

Rezoning Application: MM 25-1415
Zoning Hearing Master Date: April 27, 2026
BOCC Land Use Meeting Date: June 9, 2026

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
FLU Category: RES-16
Service Area: Urban
Site Acreage: +/-2.3 acres
Community Plan Area: Palm River – Progress Village
Overlay: None



Introduction Summary:

The applicant seeks to develop an approximately 2.3-acre property located on the east side of South 78th Street approximately 230 feet north of the intersection of 24th Avenue South and South 78th Street. The request is for a Major Modification to amend Planned Development (PD) 00-0533 to allow for the development of Commercial General uses with use restrictions located on the western-most portion of the subject site and a maximum of 25 multi-family residential units located on the eastern portion of the subject site.

Zoning:	Existing	Proposed
District(s)	PD 00-0533	PD 25-1415
Typical General Use(s)	Parcel A: Self-service Car Wash (Max. 4 bays) Parcel B: Max. 8,000-sf BPO uses	Multifamily and Commercial General – with Restrictions
Acreage	+/-2.33 acres	+/-2.33 acres MF Pocket: 1.57 acres Commercial Pocket: 0.73 acres/31,798 sf
Density/Intensity	Parcel A (west): 0.20 FAR Parcel B (east): 0.20 FAR	MF Pocket: 25 units / 15.9 u/a Commercial Pocket: 5,000 sf / FAR: 0.16
Mathematical Maximum per FLU*	+/-20,298 sf (0.20 FAR)	MF: 25 units Commercial: 11,129sf (0.35 FAR per RES-16)

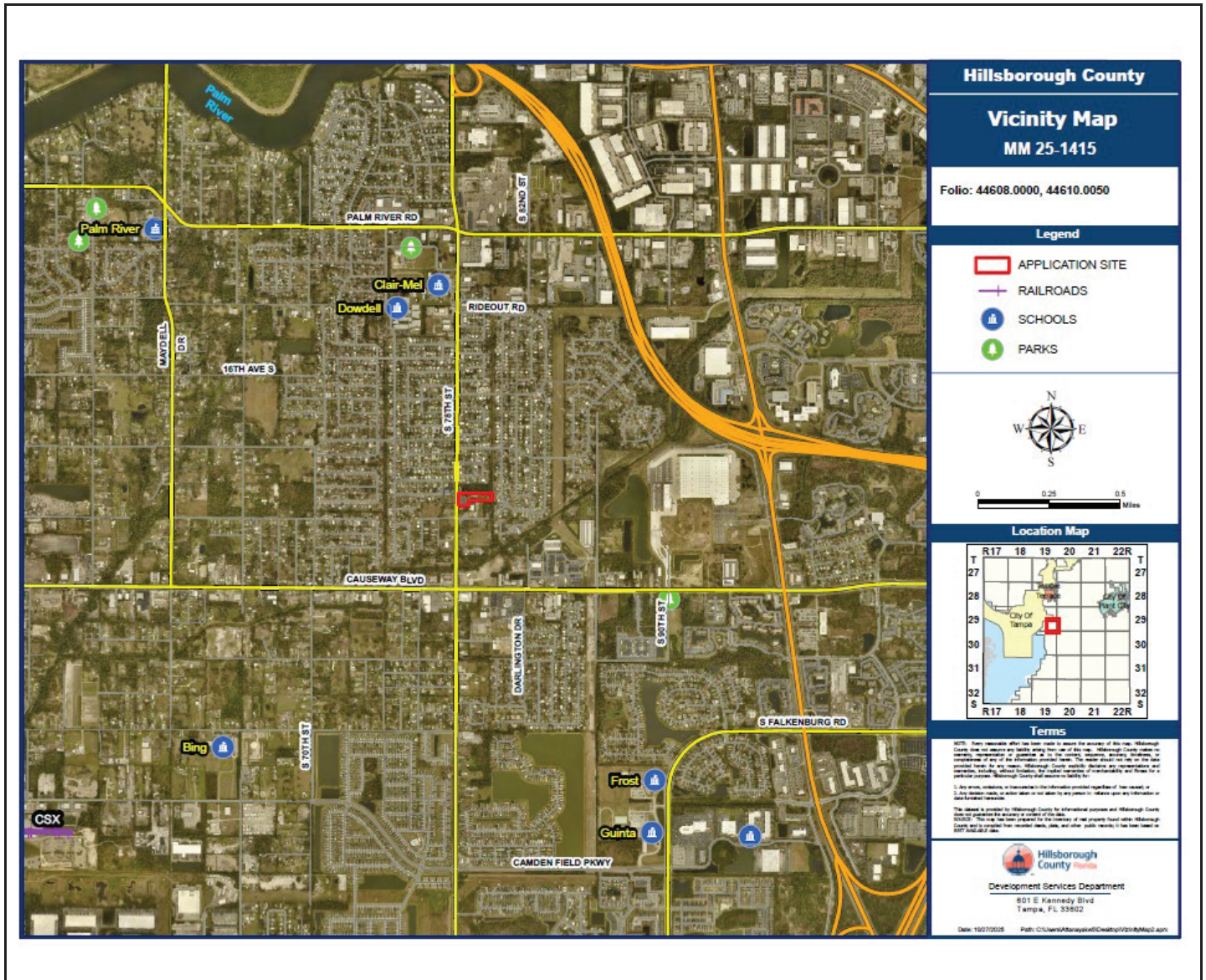
*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	PD 00-0533	PD 25-1415

<p>Setbacks/Buffering and Screening</p>	<p><u>Parcel A (CN)</u> Front: 30 ft. Rear: 0 ft.* Side: 0 ft.* *Subject to 2' setback per every foot over 20' and adjacent use</p> <p><u>Parcel B (BPO)</u> Front: 30 ft. Rear: 0 ft.* Subject to 2' setback per every foot over 20' Side: 0 ft.* Subject to 2' setback per every foot over 20'</p> <p>Buffers: Per Land Development Code in addition to: Side (south) Parcel A: 20 foot buffer Side (south) and Rear (east): 6-ft high fence</p>	<p><u>PD:</u> Front (west): 30 ft. Rear (east): 50 ft.* Side (north): 20 ft. * Side (south): 20 ft.* *Not subject to 2' setback per every foot over 20'</p> <p>Buffers: Rear (east): 5/A Side (north): 5/A Side (south): 20/B and 20/B enhanced</p>
<p>Height</p>	<p>Parcel A: 35 feet (subject to 2:1 setback for height) Parcel B: 50 ft. Max. Ht. (subject to 2:1 setback for height)</p>	<p>Commercial: 20 feet (2:1 setback for height not applicable) Multi-Family: 40 feet (no 2:1 setback for height)</p>
<p>Additional Information:</p>		
<p>PD Variation(s)</p>	<p>LDC Part 6.06.00 (Landscaping/Buffering)</p>	
<p>Waiver(s) to the Land Development Code</p>	<p>None.</p>	
<p>Planning Commission Recommendation: Consistent</p>	<p>Development Services Recommendation: Approvable</p>	

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



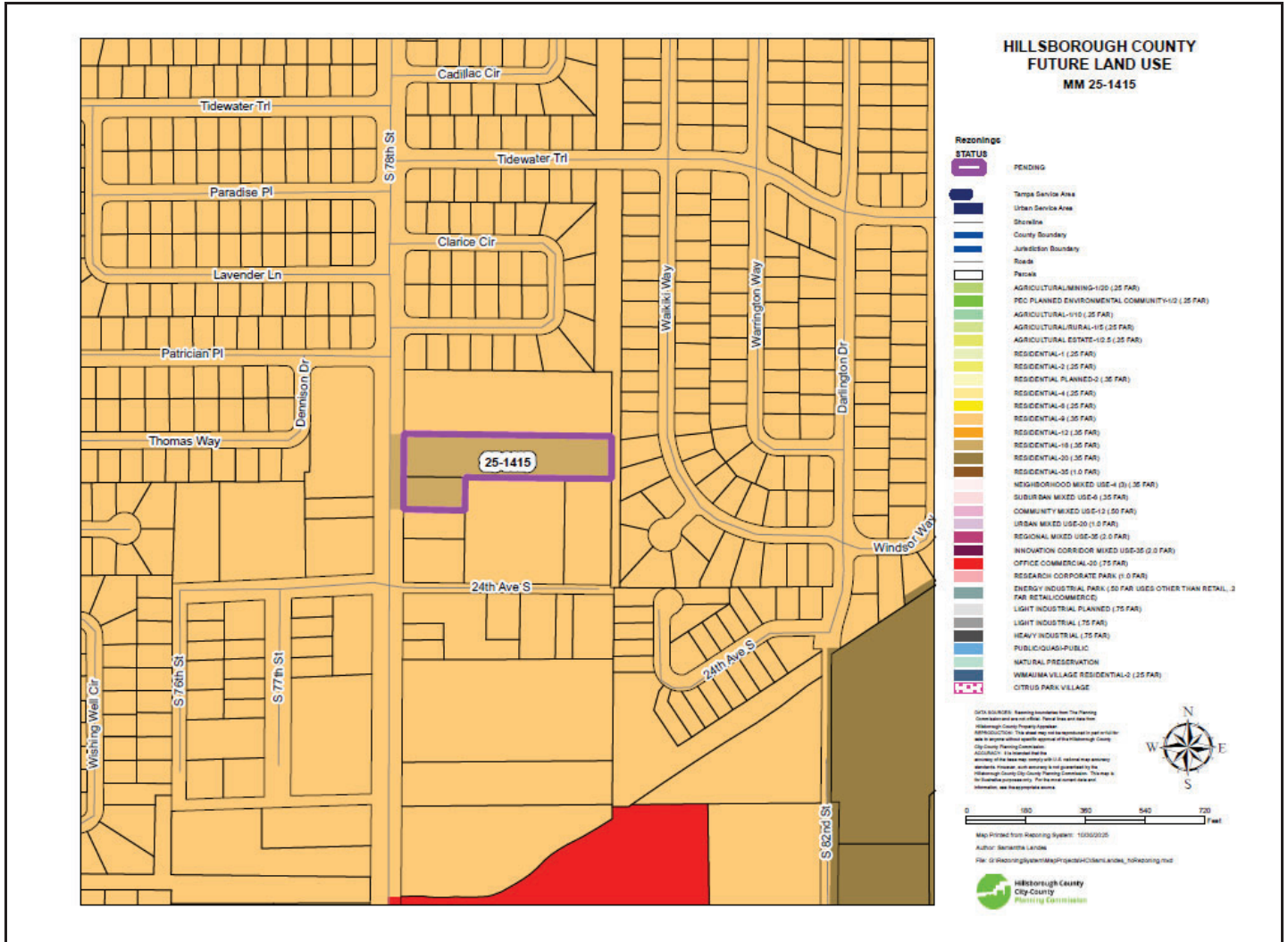
Context of Surrounding Area:

The subject property is located on the east side of 78th Street South north of Causeway Boulevard. The subject property is within the Urban Service Area and within the limits of the Palm River-Progress Village Community Planning Area.

The subject property is surrounded by a mix of uses including a drainage and utility easement to the east followed by single-family residential. To the immediate north of the property is an area designated for commercial partially developed with a convenience store and vacant to the northeast area. Single-family residential abuts to the immediate southeastern and southwestern areas of the subject site, with a church located between the single-family located to the immediate south. West across 78th Street South is another church. Approximately 1,500 feet headed south of the subject site along S 78th Street is Causeway Boulevard.

2.0 LAND USE MAP SET AND SUMMARY DATA

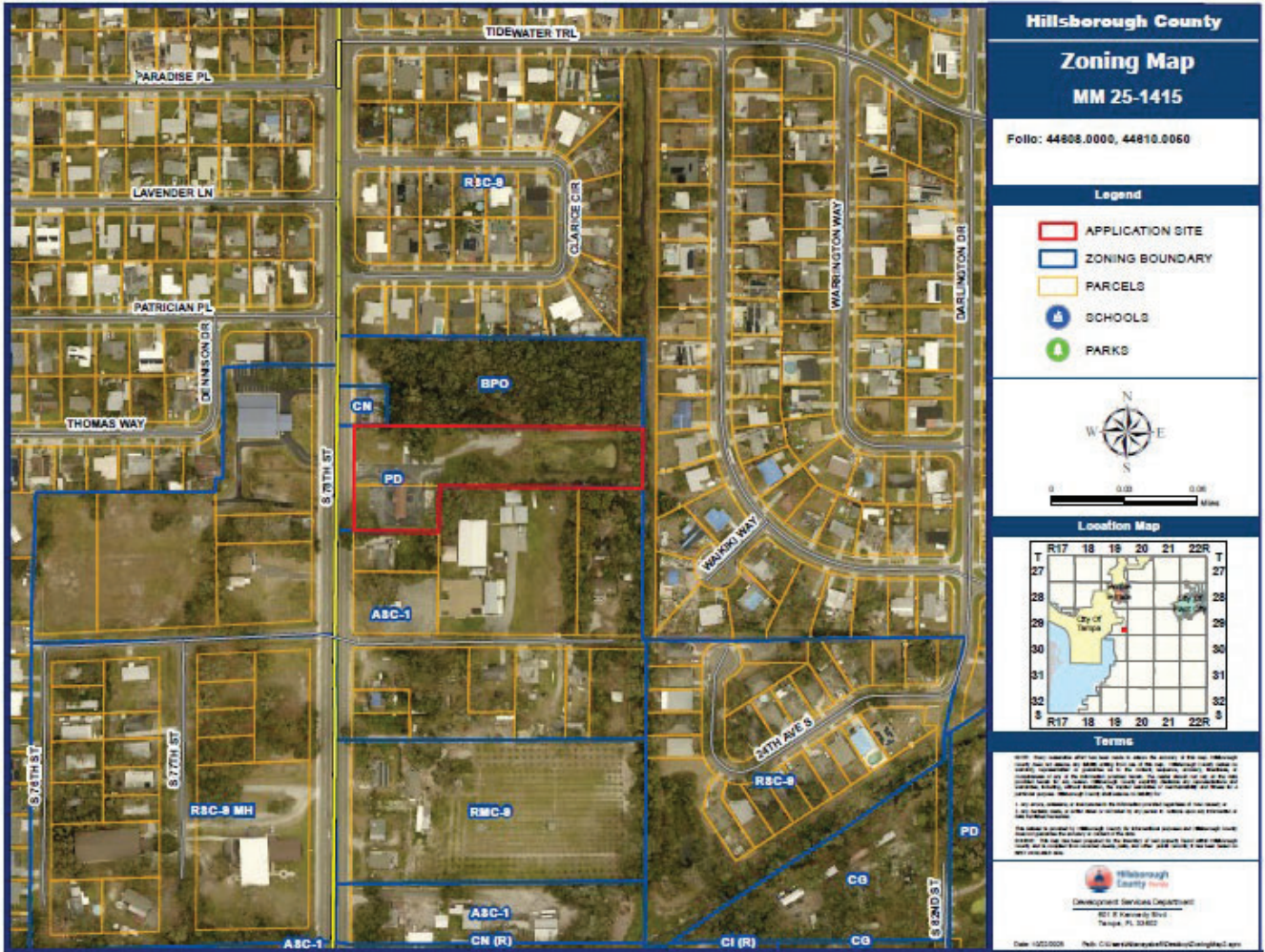
2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-16
Maximum Density/F.A.R.:	16 du per acre Maximum FAR: Neighborhood commercial, office or multi-purpose or mixed-use projects up to 175,000 sq. ft. or 0.50 FAR, whichever is less intense. Nonresidential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Typical uses include agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

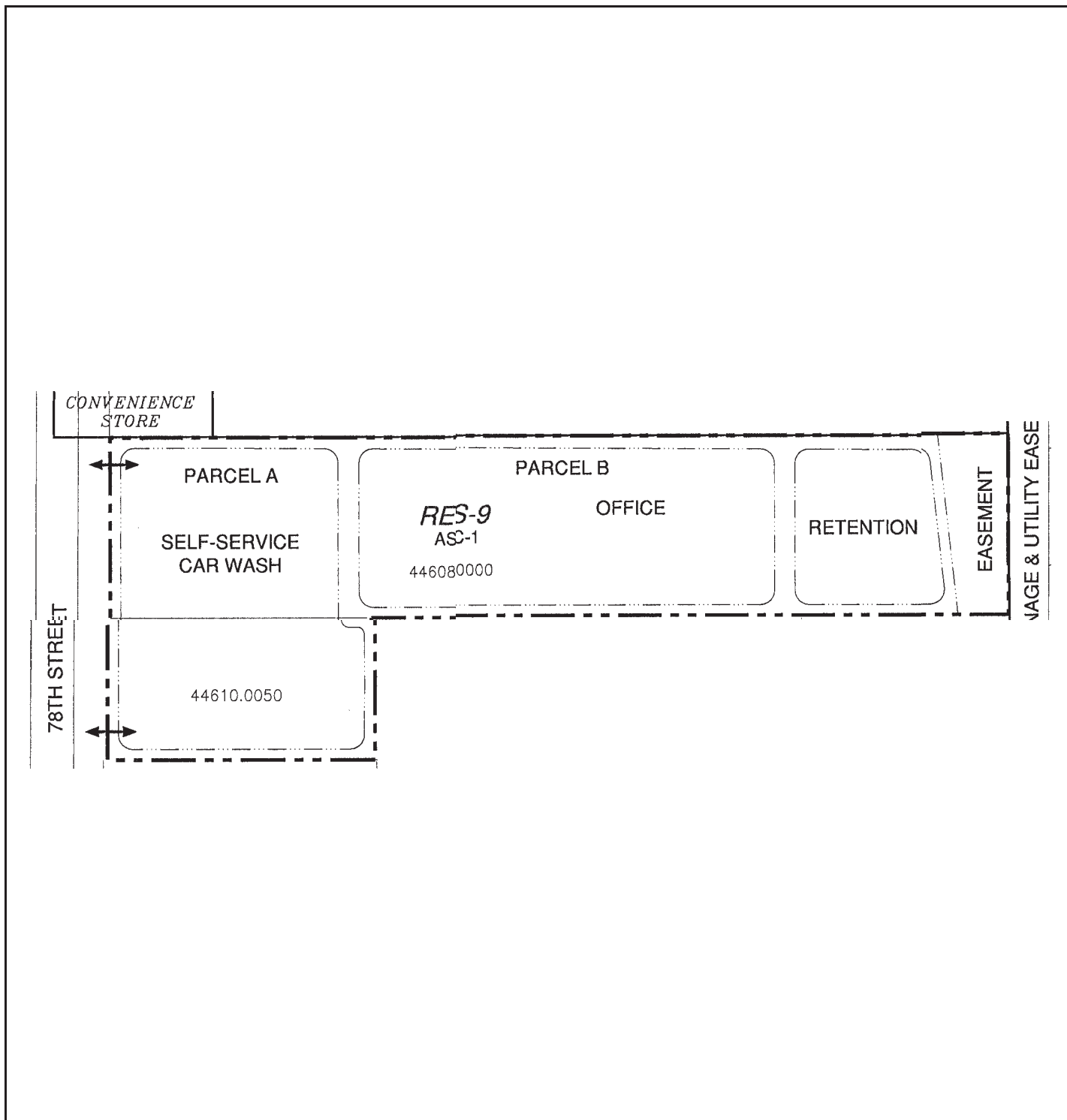
2.3 Immediate Area Map



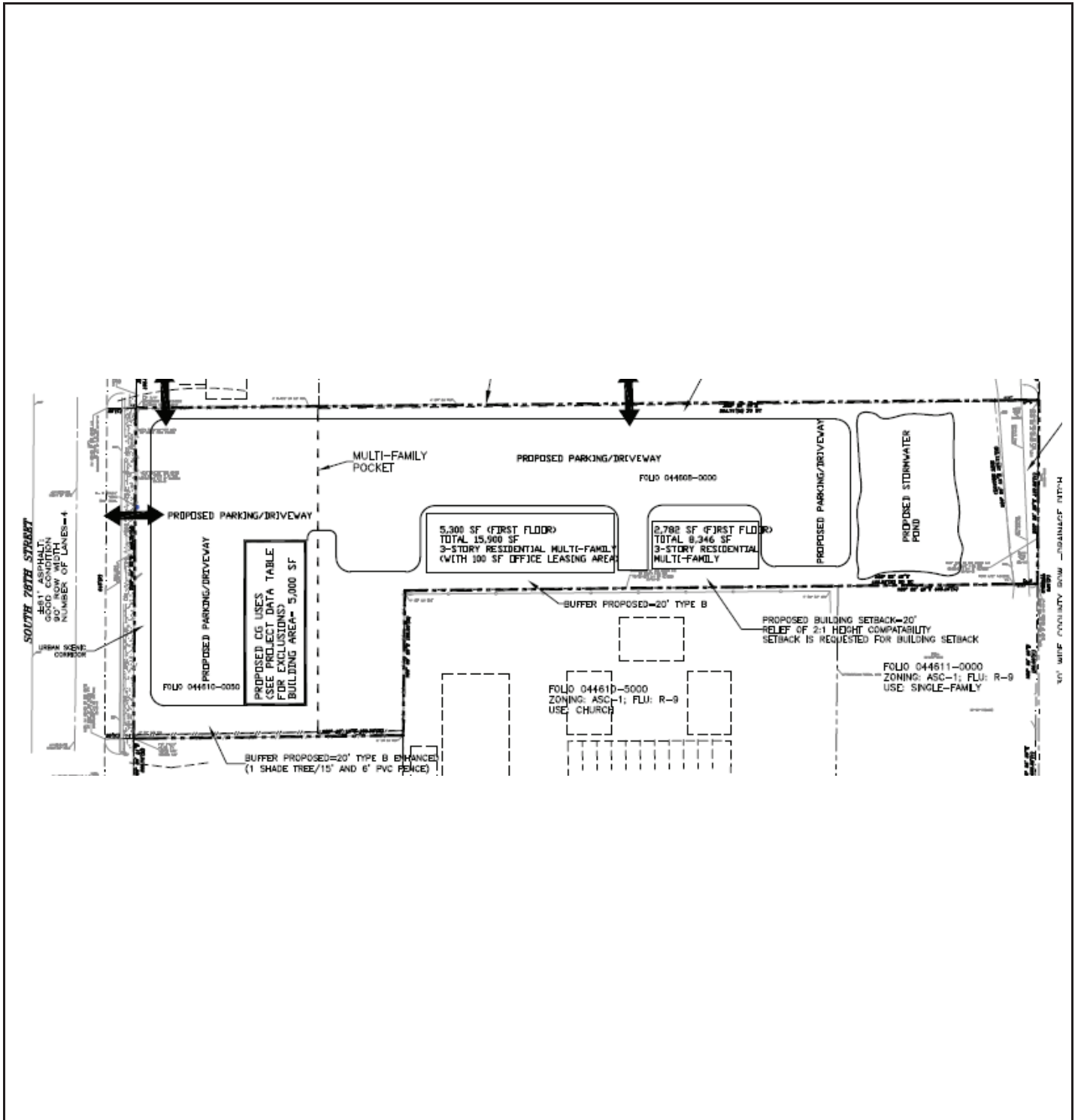
Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	CN (Northwesterly)	Max. FAR: 0.20	Commercial	Convenience Store
	BPO (Northeasterly)	Max. FAR: 0.20	Office, Professional	Vacant
South	ASC-1	1 du/acre	Single-family and agricultural uses	Single-family (Southwest & Southeast) Church (South)
East	RSC-9	NA	Drainage & Utility area and SF further east	(Clair Mel City) 30' Drainage Easement
West	S. 78 th St / ASC-1	1 du/acre	Single-family, agricultural uses, churches	Church

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



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



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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S. 78 th St.	County Arterial - Urban	4 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input 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	875	59	81
Proposed	772	80	76
Difference (+/-)	-103	+21	-5

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

Connectivity and Cross Access <input type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	Vehicular & Pedestrian	Meets LDC
South		None	None	Meets LDC
East		None	None	Meets LDC
West	X	Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance <input type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
S. 78 th St. – Substandard Roadway	Administrative Variance Requested	Approvable
S. 78 th St. – Access Spacing	Administrative Variance Requested	Approvable
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat (Upland Wildlife Habitat Area) <input type="checkbox"/> Coastal High Hazard Area <input checked="" 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 checked="" type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See Transportation Report.				
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Hillsborough County School Board Adequate <input checked="" type="checkbox"/> K-5 <input checked="" type="checkbox"/> 6-8 <input checked="" type="checkbox"/> 9-12 <input type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Impact/Mobility Fees Estimated Fees: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158 </td> <td style="width: 50%; border: none;"> Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158 </td> </tr> <tr> <td style="border: none;"> Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158 </td> <td style="border: none;"> General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$15 </td> </tr> </table> Project Summary/Description: Urban Mobility, Central Parks, Central Fire - multi-family, office, and CG uses - no size specified.					Medical Office (10,000 s.f. or less) (Per 1,000 s.f.) Mobility: \$21,860 Fire: \$158	Medical Office (greater than 10,000 s.f.) (Per 1,000 s.f.) Mobility: \$31,459 Fire: \$158	Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$15
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Single Tenant Office (Per 1,000 s.f.) Mobility: \$10,005 Fire: \$158	General Office (Per 1,000 s.f.) Mobility: \$8,336 Fire: \$15							

credit for prior self service car wash may be eligible.

Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	See Planning Commission Report

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The request is to rezone an approximately 2.3-acre property located on the east side of South 78th Street approximately 230 feet north of the intersection of 24th Avenue South and South 78th Street. The request is for a Major Modification to amend Planned Development (PD) 00-0533 to allow for the development of Commercial General uses with use restrictions located on the western-most portion of the subject site and a maximum of 25 multi-family residential units located on the eastern portion of the subject site.

The subject property is surrounded by a mix of uses including commercial to the northwest, vacant Business, Professional Office predominates to the immediate north of the subject site adjacent to the proposed Multifamily Residential Pocket, residential uses to the southwest, and a church located to the south of the proposed multifamily units. Along the eastern property boundary is the proposed stormwater pond located adjacent to a 30-foot-wide county drainage ditch.

Compatibility Setback for Height (LDC Sec. 6.01.01, Endnote 8)

The applicant requests relief of the additional setback of 2 feet for every foot over 20 feet to allow the proposed 40-foot multi-family building height. The applicant's justification includes that the single-family to the southwest is not impacted as the Commercial Pocket building maximum height is 20 feet. The applicant's narrative states in part that relief of the additional setback is *compatible with the church due to the uses of the church that are located close to the shared property line that are not residential in nature*. Additionally, the *setback is compatible with the single-family home located southeast as the home is located approximately 190' southeast and adjacent to the proposed stormwater pond*. Pursuant to the applicant's justification and additional review, staff finds the request for relief supportable.

Variations

LDC Section 6.06.06 Buffering and Screening

The applicant requests a variation from the general site development requirements found in Parts 6.06.06, Buffering and Screening Requirements. More specifically, the applicant's intent for requesting the variations is to:

- (1) (1) to reduce the 20-foot wide with Type "B" buffer required along the northern property boundary **to a 5-foot buffer with Type "A" screening**. The applicant's justification in part included that the BPO located to the north is a less active parking area and a vacant / forested area. Additionally, the area to the northwest adjacent to the Commercial Pocket would not require a buffer.
- (2) **Not provide an internal 20' wide buffer with Type "B" screening between the Commercial Pocket and the Multifamily Pocket**. The Applicants' justification states in part that there is approximately 60' between the proposed uses within the respective pockets. Additionally, the applicant states that the property owner is the same for the unified development and the buffer does not serve the same purpose internally. The applicant proposes to maintain and enhance the buffer adjacent to the immediate south boundary of the Commercial Pocket.

Staff has reviewed the justification statement submitted by the applicant for the variation and finds they meet the criteria for approval per LDC Section 5.03.06.C.6. The Rezoning Hearing Master's recommendation for this application is required to include a finding on whether the requested variations meet the criteria for approval. Additional information regarding the rationale may be found in the applicant's narrative.

To further mitigate potential impacts, the applicant proposes a condition requiring an enhanced 20-foot buffer with Type "B" screening along the southern property boundary adjacent to folio 44610.0000, which is developed with a single-family home. Type "B" screening requires a row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced not more than 20 feet apart. The applicant proposes to

space the shade trees every 15' feet and provide a 6-foot PVC fence. As the property to the southwest is adjacent to the subject site for 194 feet, the LDC requires 9 shade trees; whereas, the applicant will provide 12 shade trees along the property adjacent to folio 44610.0000. Additionally, commercial uses on the subject site are restricted, which includes a prohibition on any drive-through businesses, gas stations, and auto repair.

The applicant has not requested any variations from the general site development requirements found in Parts 6.05.00, Parking and Loading; nor Part 6.07.00, Fences and Walls. The application shall be required to be in compliance with all other requirements of the Hillsborough County Land Development Code.

5.2 Recommendation

Based on the above considerations, staff finds the request supportable.

Prior to site plan certification, the applicant shall complete the following:

1. Revise Site Data Table to delete "Building Setback for Commercial" to "PD Building Setbacks".
2. Revise Site Data Table to revised "Rear (East) = 6 feet" to "Rear (East)= 50 feet"
3. Remove the two arrows along the project's northern project boundary labeled as "Proposed Vehicular and Pedestrian Cross-Access".
4. Add a bounding box along the project's northern project boundary which abuts the adjacent parcel to the north and include a label which states "Proposed Vehicular and Pedestrian Cross-Access – See Conditions of Approval".

Staff finds the request Approvable, subject to the following conditions listed below, and based on the general site plan stamped April 7, 2026.

1. Development of the project shall be in general conformance with the April 7, 2026, site plan and be limited to Commercial General uses and Multi-family development and limited as follows:

a) The Commercial Pocket shall be located on the 0.73-acre area shown on the site plan fronting South 78th Street for Commercial General uses. The following uses are excluded from the proposed CG zoning uses:

- Car wash,
- major and minor vehicle repair,
- adult uses,
- uses with drive thru service/lanes,
- bus terminal,
- gas stations,
- bars & taverns.

~~1.1 Parcel A shall be developed with a car wash with up to 4 bays and with customary ancillary uses such as waxing and detailing, and interim single family residential.~~

~~1.2 b) Parcel B shall be developed with up to 8,000 square feet of B-PO uses. The Multi-family Pocket shall comprise 1.57 acres with a maximum of 25 dwelling units.~~

2. Development standards shall be as follows:

~~2.1 a) Parcel A – CN zoning district standards~~ The Commercial Pocket shall be permitted a maximum of 5,000 square feet of commercial uses as allowed per condition 1.

- Maximum FAR: 0.16 FAR
- Maximum Height: 20 feet

~~2.2 b) Parcel B – B-PO zoning district standards, and shall not exceed two stories in height. The Multi-family Pocket on the eastern portion of the property.~~

- Maximum Density: 25 units
- Maximum Height: 40 feet*

*Building setbacks shall not be subject to the 2:1 additional setback requirement.

c) The overall unified PD development standards shall be as follows.

- Maximum Impervious: 70 percent
- Minimum Front Yard Setback (West): 30 feet
- Minimum Side Yard Building Setback (South/North): 20 feet
- Minimum Rear Yard Building Setback (East): 50 feet

- ~~3. The car wash facility shall provide on-site management during all times the facility is open for business.~~
- ~~4. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. daily.~~
53. In addition to the normal buffering and Buffering and screening between uses shall be provided in accordance with the requirements of the Land Development Code (LDC) Section 6.06.06, as shown on the Site Plan, except for the following: additional measures shall be employed:
- ~~5.1 a) A maximum A 20-foot buffer with enhanced Type "B" screening including 1 shade tree every 15' feet (minimum 10 feet in height and 2" caliper at planting) and a 6-foot PVC fence shall be provided along the southern property boundary adjacent to folio 44610.0000 line of Parcel A.~~
- ~~5.2 b) A 5-foot wide buffer with Type "A" screening shall be provided along the northern and eastern property boundary boundaries.~~
- ~~A six foot opaque fence shall be provided along the eastern and southern boundary of Parcel A. That portion of said fence abutting Parcel B shall be removed only commensurate with development of Parcel B, and consistent with applicable development requirements of the LDC.~~
- ~~In the event non-residential uses occur on the property immediately south of Parcel A, buffering and screening shall be in accordance with the requirements of the Land Development Code (LDC).~~
- ~~5.3 c) An internal buffer between the Commercial Pocket and the Multifamily Pocket shall not be required.~~
- ~~64. Buildings on Parcel B shall be architecturally finished, have pitched roofs and be residential in character. Conditional Uses shall be in compliance with all provisions of LDC Section 6.11.00, Special and Conditional Uses.~~
- ~~75. The developer shall comply with the the regulations of the Environmental Protection Commission.~~
- ~~86. The general design, location and number of access points shall be regulated by the Hillsborough County Access Management regulations as found in the LDC. The design and construction of curb cuts are subject to approval by the Hillsborough County Planning and Growth Management Department. Final design may include, but is not limited to, left turn lanes, acceleration lanes and deceleration lanes. Access points may be restricted in movements. The subject site shall be permitted one full vehicular access condition onto S. 78th St and one cross-access connection to connect with the adjacent parcels under Folio No. 44609.0000 along the northern property boundary anywhere within the bounding box.~~
- ~~97. Vehicular access shall be provided between Parcel A commercial and Parcel B multi-family uses.~~
8. No development shall be permitted that causes cumulative development to exceed 772 gross average daily trips, 80 gross a.m. peak hour trips, or 76 gross p.m. peak hour trips.
- a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

9. If PD 25-1415 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated March 29th, 2026, and received on April 2nd, 2026) from the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (April 13th, 2026). Approval of this Administrative Variance will waive the substandard roadway improvements onto S. 78th St. in association with the proposed development.
10. If PD 24-1415 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 29th, 2026, and received on April 2nd, 2026) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on April 13th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 245ft access spacing standard for the project's access onto S. 78th St.:
- a. A variance of +/- 189ft from the closest access to the north (on the east side of the road), resulting in an access spacing of +/- 56ft; and,
 - b. A variance of +/- 120ft from the closest access to the south (on the east side of the road), resulting in an access spacing of +/- 125ft
 - c. A variance of +/- 116ft from the closest access to the north (on the west side of the road), resulting in an access spacing of 129ft; and,
 - d. A variance of +/- 162ft from the closest access to the south (on the west side of the road), resulting in an access spacing of +/- 83ft.
11. All construction ingress and egress shall be limited to the S. 78th St project access. The developer shall include a note in each site/construction plan submittal which indicates same.
12. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- ~~1013.~~ The development of the project shall proceed in strict accordance with the terms and conditions contained in the General Site Plan, the land use conditions herein, and all applicable rules, regulations, and ordinances of Hillsborough County.
- ~~1114.~~ Within ninety days of approval of RZ 00-0533-GR by the Hillsborough County Board of County Commissioners, the developer shall submit to the Planning and Growth Management Department a revised General Development Plan for certification reflecting all the conditions outlined above. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- ~~1215.~~ Effective as of February 1, 1990, this development order/permit shall meet the concurrent requirements of Chapter 163, Part II, Florida Statutes. Approval of this development order/permit does not guarantee that there will be public facilities in place at the time of application for subsequent development orders or permits to allow issuance of such development orders or permits. Approval of this petition by Hillsborough County does not constitute guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
16. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

17. 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.
18. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
19. 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.
20. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval, unless otherwise stated herein.
21. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C

Zoning Administrator Sign Off:



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

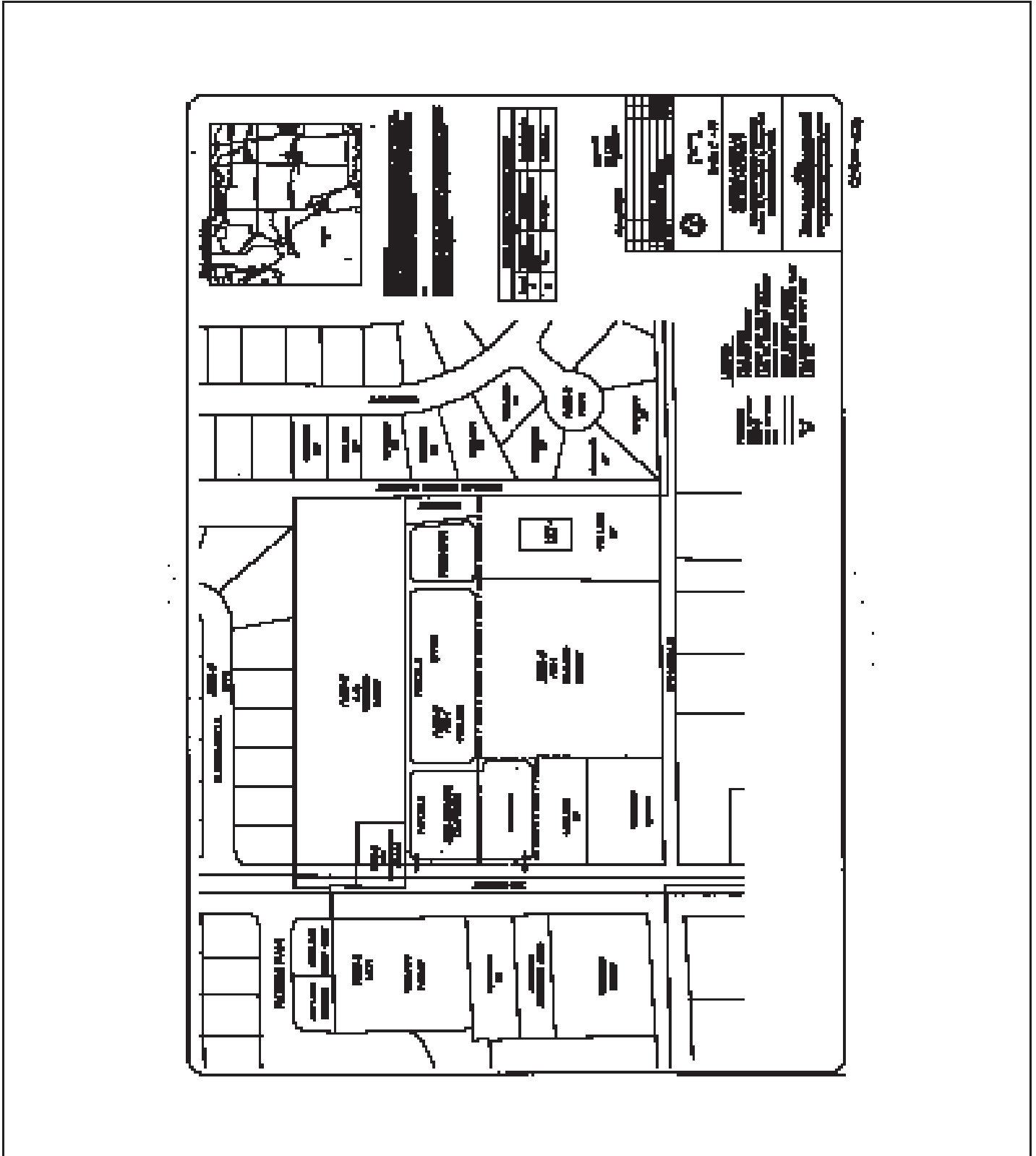
Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are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

SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDNACE 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

8.0 EXISTING SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/17/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 25-1415

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

CONDITIONS OF APPROVAL

1. The subject site shall be permitted one full vehicular access connection onto S. 78th St and one cross-access connection to connect with the adjacent parcels under Folio No 44609.0000 along the northern property boundary anywhere within the bounding box.

2. No development shall be permitted that causes cumulative development to exceed 772 gross average daily trips, 80 gross a.m. peak hour trips, or 76 gross p.m. peak hour trips.
 - a. Concurrently with each increment of development, the developer shall provide a list of existing and previously approved uses within the PD. The list shall contain data including, gross floor area, number of seats (if applicable), type of use, date the use was approved by Hillsborough County, referenced to the site subdivision Project Identification number (or if no Project Identification number exists, and copy of the permit or other official reference number), calculations detailing the individual and cumulative gross and net trip generation impacts for that increment of the development, and source for the data used to develop such estimates. Calculations showing the remaining number of trips available remaining for each analysis period (i.e. average daily, a.m. peak and p.m. peak) shall also be provided.

3. If PD 25-1415 is approved, the County Engineer will approve a Section 06.04.02.B. Administrative Variance (dated March 29th, 2026, and received on April 2nd, 2026)

from the LDC Section 06.04.03.L substandard roadway improvement requirements, which was found approvable on (April 13th, 2026). Approval of this Administrative Variance will waive the substandard roadway improvements onto S. 78th St. in association with the proposed development.

4. If PD 24-1415 is approved, the County Engineer will approve a Section 6.04.02.B. Administrative Variance (dated March 29th, 2026, and received on April 2nd, 2026) from the LDC Section 06.04.07 access spacing requirements, which was found approvable on April 13th, 2026. Approval of this Administrative Variance will permit the following reductions from the minimum 245ft access spacing standard for the project's access onto S. 78th St.:
 - a. A variance of +/- 189ft from the closest access to the north (on the east side of the road), resulting in an access spacing of +/- 56ft; and,
 - b. A variance of +/- 120ft from the closest access to the south (on the east side of the road), resulting in an access spacing of +/- 125ft
 - c. A variance of +/- 116ft from the closest access to the north (on the west side of the road), resulting in an access spacing of 129ft; and,
 - d. A variance of +/- 162ft from the closest access to the south (on the west side of the road), resulting in an access spacing of +/- 83ft.
5. All construction ingress and egress shall be limited to the S. 78th St project access. The developer shall include a note in each site/construction plan submittal which indicates same.
6. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries

Prior to certification, the applicant will be required to amend the PD site plan to:

- Remove the two arrows along the project's northern project boundary labeled as "Proposed Vehicular and Pedestrian Cross-Access".
- Add a bounding box along the project's northern project boundary which abuts the adjacent parcel to the north and include a label which states "Proposed Vehicular and Pedestrian Cross-Access – See Conditions of Approval".

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 2.3 acres from Planned Development (PD) to Planned Development (PD). The existing Planned Development (PD) is approved for a four bay car wash and 8,000sqft of business professional office (BPO) uses. The proposed Planned Development is seeking approval for 25 multi-family units with an accessory leasing office and 5,000sqft of commercial general uses (CG-R) excluding car washes, motor vehicle repair, sexually oriented businesses, drive through uses, bus terminals, gas stations, bars and taverns. The site is located +/- 220ft south of the intersection of Patrician PL and S. 78th St. The Future Land Use designation of the site is Residential – 16 (RES-16) .

Trip Generation Analysis

As required pursuant to the Development Review Procedures Manual (DRPM), the applicant submitted a trip generation and site access analysis for the proposed project; however, the analysis does not represent a worst-case analysis which represents maximum potential trip impacts of the wide range of land uses proposed. Given this, and the sensitivity of the access and proximity to adjacent driveways, staff has included a condition restricting development to the number of trips studied in the applicant's transportation analysis. This restriction will not permit construction of 100% of the potential entitlements sought by the applicant. As such, certain allowable single uses or combinations of allowable uses, could not be constructed if they exceeded the trip cap. It should be noted that if a project consists of multiple parcels, or if a developer chooses to subdivide the project further, development on those individual parcels may not be possible if the other parcels within the development use all available trips.

The trip cap data was taken from the figures presented in the applicant's analysis. Given the wide range of potential uses proposed, it should be noted that the uses which the applicant studied to develop the cap may or may not be representative of the uses which are ultimately proposed. It should be noted that at the time of plat/site/construction plan review, when calculating the trip generation impacts of existing and proposed development, authority to determine the appropriateness of certain Institute of Transportation Engineers (ITE) land use codes shall rest with the Administrator, who shall consult ITE land use code definitions, trip generation datasets, and industry best practices to determine whether use of an individual land use code is appropriate. Trip generation impacts for all existing and proposed uses shall be calculated utilizing the latest

available ITE trip generation manual data when possible. At the request of staff, applicants may be required to conduct additional studies or research where a lack of accurate or appropriate data exists to determine of generation rates for purposes of calculating whether a proposed increment of development exceeds the trip cap. Accordingly, whether or not turn lanes were identified as required during a zoning level analysis is in many cases immaterial to whether turn lanes may be required at the time of plat/site/construction plan review. Given that projects with a wide range of uses will have a variety of inbound and outbound splits during the a.m. and p.m. peak periods, it may be necessary in to re-examine whether additional Sec. 6.04.04.D. auxiliary turn lanes are warranted. The developer will be required to construct all such site access improvements found to be warranted unless otherwise approved through the Sec. 6.04.02.B Administrative Variance process.

Lastly, it should also be noted that while the trip cap will control the total number of trips within each analysis period (daily, a.m. peak, and p.m. peak), it was developed based on certain land uses assumed by the developer, and those land uses have a specific percentage split of trips within each peak period that are inbound and outbound trips, and those splits may or may not be similar to the inbound/outbound split of what uses are ultimately constructed by the developer. Staff notes that the trip cap does not provide for such granularity.

Staff have prepared a comparison of the potential number of trips generated under the existing zoning designation and the trip generation portrayed in the traffic analysis prepared by the applicant. Data presented below is based on the Institute of Transportation Engineer’s *Trip Generation Manual, 12th Edition*.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Car Wash and Detail Center (ITE 949) 4 Stalls	625	34	54
PD, Medical-Dental Office (ITE 720) 8,000sqft	250	25	27
Total	875	59	81

Proposed Uses:

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

PD, Trips Limited by Trip Cap	772	80	76
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Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-103	+21	-5

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S. 78th St., a 4-lane, divided, substandard, county maintained, urban arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, no paved shoulders on either side of the roadway within the vicinity of the proposed project, +/- 8-foot-wide multi-use pedestrian paths on both sides of the roadway, and within +/- 94ft of the right of way.

S. 78TH ST. – SUBSTANDARD ROADWAY

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B Administrative Variance Request (dated March 29th, 2026, and received on April 2nd, 2026) requesting relief from Section 06.04.03.L LDC requirement, governing the requirement to improve S. 78th St. to the current county standards outlined in TS-6 of the TTM from the projects access to the nearest roadway meeting county standards. Based on factors presented in the Administrative Variance Request, the County Engineer found the request approvable on April 13th, 2026. If this rezoning is approved, the County Engineer will approve the above referenced Administrative Variance Request. As such, no improvements to that portion of S. 78th St. would be required.

S. 78TH ST. – ADMINISTRATIVE SPACING VARIANCE

The applicant’s Engineer of Record (EOR) submitted a Section 6.04.02.B. Administrative Variance (dated March 29th, 2026, and received on April 2nd, 2026) from the Section 6.04.07 LDC requirement, governing the project’s S. 78th St. access spacing. The Hillsborough County LDC requires a minimum connection spacing of 245 feet for a Class 5 roadway with a posted speed of 45 miles per hour or less. Road Name has a posted speed of 45 mph in the vicinity of the proposed project. The applicant is seeking the following variances:

- a. A variance of +/- 189ft from the closest access to the north (on the east side of the road), resulting in an access spacing of +/- 56ft; and,
- b. A variance of +/- 120ft from the closest access to the south (on the east side of the road), resulting in an access spacing of +/- 125ft

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

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

From: [Williams, Michael](#)
To: lb15@live.com
Cc: [libbytraffic](#); [Todd Pressman](#); [Rose, Sarah](#); [Tirado, Sheida](#); [De Leon, Eleonor](#); [PW-CEIntake](#)
Subject: FW: MM 25-1415 - Administrative Variance Review
Date: Monday, April 13, 2026 7:13:40 PM
Attachments: [25-1415 AVAdd 04-02-26 1.pdf](#)
[25-1415 AVAdd 04-02-26 2.pdf](#)
[image001.png](#)
Importance: High

Laurie/Libby,

I have found the two attached Section 6.04.02.B. Administrative Variances (AV) for PD 25-1415 APPROVABLE.

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

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

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

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

Mike

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

P: (813) 307-1851

M: (813) 614-2190

E: Williamsm@HillsboroughCounty.org

W: HCFLGov.net

Hillsborough County

601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

.

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

From: Tirado, Sheida <TiradoS@hcfl.gov>
Sent: Monday, April 13, 2026 12:44 PM
To: Williams, Michael <WilliamsM@hcfl.gov>
Cc: Rose, Sarah <RoseSJ@hcfl.gov>
Subject: MM 25-1415 - Administrative Variance Review
Importance: High

Hello Mike,

The attached AVs are **Approvable** to me, please include the following people in your response:

lb15@live.com

libbytraffic@yahoo.com

todd@pressmaninc.com

todd@pressmaninc.com

rosesj@hcfl.gov

Best Regards,

Sheida L. Tirado, PE

Transportation Review & Site Intake Manager

Development Services

E: TiradoS@HCFL.gov

P: (813) 276-8364 | M: (813) 564-4676

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Administrative Variance (AV) - driveway spacing <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.	
Project Name/ Phase	MAHADEV PLAZA (78th Street)
Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.	
Folio Number(s)	044608-0000 & 044610-0050 <input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers
Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").	
Name of Person Submitting Request	Elizabeth Rodriguez
Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.	
Current Property Zoning Designation	PD
Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html . For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.	
Pending Zoning Application Number	MM 25-1415
Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.	
Related Project Identification Number (Site/Subdivision Application Number)	NA
Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".	

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

March 29, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Driveway Spacing (78th Street) - FOLIO # 044608-0000 & 044610-0050 MM25-1415

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.07 of the Hillsborough County Land Development Code (LDC), which states:

Regarding 78th Street, because it has a 2-way left turn lane, Class 6 is the most appropriate access class.
- **“Sec. 6.04.07. - Table: Minimum Spacing –**

CLASS 6

Existing roadways primarily in areas with extensive development or where the land is extensively subdivided. These corridors will be distinguished by existing or expected non restrictive medians, such as an undivided two or four lane highway or multi-lane highways with two-way left turn lanes.

>45 mph	330
ft ≤45 mph	245 ft

The subject property is in for rezoning, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to meet LDC driveway spacing.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 044608-0000 & 044610-0050*
2. Associated Application Numbers: MM25-1415
3. Type of Request: *Administrative variance per Section 6.04.02B.*

4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Relief from LDC Section 6.04.07 is sought.*
5. Description of what the LDC/zoning conditions requires: *As this is a Class 6 roadway, Section 6.04.07 requires the proposed driveway to be 245 feet from other driveways because the posted speed is 45 mph. As the attached exhibit shows, there are six (6) driveways within 245 feet of the proposed driveway, which require this administrative variance. (See **Driveway Spacing Exhibit.**) Beginning on the subject (east) side of 78th Street, the first driveway is to the north of the site. It is 56 ft from the proposed new driveway. Traveling southward, the existing carwash driveway is to be removed as is shown on the exhibit, but there is another driveway 125 feet to the south of the proposed new access point. On the opposite/west side of 78th Street, starting at the north, the northern El Bethel Church driveway is 129 feet from the proposed new driveway. The southern El Bethel church driveway is zero (0) feet from the proposed new driveway. Continuing southward on the west side of 78th Street from the proposed new driveway, there is a driveway 83 feet to the south and another 229 feet to the south.*
6. Description of existing roadway conditions (e.g., Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *South 78th Street is a four-lane roadway with a 45 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 12-foot lanes. (b) Approximately 98 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are sidewalks on the east side and west side of South 78th Street. (d) 78th Street does not have bike lanes. (e) This is an urban section with curb and gutter. (f) The pavement is in good condition.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is an unreasonable burden on the applicant. *Due to the size and configuration of the parcel, the driveway cannot meet spacing on South 78th Street relative to all the identified driveways. The parcel does not have frontage on any other road. It is unreasonable to require the applicant to meet driveway spacing, as it is physically impossible for them to do so.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *In creating this new driveway, the applicant is removing the existing carwash drive, so there is no net increase in number of driveways. Additionally, as the attached Crash Polygon shows, there have been zero (0) crashes in this area in the past five (5) years, and the variance would not be detrimental to the public, health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *It is not reasonable to deny the site access to 78th Street when the development is mixed use, allowing for internal travel on-site between retail and residential land use, as well as vehicular and pedestrian cross access to the north. It also provides needed housing stock for this part of Hillsborough County.*

- 8. Documentation/other attachments: *Attached are site plan, location map, lane width and right-of-way width exhibits, spacing exhibit and crash polygon.*

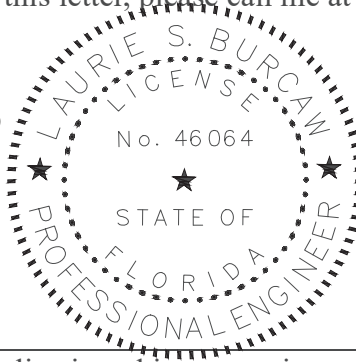
If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

Sincerely,



**Laurie S
Burcaw**

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated, dnQualifier=
A01410D0000019682FB946E000
2A7C5, CN=Laurie S Burcaw
Reason: I am the author of this document
Location:
Date: 2026.04.02 09:10:10-04'00'
Foxit PDF Editor Version:
2025.2.0



This item has been digitally signed and sealed by Laurie Burcaw,

PE, on 04/02/2026.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Laurie Burcaw, P.E.

Based upon the information provided by the application, this request is:

_____ Disapproved

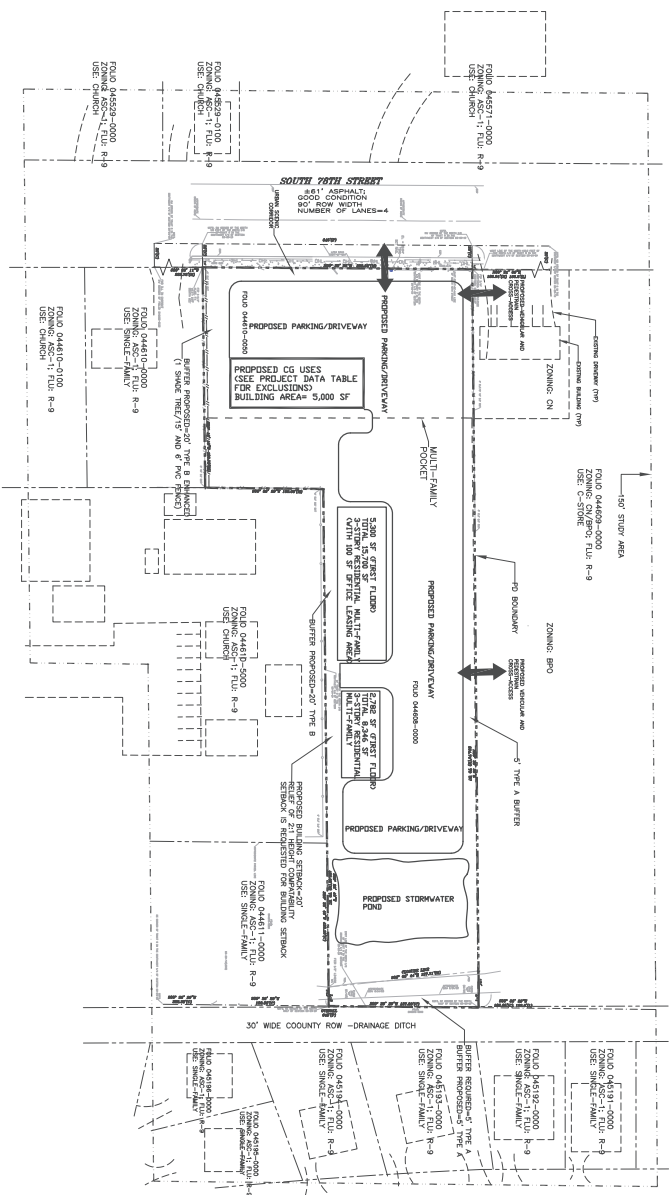
_____ Approved with Conditions

_____ Approved

If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

Michael J. Williams, P.E.
Hillsborough County Engineer



LEGEND (BY APPLICANT)

---	PROPERTY BOUNDARY
---	EXISTING BUILDING FOOTPRINT
---	EXISTING DRIVEWAY
---	EXISTING CURB
---	EXISTING SIDEWALK
---	EXISTING DRIVEWAY

TRANSPORTATION DATA TABLE

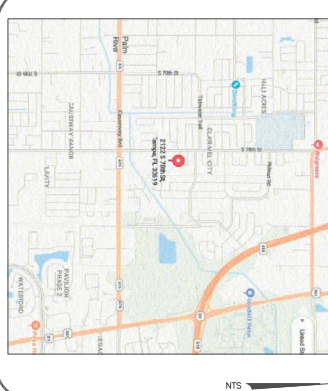
ROAD NAME	5 YEAR STREET COLLECTION
MAHADEV PLAZA	60 FT
NUMBER OF LANES	4
NUMBER OF SIDEWALKS	2
STREET WIDTH	60 FT
STREET CONDITION	GOOD
ADJACENT ROAD	61 FT

LEGAL DESCRIPTION

PROJECT: THE SOUTH 1/2 OF TRACT 5 IN THE QUINCY 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA. ACCORDING TO THE MAP FOR PLAT NUMBER AS RECORDED IN PLAT BOOK 10000, PAGE 10000, THE SAID TRACT 5 IS 1.00 ACRES, MORE OR LESS, 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA. LESS 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA. THE SAID TRACT 5 IS 1.00 ACRES, MORE OR LESS, 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA. THE SAID TRACT 5 IS 1.00 ACRES, MORE OR LESS, 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA. THE SAID TRACT 5 IS 1.00 ACRES, MORE OR LESS, 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA.

PROJECT DATA TABLE

APPLICANT	MAHADEV PLAZA LLC
DESIGNER	ASPIRE ENGINEERING, INC.
DATE	04/26/2025
PROJECT NO.	2504970
PROJECT NAME	MAHADEV PLAZA
PROJECT ADDRESS	SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA
PROJECT PHONE	(813) 571-1762
PROJECT FAX	(813) 571-1762
PROJECT EMAIL	info@aspireeng.com
PROJECT WEBSITE	www.aspireeng.com
PROJECT SOCIAL MEDIA	www.aspireeng.com
PROJECT VIDEO	www.aspireeng.com
PROJECT AUDIO	www.aspireeng.com
PROJECT IMAGES	www.aspireeng.com
PROJECT DOCUMENTS	www.aspireeng.com
PROJECT PRESENTATIONS	www.aspireeng.com
PROJECT REPORTS	www.aspireeng.com
PROJECT STUDY AREA	SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA
PROJECT BOUNDARY	SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA
PROJECT ZONING	PD-DISTRICT COMMERCIAL-DISTRICT
PROJECT USES	RETAIL, MULTIFAMILY, OFFICE AND CO USES WITH THE EXCLUSION OF THE USES LISTED IN THE ZONING ORDINANCE
PROJECT AREA	1.00 ACRES, MORE OR LESS, 5/8 OF THE 1/4 SECTION 25, TOWNSHIP 29 S., RANGE 19 R., HILLSBOROUGH COUNTY, FLORIDA
PROJECT PERMITS	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT REGULATIONS	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT STANDARDS	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT CODES	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT REGULATIONS	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT STANDARDS	REQUIRE PERMITS FOR CONSTRUCTION
PROJECT CODES	REQUIRE PERMITS FOR CONSTRUCTION



- GENERAL NOTES:**
1. THE EXISTING UTILITIES SHOWN ARE SHOWN ON THE PLAN.
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- VARIATION NOTES:**
1. VARIATION IS REQUESTED FOR A 5' TYPE A BUFFER WHERE A 10' TYPE B BUFFER IS REQUIRED ALONG THE NORTH PROPERTY LINE.

GENERAL DEVELOPMENT PLAN

MAHADEV PLAZA

SECTION 25, TOWNSHIP 29 S., RANGE 19 R.
HILLSBOROUGH COUNTY, FLORIDA

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS

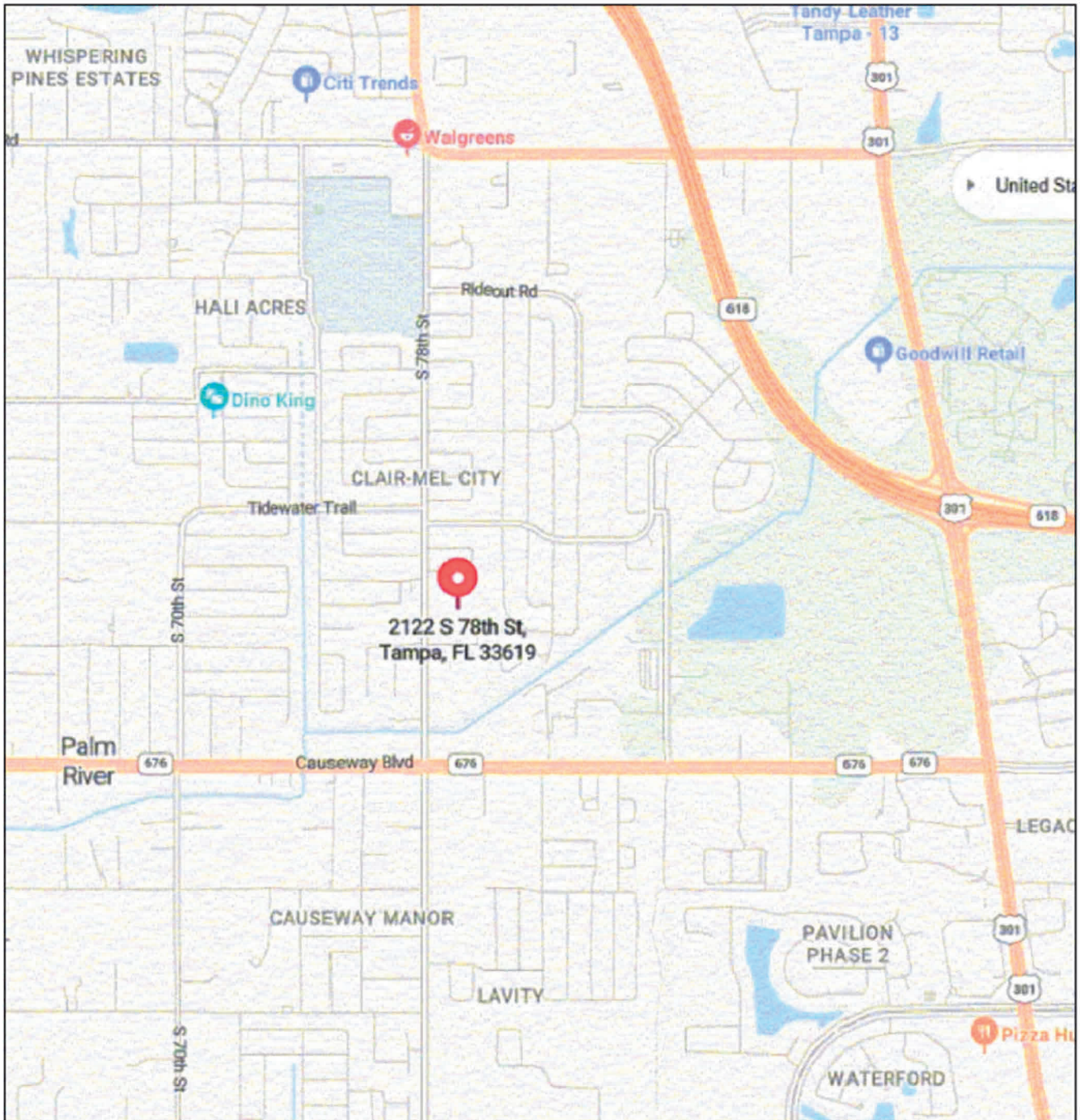
1500 W. BRANSON ST., SUITE 33511
TALLahasSEE, FLORIDA 32310
TEL: (813) 571-2850, FAX: (813) 571-1762, E-mail: aspireeng@yahoo.com

NO.	REVISIONS	DATE:
1.	SUBMIT TO HILLSBOROUGH COUNTY	04/23/25
2.	REV AND RESUBMIT TO HC	05/22/25
3.	REV AND RESUBMIT TO HC	5/22/26

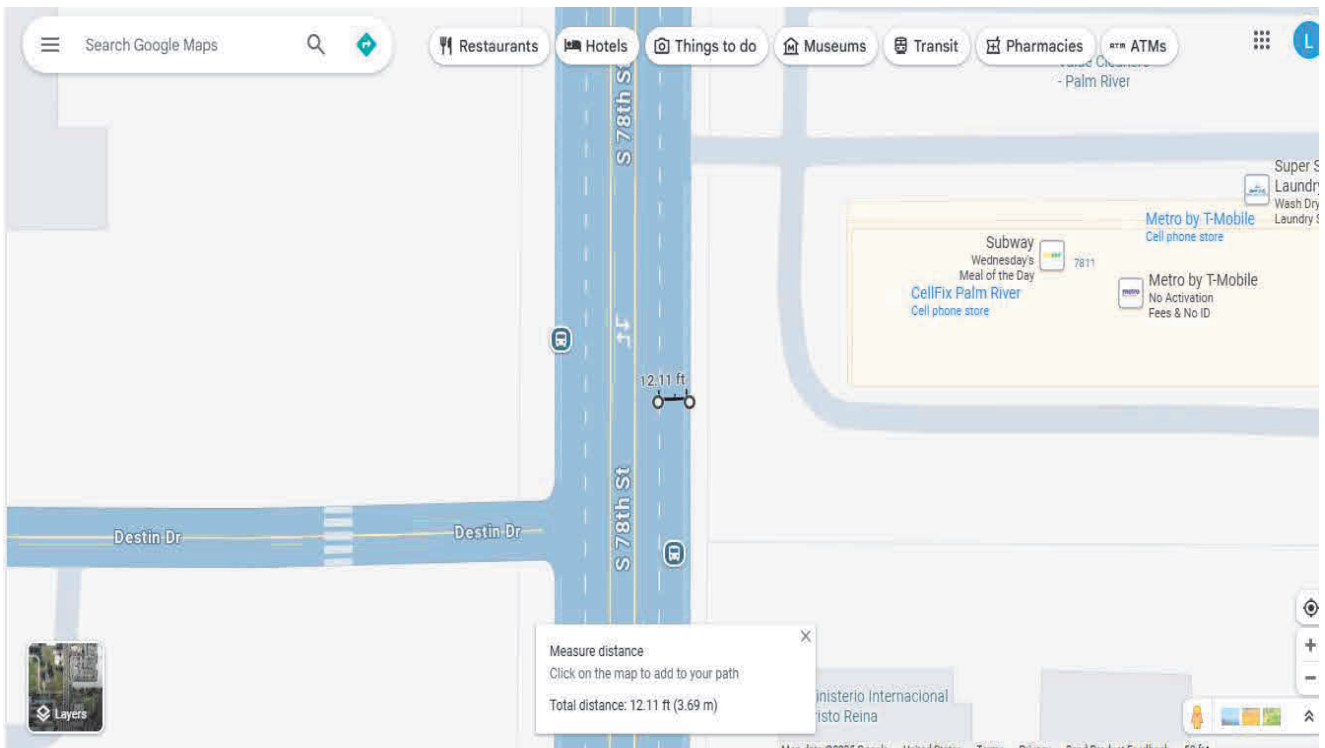
DATE:	04/26/2025
DESIGNED BY:	KA
CHECKED BY:	KA
FILE NAME:	2504970
PROJECT #:	25-04
SHEET:	

RAM S.V. ALUR P.E. #60563

DATE:



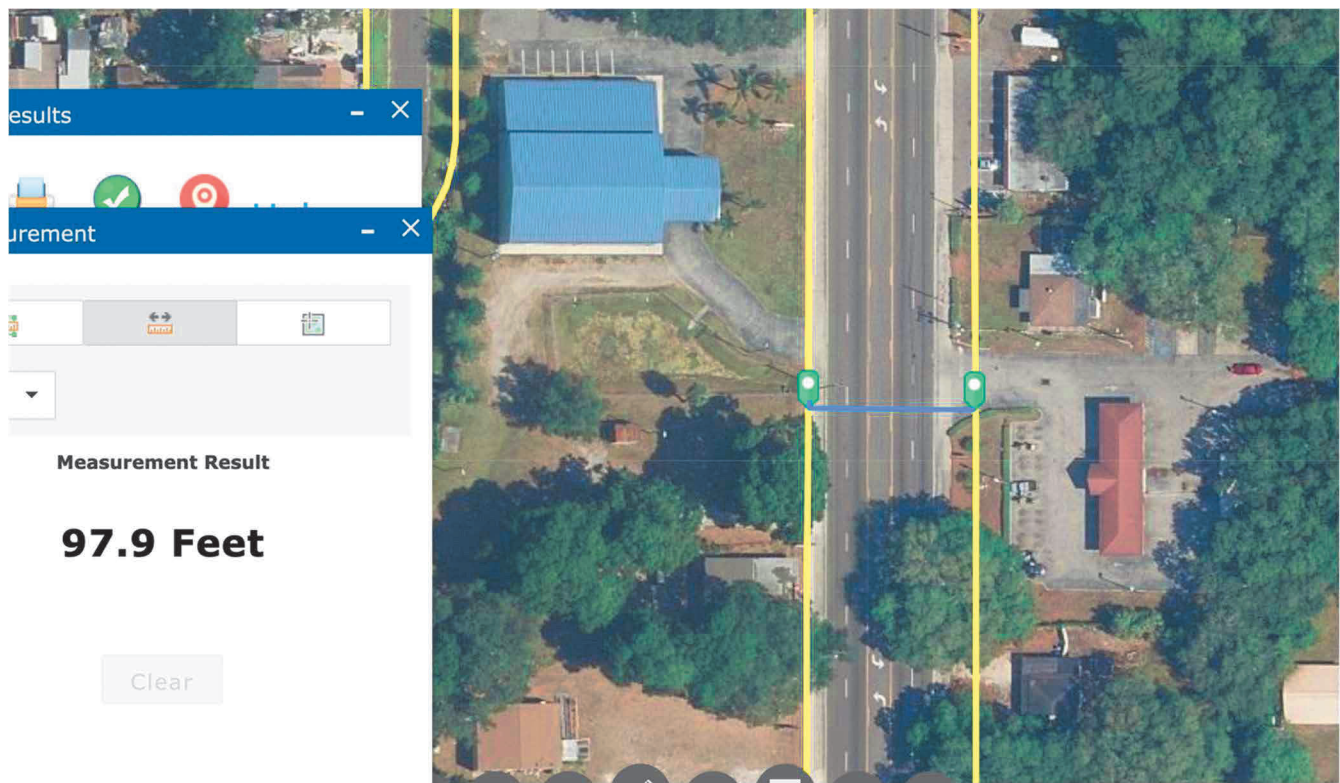
LOCATION MAP



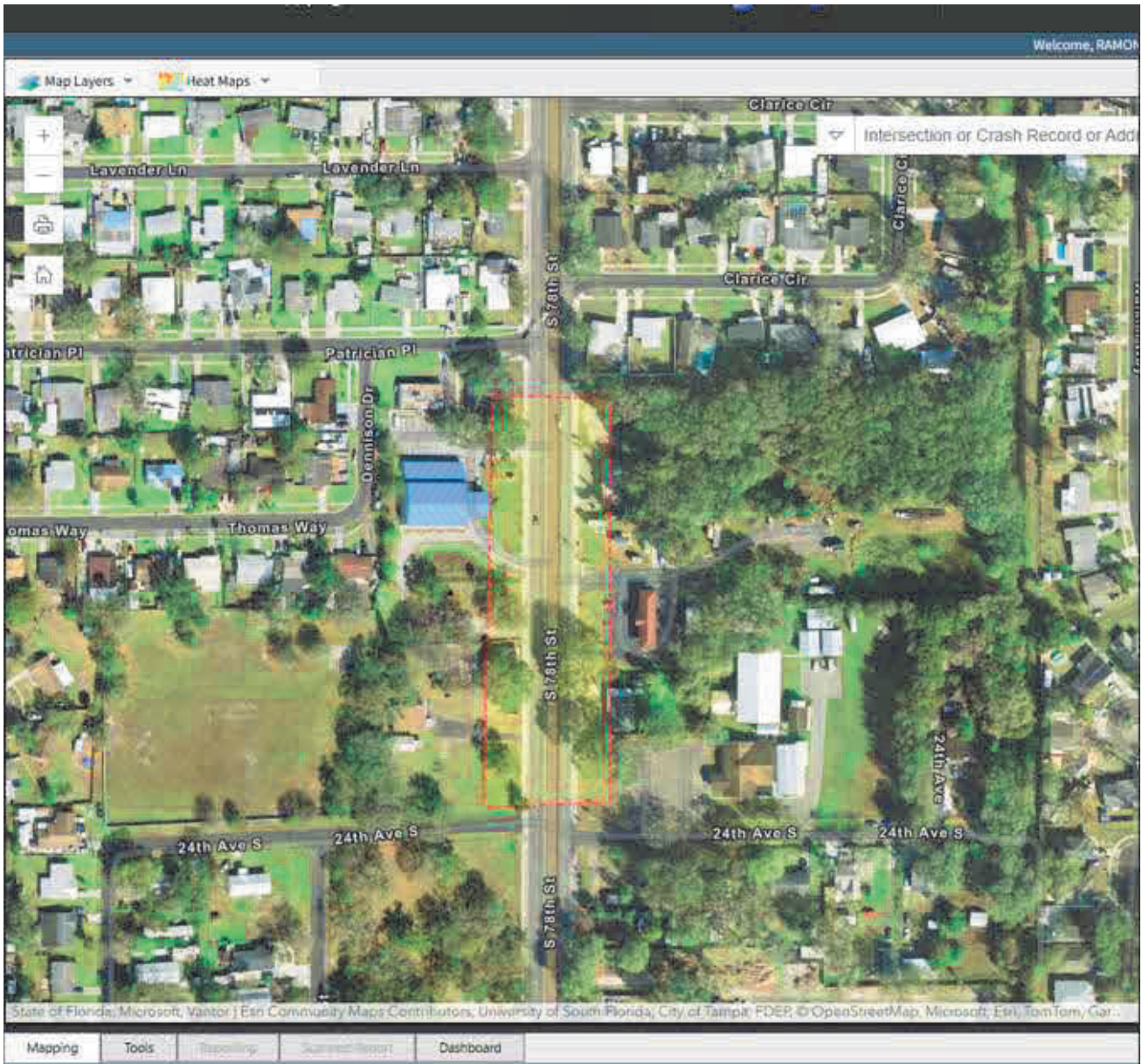
Lane Width - 12 feet



Driveway Spacing Exhibit



Right of Way Inventory – 98 feet



Crash Polygon – Zero (0) Crashes in the Past Five (5) Years



Supplemental Information for Transportation Related Administrative Reviews

Instructions:

- This form must be provided separately for each request submitted (including different requests of the same type).
- This form must accompany all requests for applications types shown below. Staff will not log in or assign cases that are not accompanied by this form, or where the form is partially incomplete.
- A response is required in every field. Blank fields or non-responsive answers will result in your application being returned.
- All responses must be typed.
- Please contact Eleonor de Leon at deleone@HCFL.gov or via telephone at (813) 307-1707 if you have questions about how to complete this form.

Request Type (check one)	<input checked="" type="checkbox"/> Section 6.04.02.B. Administrative Variance <input type="checkbox"/> Technical Manual Design Exception Request <input type="checkbox"/> Alternative Parking Plan Request (Reference LDC Sec. 6.05.02.G3.) <input type="checkbox"/> Request for Determination of Required Parking for Unlisted Uses (Reference LDC Sec. 6.05.02.G.1. and G.2.)
Submittal Type (check one)	<input type="checkbox"/> New Request <input checked="" type="checkbox"/> Revised Request <input type="checkbox"/> Additional Information
Submittal Number and Description/Running History (check one and complete text box using instructions provided below)	<input checked="" type="checkbox"/> 1. Administrative Variance (AV) - Substandard Rd. <input type="checkbox"/> 4. <input type="checkbox"/> 2. <input type="checkbox"/> 5. <input type="checkbox"/> 3. <input type="checkbox"/> 6.
<p>Important: To help staff differentiate multiple requests (whether of the same or different type), please use the above fields to assign a unique submittal number/name to each separate request. Previous submittals relating to the same project/phase shall be listed using the name and number previously identified. It is critical that the applicant reference this unique name in the request letter and subsequent filings/correspondence. If the applicant is revising or submitting additional information related to a previously submitted request, then the applicant would check the number of the previous submittal.</p>	
Project Name/ Phase	MAHADEV PLAZA (78th Street)
<p>Important: The name selected must be used on all future communications and submittals of additional/revised information relating to this variance. If request is specific to a discrete phase, please also list that phase.</p>	
Folio Number(s)	044608-0000 & 044610-0050
<input type="checkbox"/> Check This Box If There Are More Than Five Folio Numbers	
<p>Important: List all folios related to the project, up to a maximum of five. If there are additional folios, check the box to indicate such. Folio numbers must be provided in the format provided by the Hillsborough County Property Appraiser's website (i.e. 6 numbers, followed by a hyphen, followed by 4 additional numbers, e.g. "012345-6789"). Multiple records should be separated by a semicolon and a space e.g. "012345-6789; 054321-9876").</p>	
Name of Person Submitting Request	Elizabeth Rodriguez
<p>Important: All Administrative Variances (AV) and Design Exceptions (DE) must be Signed and Sealed by a Professional Engineer (PE) licensed in the State of Florida.</p>	
Current Property Zoning Designation	PD
<p>Important: For Example, type "Residential Multi-Family Conventional – 9" or "RMC-9". This is not the same as the property's Future Land Use (FLU) Designation. Typing "N/A" or "Unknown" will result in your application being returned. This information may be obtained via the Official Hillsborough County Zoning Atlas, which is available at https://maps.hillsboroughcounty.org/maphillsborough/maphillsborough.html. For additional assistance, please contact the Zoning Counselors at the Center for Development Services at (813) 272-5600 Option 3.</p>	
Pending Zoning Application Number	MM 25-1415
<p>Important: If a rezoning application is pending, enter the application number proceeded by the case type prefix, otherwise type "N/A" or "Not Applicable". Use PD for PD rezoning applications, MM for major modifications, PRS for minor modifications/personal appearances.</p>	
Related Project Identification Number (Site/Subdivision Application Number)	NA
<p>Important: This 4-digit code is assigned by the Center for Development Services Intake Team for all Certified Parcel, Site Construction, Subdivision Construction, and Preliminary/Final Plat applications. If no project number exists, please type "N/A" or "Not Applicable".</p>	

*Elizabeth Rodriguez & Associates, Inc.
18156 Sandy Pointe Drive
Tampa, Florida 33647*

March 29, 2026

Mr. Michael J. Williams, P.E.
Development Review Director, County Engineer
Hillsborough County
601 East Kennedy Blvd., 20th Floor
Tampa, FL 33602

Dear Mr. Williams:

RE: Administrative Variance for Substandard Roadway (78th Street) – - FOLIO # 044608.0000 & 044610.0050 / MM25-1415

Please accept this letter as a formal request for your approval of an administrative variance to Section 6.04.03.L(1) of the Hillsborough County Land Development Code (LDC), which states:

“Improvements and upgrading of existing roadways are to conform with standards for new roadways of the same access class. Exception to these standards shall be allowed only where physically impossible for the permittee to comply or otherwise upgrade existing site conditions. All such exceptions shall be approved by the Director of Public Works.” The “standards for new roadways” to which this section of the LDC refers are included in the Hillsborough County Transportation Design Manual, which mandates Typical Section C3-4D for this roadway.

The subject property is in for review as MM25-1415 to allow for the development of a mixed use project, as is shown on the attached **Site Plan** and **Location Map**. This variance is to request that the developer not be required to bring 78th Street up to the above-described standards.

The LDC allows for relief of certain standards of Section 6.04 Access Management, subject to providing the following information and justifications.

1. Site Information: *FOLIO # 044608.0000 & 044610.0050*
2. Associated Application Numbers: *MM25-1415*
3. Type of Request: *Administrative variance per Section 6.04.02.B.*
4. Section of the LDC from which the variance is being sought, as well as any associated zoning conditions which require said improvements: *Section 6.04.03.L(1) requires 78th Street to be improved to conform with C3-4D.*

5. Description of what the LDC/zoning conditions require: *Section 6.04.03.L(1) requires 78th Street to be improved to conform with C3-4D.*
6. Description of existing roadway conditions (e.g. Pavement width, lane width, condition, number of lanes, bicycles/sidewalk facilities): *South 78th Street is a four-lane roadway with a 45 mph posted speed, and includes: (a) Pavement width/lane width measurements are attached. They depict 12-foot lanes. (b) Approximately 98 feet of right-of-way exists in the vicinity of the proposed driveway. (c) There are sidewalks on the east side and west side of South 78th Street. (d) 78th Street does not have bike lanes. (e) This is an urban section with curb and gutter. (f) The pavement is in good condition.*
7. Justification for request and any information you would like considered such as cost/benefit analysis, land use plans, policies, and local traffic circulation/operation of the site and adjacent areas. Justification must address Section 6.04.02B.3 criteria a, b, and c. In the consideration of the variance request, the issuing authority shall determine to the best of its ability whether the following circumstances are met:
 - a. There is unreasonable burden on the applicant. *78th Street cannot be constructed fully to standard because of the available right-of-way width. The existing right-of-way width is 98 feet. The C3-4D typical section calls for 132 feet of right-of-way, which allows for an 8 foot planted area between the back of curb and the sidewalk (as opposed to the 2 feet of asphalt present on 78th Street). The C3-4D typical section also calls for multi-use paths, rather than the 5 foot sidewalks present on 78th Street. Notwithstanding these deficiencies, the roadway has been constructed as closely as possible to the typical section given the available right-of-way. Importantly, 12 foot travel lanes have been constructed, and only 11 foot travel lanes are required per the typical section. For these reasons, it would be unreasonable to deny the developer the ability to develop the property based upon the conditions of this roadway.*
 - b. The variance would not be detrimental to the public health, safety, and welfare. *The crash polygon for this roadway segment is attached, and there have been zero (0) crashes in the past five (5) years; this variance would not be detrimental to the public health, safety, and welfare.*
 - c. Without the variance, reasonable access cannot be provided. *This site is a defunct carwash that is being redeveloped as a mixed use development. This mixed use development furthers the goals of both the comprehensive plan and the Land Development Code by enhancing walkability between the onsite residential and retail uses, and by providing needed new housing stock in Hillsborough County. This development is more dense than the current development (the carwash), and urban density is conducive to the success of mass transit.*
8. Documentation/other attachments: *Attached are site plan, location map. Right-of-way width/lane measurements, typical section, and crash polygon.*

If you have any questions/comments regarding this letter, please call me at (813) 545-3316.

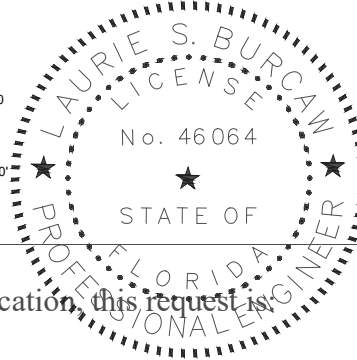
Sincerely,



Laurie Burcaw, P.E.

**Laurie
S
Burcaw**

Digitally signed by Laurie S Burcaw
DN: C=US, O=Unaffiliated,
dnQualifier=
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02A7C5, CN=Laurie S Burcaw
Reason: I am the author of this
document
Location:
Date: 2026.04.02 09:09:20-04'00'
Foxit PDF Editor Version:
2025.2.0



This item has been digitally signed
and sealed by Laurie Burcaw,

PE, on 04/02/2026.

Printed copies of this document
are not considered signed and
sealed and the signature must
be verified on any electronic
copies.

Based upon the information provided by the application, this request is

_____ Disapproved

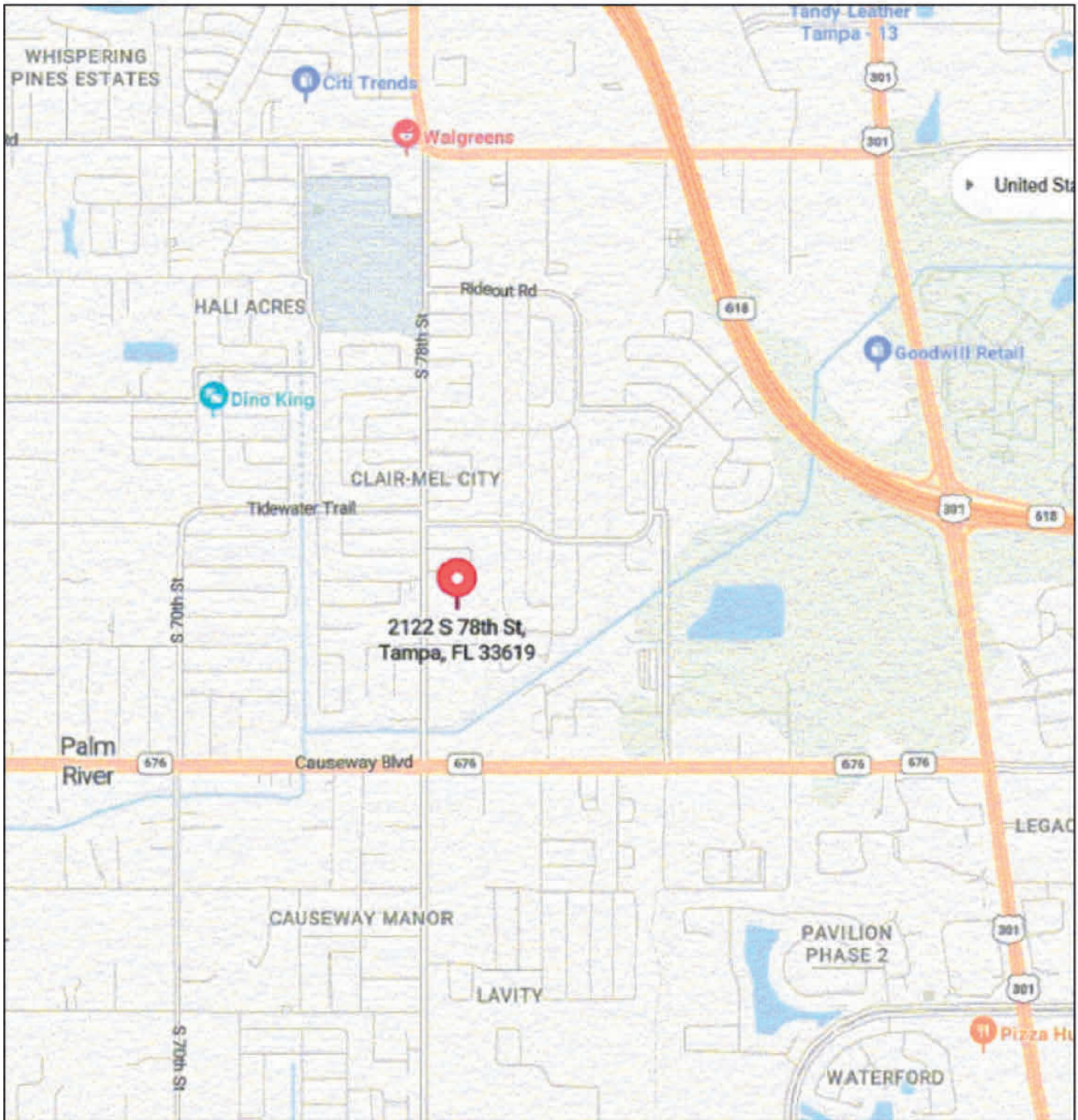
_____ Approved with Conditions

_____ Approved

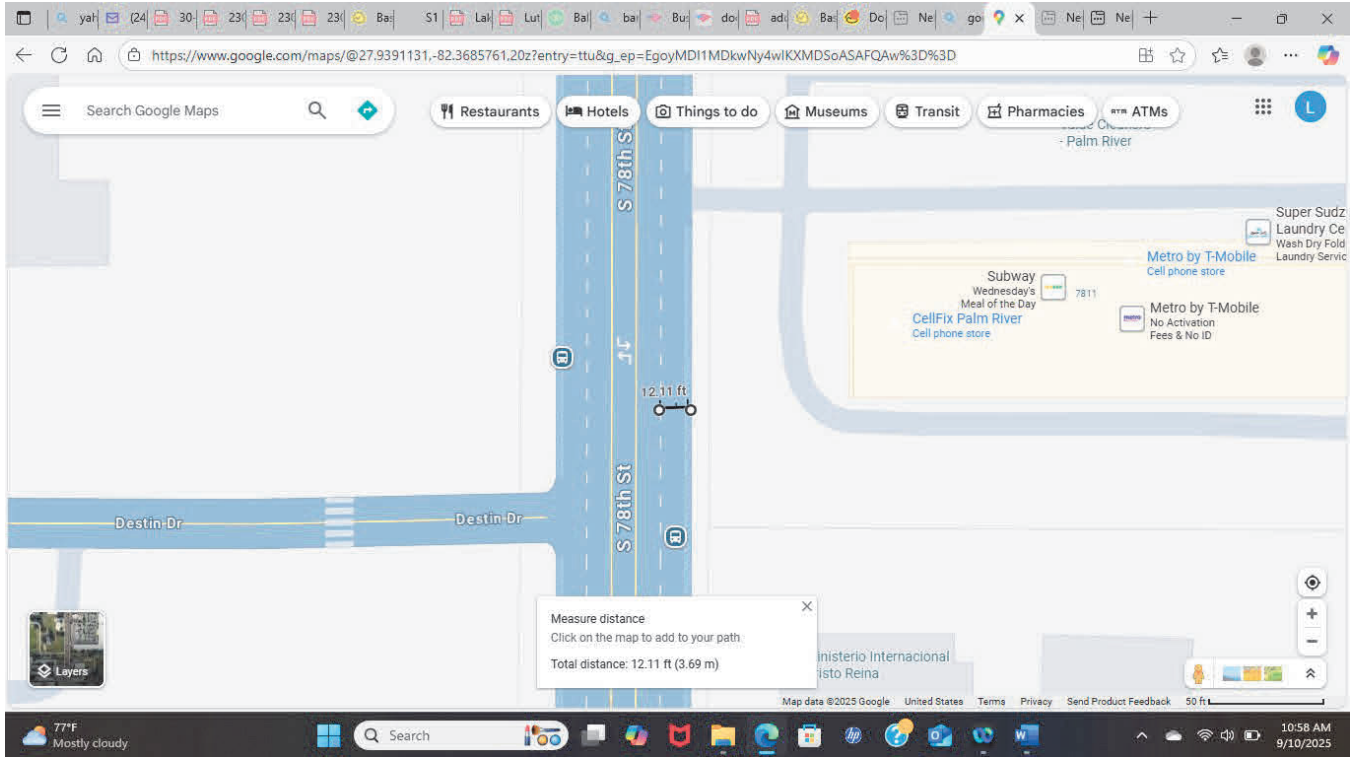
If there are any further questions or you need clarification, please contact Sheida L. Tirado, P.E. at (813) 276-8364.

Sincerely,

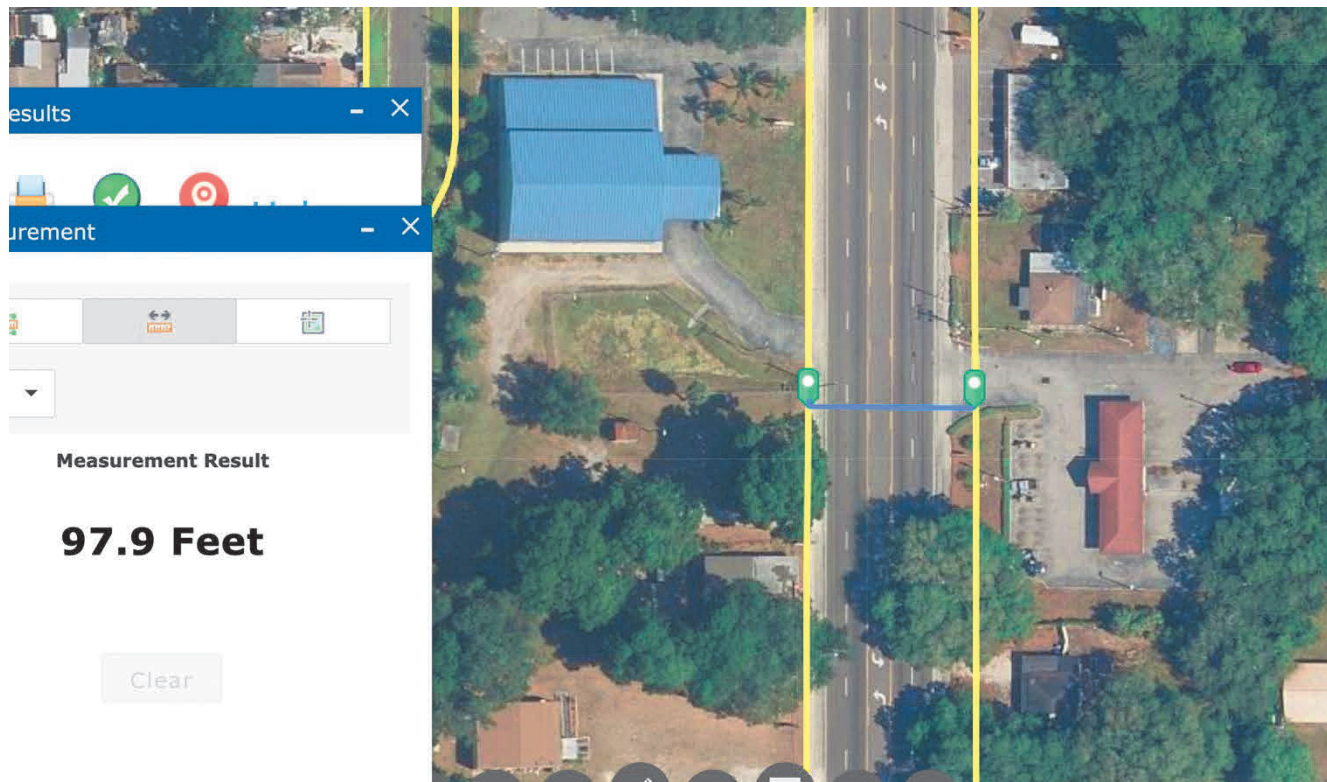
Michael J. Williams, P.E.
Hillsborough County Engineer



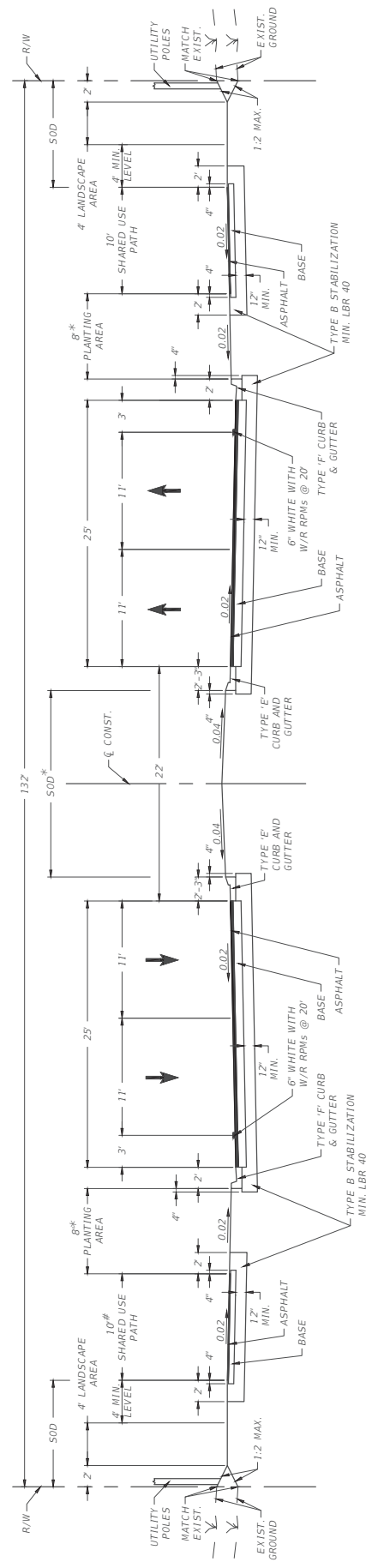
LOCATION MAP




12 foot wide travel lanes

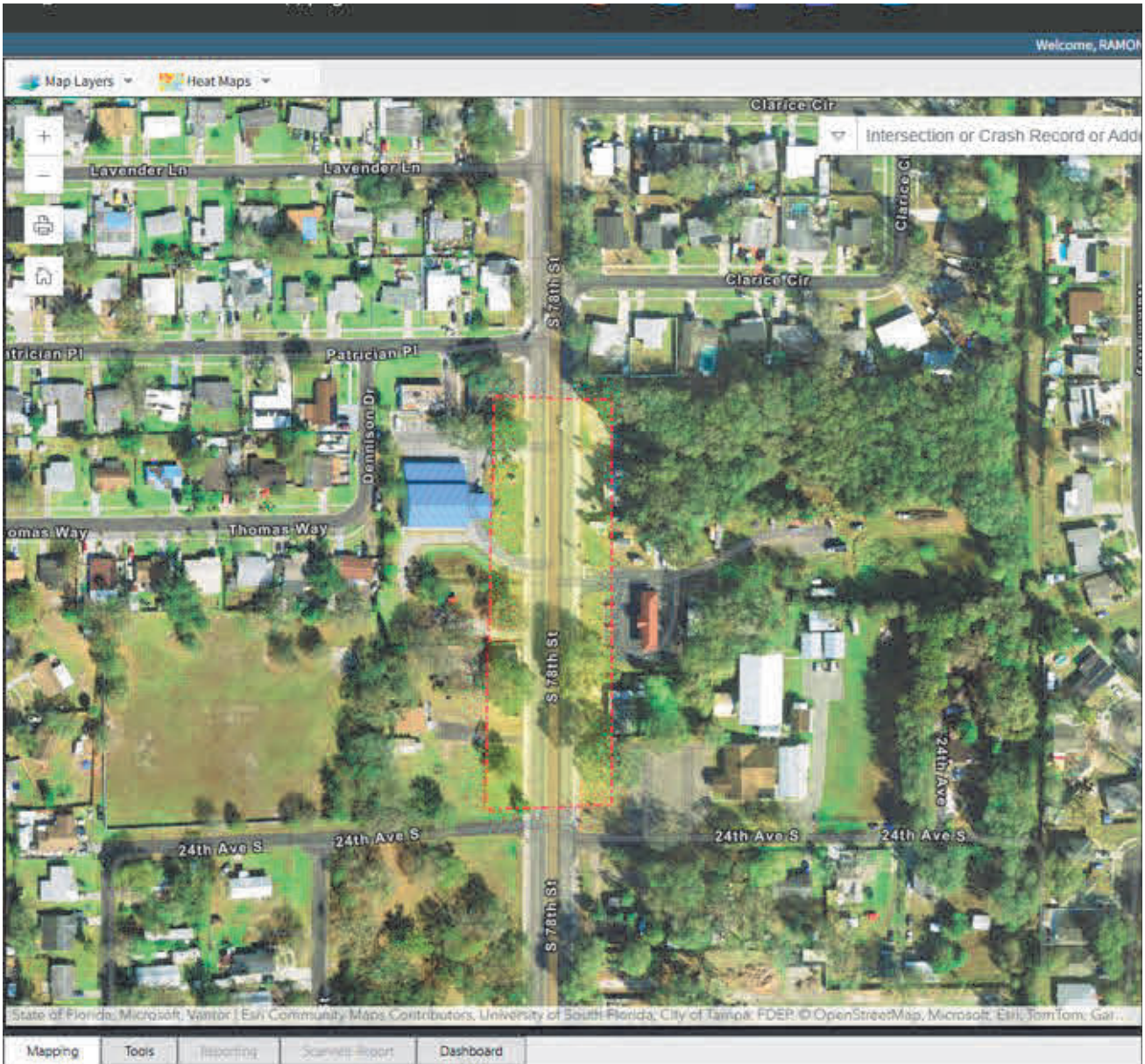


98 foot right-of-way

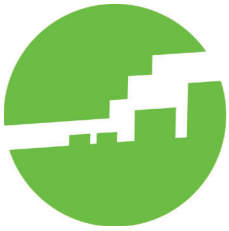


NOTES:
 DESIGN SPEED = POSTED SPEED
 FOR DESIGN SPEED ≤45 MPH.
 THIS TYPICAL SECTION APPLIES TO C3R AND C3C
 CONTEXT CLASSIFICATIONS ONLY.
 # FOR C3C INDUSTRIAL USES, A SECOND SHARED USE
 PATH IS OPTIONAL, BUT A SIDEWALK MUST BE
 PROVIDED.
 * POTENTIAL AREA TO CONSIDER GREEN INFRASTRUCTURE
 TECHNIQUES. SEE HCTDM FOR GREEN INFRASTRUCTURE
 SECTION.

REVISION DATE	10/2023	TRANSPORTATION DESIGN MANUAL		SUBURBAN 4 LANE DIVIDED TYPICAL SECTION	DRAWING NO. C3-4D	SHEET NO. 6 OF 15
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Crash Polygon – Zero (0) Crashes in the Past Five (5) Years



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: April 27, 2026 Report Prepared: April 16, 2026	Case Number: MM 25-1415 Folio(s): 44608.000 & 44610.0050 General Location: North of 24 th Avenue and east of 78 th Street South
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-16 (16 du/ga; 0.50 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Major Modification to a Planned Development (00-0533) to change allowed uses from car wash and office to residential multi-family, office, and CG uses
Parcel Size	+/- 2.3 acres
Street Functional Classification	24 th Avenue – Local Road 78 th Street South – County Arterial
Commercial Locational Criteria	Meets
Evacuation Area	C

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-16	PD	Vacant + Light Commercial
North	Residential-9	RSC-9, CN + BPO	Single Family, Public/Quasi-Public/Institutions + Light Commercial
South	Residential-9 + Office Commercial-20	ASC-1, RSC-9 + RMC-9	Vacant, Single Family, Public/Quasi-Public/Institutions + Light Commercial
East	Residential-9 + Residential-20	RSC-9 + PD	Single Family
West	Residential-9	ASC-1 + RSC-9	Single Family, Public/Quasi-Public/Institutions + Light Commercial

Staff Analysis of Goals, Objectives, and Policies:

The 2.3 ± acre subject site is located north of 24th Avenue and east of 78th Street South. The site is in the Urban Service Area (USA) and is located within the limits of the Palm River-Progress Village Community Plan. The applicant is requesting a Major Modification to Planned Development (00-0533) to change allowed uses from car wash and office to residential multi-family, office, and CG uses. The applicant has agreed to restrict the following uses from the site: car wash, major and minor vehicle repair, adult uses, uses with drive thru service/lanes, bus terminal, gas stations, & bars & taverns. The applicant has also agreed to increase the screening beyond the Land Development Code requirements abutting the property line of the residential home on the south.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-16 (RES-16) Future Land Use category allows for the consideration of

agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. This category also allows for a maximum of 16 dwelling units per acre or a 0.50 Floor Area Ratio (FAR). The applicant has divided the 2.3-acre site into “pockets” to ensure that maximum intensity and density on the site is not exceeded. With the designated 0.73 acres for the commercial pocket, the site may be considered for a maximum of 15,899 square feet (0.73 acres x 43,560 square feet = 31,798 square feet X 0.50 FAR = 15,899 square feet). The applicant is proposing a total of 5,000 square feet in the commercial pocket. The residential pocket contains 1.57 acres and may be considered for a maximum of 25 dwelling units (1.57 acres x 16 units/acre = 25.12 or 25 dwelling units). The applicant is proposing a total of 25 units within two buildings on the site. The proposed rezoning is consistent with the uses and maximum density and intensity allowed under the Residential-16 Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

The proposed commercial use meets Commercial Locational Criteria as established by FLUS Objective 4.7 and its associated policies, which permit neighborhood-serving commercial uses in certain locations of land use categories that are primarily residential or agricultural in nature. The subject site meets Commercial Locational Criteria as the site has more than 50% frontage along 78th Street, which has a roadway classification of Urban General.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county’s growth is to be directed. The subject site is largely surrounded by the Residential-9 Future Land Use category and residential zoning districts with some commercial zoning directly north of the site. The area is currently developed with single family uses with commercial and public/quasi-public uses oriented to 78th Street. Surrounding Future Land Use categories include Residential-9 surrounding the subject site to the north, east, west, and south with some Residential-20 located to the east of the subject site and Office Commercial-20 further south near Causeway Boulevard. The commercial uses include general retail and office uses with the public/quasi-public uses mainly consisting of churches. There are heavier commercial and industrial uses located approximately 1,500 feet south of the subject site along the 78th Street and Causeway Boulevard intersection.

FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “Compatibility does not mean ‘the same as.’ Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 and Policy 4.4.1 require new development to be compatible with the surrounding neighborhood. The applicant has requested relief from the required 2:1 height setbacks along the south and eastern portion of the site. Based on the abutting existing buildings, their uses, and the additional buffering of the stormwater pond along the eastern property line Planning Commission Staff does not believe this relief request creates any compatibility issues between the proposed multifamily and commercial uses and the existing residential and church uses. Given the current development pattern that consists mainly of residential with lighter commercial and office uses, the applicant's restriction of CG uses, and the orientation of the commercial uses to front along 78th Street with appropriate buffering and screening from the existing southern residential uses, the proposed rezoning is compatible with the surrounding area and neighborhood character. Therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report,

Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Palm River-Progress Village Community Plan. Goal 2, Strategy 16 of the Community Plan states that new residential, mixed-use development or redevelopment should support desirable growth and design approaches. More specifically, by encouraging diverse housing types to accommodate various incomes to provide housing choice and affordability. The Major Modification to allow for a mixed-use development with multifamily units provides additional housing types in a compatible manner in a largely single-family residential area. This will provide additional housing types as encouraged by the Community Plan; therefore, the proposed major modification aligns with the vision and goals of the Palm River-Progress Community Plan.

Overall, staff finds that the proposed major modification is compatible with the existing development pattern found within the surrounding area and supports the vision and goals of the Palm River-Progress Village Community Plan. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

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

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

Policy 2.2.1: *The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. Not all of those potential uses are routinely acceptable anywhere within that land use category.*

Community Context and Compatibility

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

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

Relationship to Land Development Regulations

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

Development

Objective 4.1: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and*

consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

Policy 4.1.2: Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.

Policy 4.1.6: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Neighborhood and Community Development

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

Policy 4.4.1: Any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through:

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

Neighborhood and Community Serving Uses

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood-serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.1: In the Urban Service Area, locational criteria must be met to allow neighborhood-serving commercial uses in the following primarily residential land use categories:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)

- *Neighborhood Mixed Use- 4(3) (NMU-4(3))*
- *Neighborhood Mixed Use-6 (NMU-6)*
- *Residential - 6 (RES-6)*
- *Suburban Mixed Use-6 (SMU-6)*
- *Residential - 9 (RES-9)*

Any rural Future Land Use categories in the Urban Service Area

- *Residential - 12 (RES-12)*
- *Residential - 16 (RES-16)*
- *Residential - 20 (RES-20)*
- *Residential - 35 (RES-35)*

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE COMMUNITY PLAN

Goal 2: *The community seeks a well-connected and efficiently built environment where land use, mobility, utility networks, and infrastructure are coordinated to accommodate current and future needs.*

16. *New residential, mixed-use development or redevelopment should support desirable growth and design approaches such as:*
- Creating walkable neighborhoods through direct pedestrian connections between blocks and access to open space.*
 - Encouraging diverse housing types to accommodate various incomes to provide housing choice and affordability.*
 - Supporting the inclusion of strategically located and well-defined gathering places such as, but not limited to greens, squares, and plazas.*
 - Protecting the environmental network of landscaping/natural areas throughout the community with connections to nature (street trees, landscaped boulevards, stream corridors, wetlands, or wooded areas).*

HILLSBOROUGH COUNTY FUTURE LAND USE MM 25-1415

Rezoning
STATUS



PENDING



Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

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

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

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL-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 (0.1, .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)

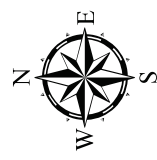
HEAVY INDUSTRIAL (.75 FAR)

PUBLIC/QUASI-PUBLIC

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. This map is intended to provide a general overview of the rezoning process and is not intended to be used for any other purpose. The rezoning process is subject to the approval of the Hillsborough County Planning Commission. ACCURACY: It is intended to be as accurate as possible. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate ordinance.

Map Printed from Rezoning System: 10/30/2025
 Author: Samantha Landis
 File: C:\Rezoning\System\Map\Projects\HCS\SamLandis_HCSRezoning.mxd

