ADDRESS <u>509 S. 5TH STREET</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-244-5394</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>SHERRIE AMAND</u> MAILING ADDRESS <u>520 S 56 ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>727-267-2071</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Kim Almand</u> MAILING ADDRESS <u>520 S. 56 ST</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-833-0668</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Beth Peifer</u> MAILING ADDRESS <u>13205 Fawn Lily PR</u> CITY <u>Riverwood</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>813-503-1865</u>

DATE/TIME: 2/20/24 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 24-0146	PLEASE PRINT NAME <u>Steve Henry</u> MAILING ADDRESS <u>5023 W. LAMAR ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-269-0039</u>
APPLICATION # RZ 24-0146	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-227-8421</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Gwendolyn Sevastis</u> MAILING ADDRESS <u>3034 S. 78TH ST</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-531-2906</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>Michael Smith</u> MAILING ADDRESS <u>1023 Milano Cir. Apt 307</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33511</u> PHONE <u>(813) 276-3144</u>
APPLICATION # RZ 24-0142	PLEASE PRINT NAME <u>MICHAEL Brooks</u> MAILING ADDRESS <u>400 H. TAMPA ST 1. Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: 2-20-2024

HEARING MASTER: Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 23-0776	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0783	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0993	Julian Massey	1. Planning Commission revised map	Yes (Copy)
RZ 23-0993	Rosa Timoteo	2. Revised Staff Report	Yes (Copy)
RZ 24-0142	Michael Brooks	1. Applicant Presentation Packet	No
RZ 24-0142	Bradford Monroe	2. Opponent Presentation Packet	No
RZ 24-0142	Mike Mezrah	3. Opponent Letter	No
RZ 24-0142	Kenneth Tinklor	4. Proponent Presentation Packet	No
RZ 24-0146	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 24-0146	Kami Corbett	2. Applicant Presentation Packet – thumb drive	No
RZ 24-0074	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 24-0195	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0472	Todd Pressman	2. Applicant Presentation Packet – thumb drive	No
RZ 23-0472	Julie Hirst	3. Opponent Presentation Packet	No
RZ 23-0472	Suisan Pritchard	4. Opponent Presentation Packet	No
RZ 23-0472	Jennifer Fontana	5. Opponent Presentation Packet	No
RZ 23-0785	Ryan Manasse	1. Applicant Presentation Packet	No
MM 23-0951	Todd Pressman	1. Applicant Presentation Packet – thumb drive	No
MM 23-0951	Kris Bryant	2. Proponent Presentation Packet	No
MM 23-0951	Todd Pressman	3. Applicant Letter	No
MM 23-0951	Kristen Barrett	4. Opponent Petitions	No
RZ 23-0992	Rosa Timoteo	1. Revised Staff Report - Email	Yes (Copy)
RZ 23-0992	Elise Batsel	2. Applicant Presentation Packet	Yes (Copy)
RZ 24-0033	Kevin Reali	1. Applicant Presentation Packet	No

FEBRUARY 20, 2024 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Tuesday, February 20, 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, reviewed the changes to the agenda. ▶ Continued with the changes/withdrawals/continuances.

▶ Susan Finch, ZHM, overview of ZHM process.

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

▶ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 23-0109

▶ Michelle Heinrich, Development Services, called RZ 23-0109.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0109.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 23-0588

▶ Michelle Heinrich, Development Services, called RZ 23-0588.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0588.

C.2. RZ 24-0074

▶ Michelle Heinrich, Development Services, called RZ 24-0074.

▶ Testimony provided.

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▶ Susan Finch, ZHM, closed RZ 24-0074.

C.3. RZ 24-0116

▶ Michelle Heinrich, Development Services, called RZ 24-0116.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0116.

C.4. RZ 24-0195

▶ Michelle Heinrich, Development Services, called RZ 24-0195.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0195.

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

D.1. RZ 23-0472

▶ Michelle Heinrich, Development Services, called RZ 23-0472.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0472.

D.2. RZ 23-0540

▶ Michelle Heinrich, Development Services, called RZ 23-0540.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 23-0540.

D.3. RZ 23-0774

▶ Michelle Heinrich, Development Services, called RZ 23-0774.

▶ Testimony provided.

▶ Susan Finch, ZHM, continued RZ 23-0774.

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D.4. RZ 23-0776

- ▶ Michelle Heinrich, Development Services, called RZ 23-0776.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0776.

D.5. RZ 23-0783

- ▶ Michelle Heinrich, Development Services, called RZ 23-0783.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0783.

D.6. RZ 23-0785

- ▶ Michelle Heinrich, Development Services, called RZ 23-0785.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0785.

D.7. MM 23-0951

- ▶ Michelle Heinrich, Development Services, called MM 23-0951.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed MM 23-0951.

D.8. RZ 23-0992

- ▶ Michelle Heinrich, Development Services, called RZ 23-0992.
- ▶ Testimony provided.
- ▶ Susan Finch, ZHM, closed RZ 23-0992.

D.9. RZ 23-0993

- ▶ Michelle Heinrich, Development Services, called RZ 23-0993.
- ▶ Testimony provided.

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▶ Susan Finch, ZHM, closed RZ 23-0993.

D.10. RZ 24-0033

▶ Michelle Heinrich, Development Services, called RZ 24-0033.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0033.

D.11. RZ 24-0142

▶ Michelle Heinrich, Development Services, called RZ 24-0142.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0142.

D.12. RZ 24-0146

▶ Michelle Heinrich, Development Services, called RZ 24-0146.

▶ Testimony provided.

▶ Susan Finch, ZHM, closed RZ 24-0146.

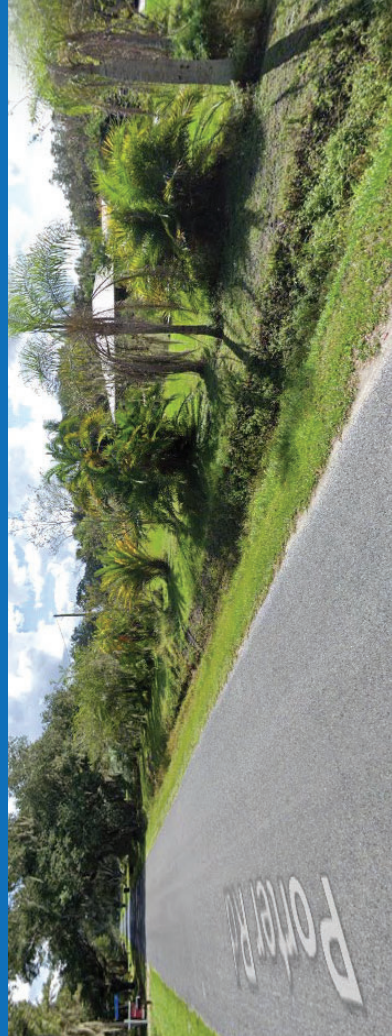
E. ZHM SPECIAL USE

ADJOURNMENT

▶ Susan Finch, ZHM, adjourned the meeting at 11:46 p.m.

Application No.	RZ 24-0074
Name:	Todd Pressman
Entered at Public Hearing:	ZHM
Exhibit #	1
Date	2/20/2024

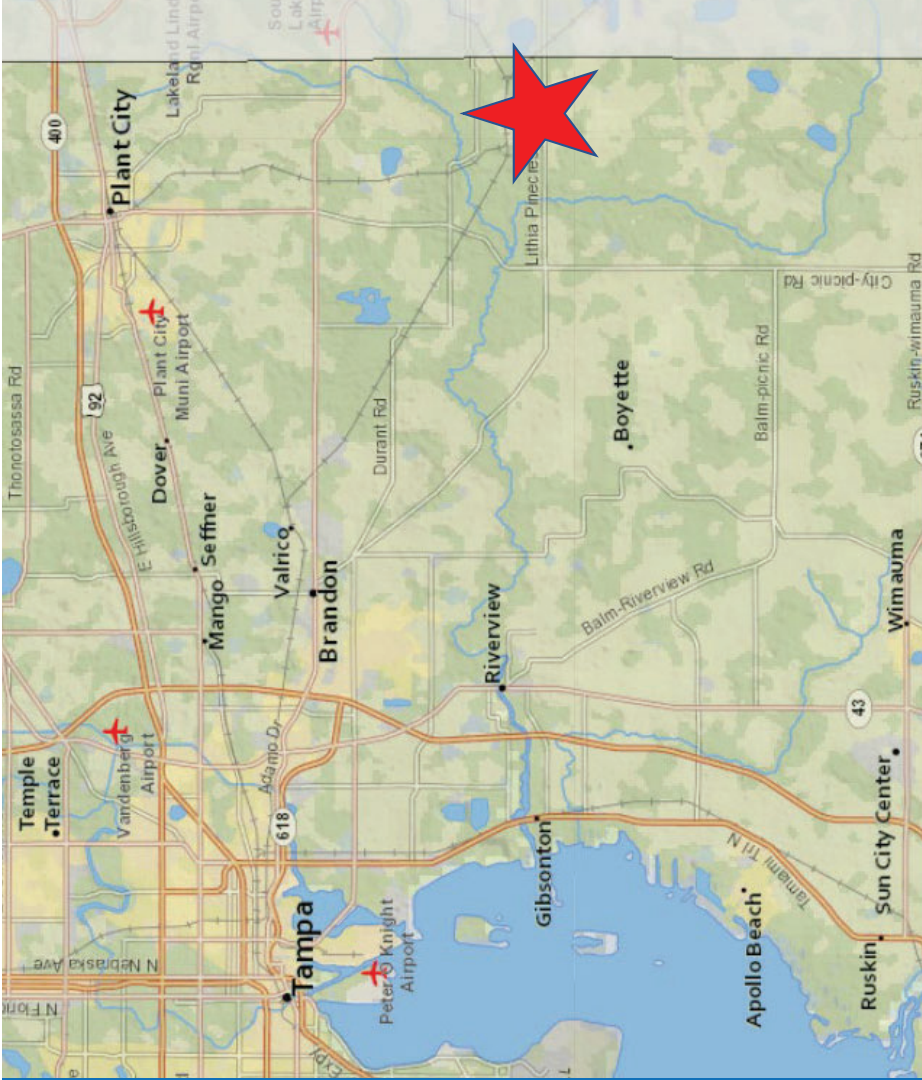
RZ-STD 24-0074

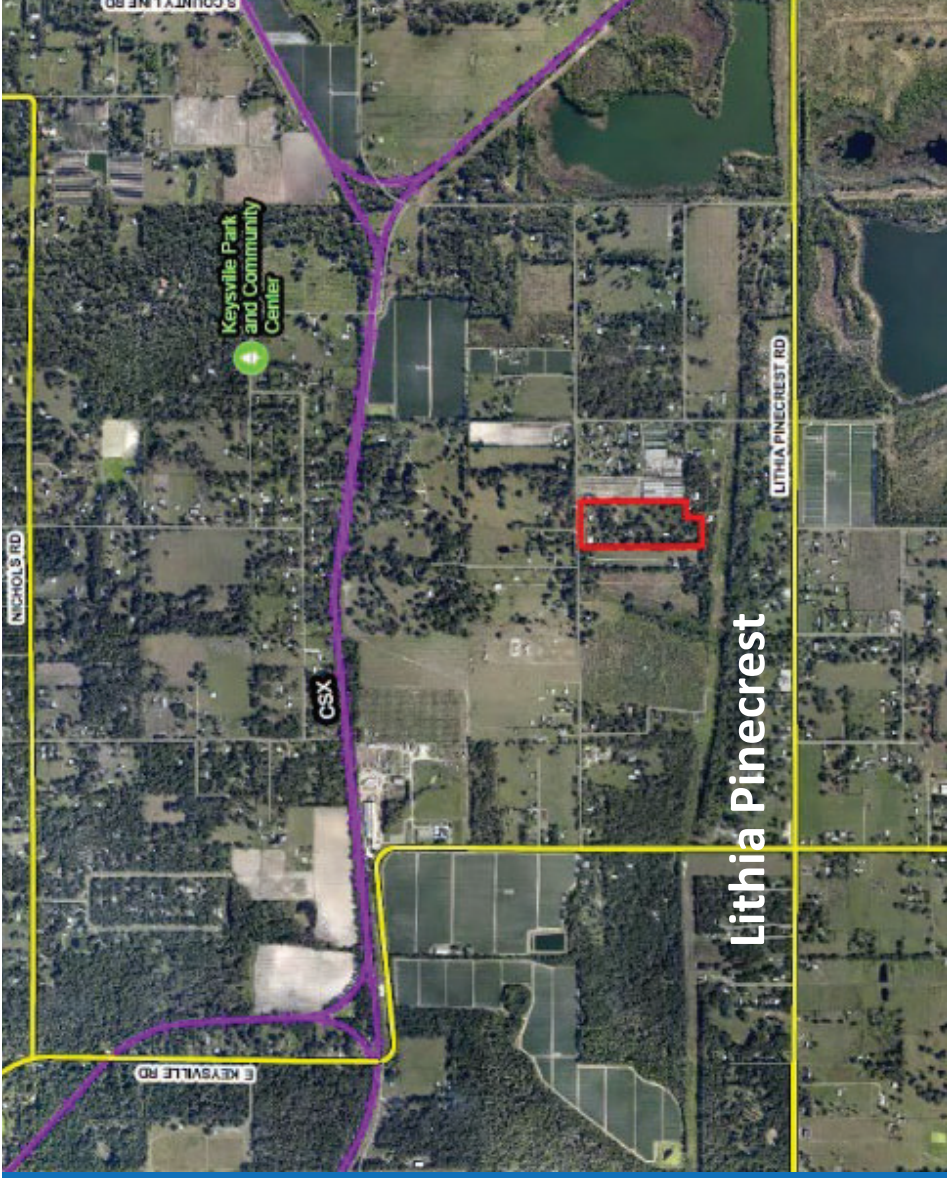


**DSD, Plan Comm approve, transportation
supports with conditions**

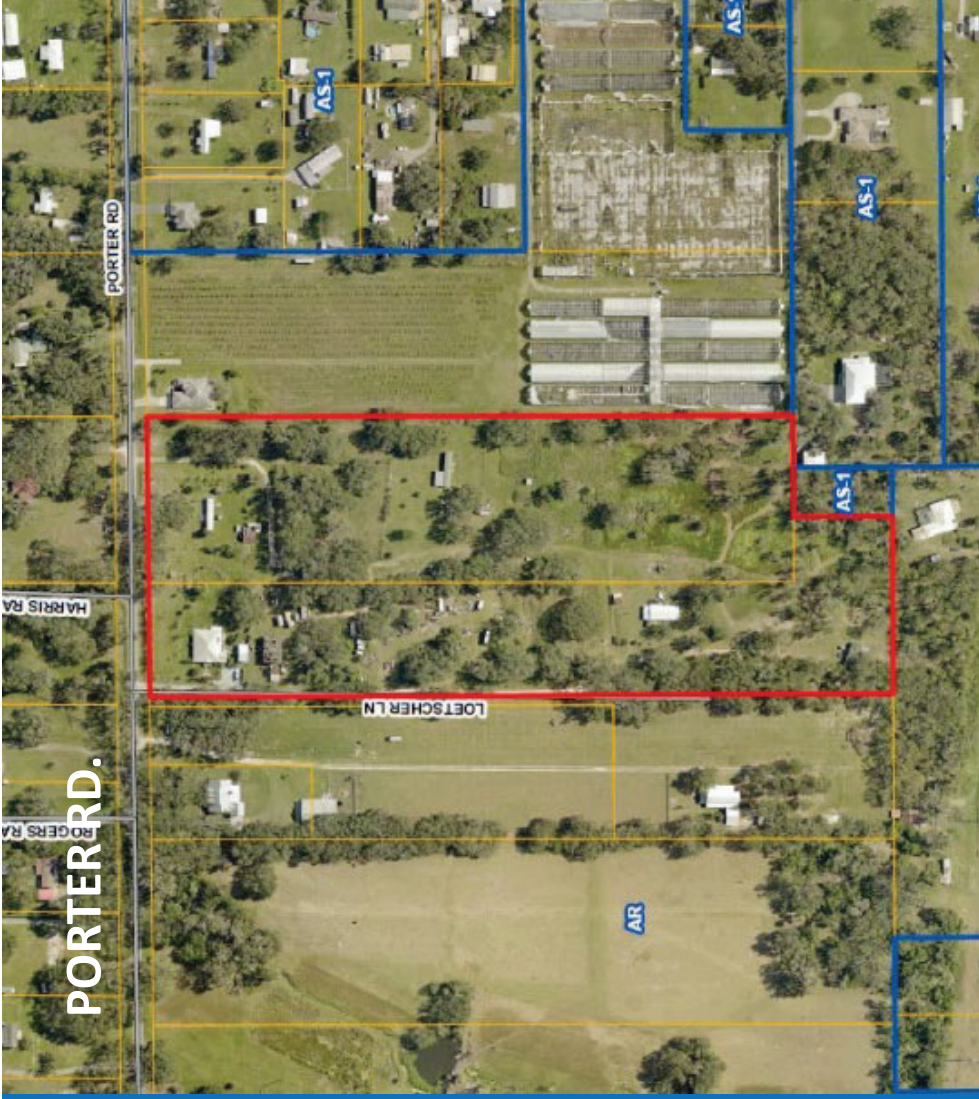
Issue: AR to AS-1 R, 2 neighboring parcels

R-1 FLU category. 18.33 acres





Lithia Pinecrest



PORTER RD.

**RESTRICTION: Maximum 10 residential units with 2
access points from Porter Road.
(18 units permissible)**

...a total of two access connections on Porter Road. The western existing access shall remain and provide access for up to two single-family dwelling units. All other residential dwelling units shall take access to Porter Road via a new access connection located 50 feet from the eastern property line of folio 93711.0000 that aligns with the existing driveway to the north.

DSD, “Overall, the proposed AS-1-R zoning district will keep the subject site consistent with the adjacent zoning districts, the surrounding uses, and the rural character of the area”.

Planning Commission Staff: “In this case, the surrounding land use pattern is mostly single-family, and the proposed residential use will complement the surrounding area. Overall, the proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the Unincorporated Hillsborough County Comprehensive Plan” .



**PARTY OF
RECORD**

NONE