Rezoning Application: RZ STD 25-0931

Zoning Hearing Master Date: 08/18/2025

BOCC Land Use Meeting Date: 10/07/2025

Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: OC-20

Service Area: Urban

Site Acreage: 1.45 acres +/-

Community Plan Area: Greater Palm River

Overlay: None

Reguest: Rezone from CG to CI-R



Introduction Summary:

The applicant is requesting to rezone the subject property from CG (Commercial General) to CI-R (Commercial Intensive, with Restrictions). The applicant has proposed to restrict several uses permitted in the CI district, including car wash facilities, crematoriums, truck terminal, garbage hauler, recyclable material recovery facilities, and motor vehicle body work/painting. Also, the applicant is proposing to restrict the height of any open storage materials to 9-feet.

Zoning:	Existing	Proposed	
District(s)	CG	CI-R	
Typical General Use(s)	General Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services	
Acreage 1.45 +/-		1.45 +/-	
Density/Intensity	0.27 FAR	0.30 FAR	
Mathematical Maximum*	17,053.82 sq ft	18,948.69 sq ft	

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	CI-R
Lot Size / Lot Width	10,000 sq ft / 75'	20,000 sq ft / 100'
		Group 5 use: Front: 30'
		Side (East): 20' Type B Buffer
	Front: 30'	Side (West): None Required
Setbacks/Buffering and	Side (East): 20' Type B Buffer	Rear (South): None required
Screening	Side (West): None Required	Group 6 use:
	Rear (South): None required	Front: 15' Type B Buffer
		Side (East): 30' Type C Buffer
		Side (West): 15' Type B Buffer
		Rear (South): 15' Type B Buffer
Height	50′	50′

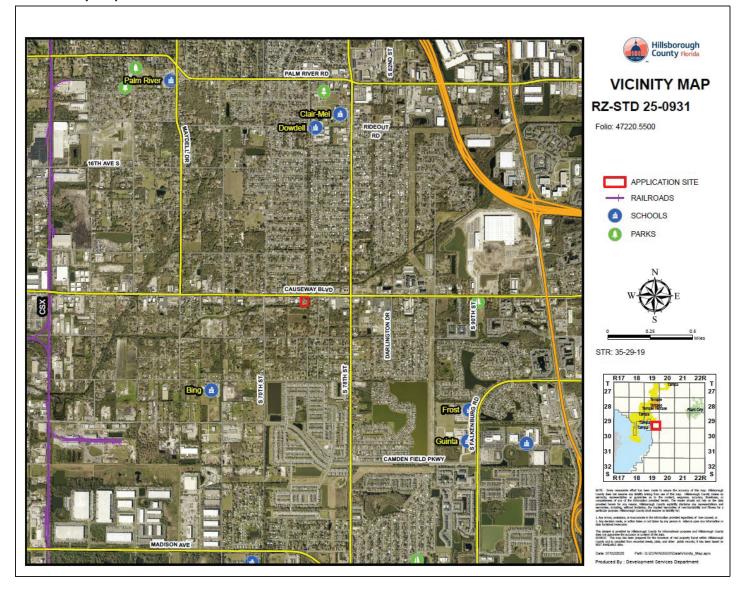
Additional Information:	
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



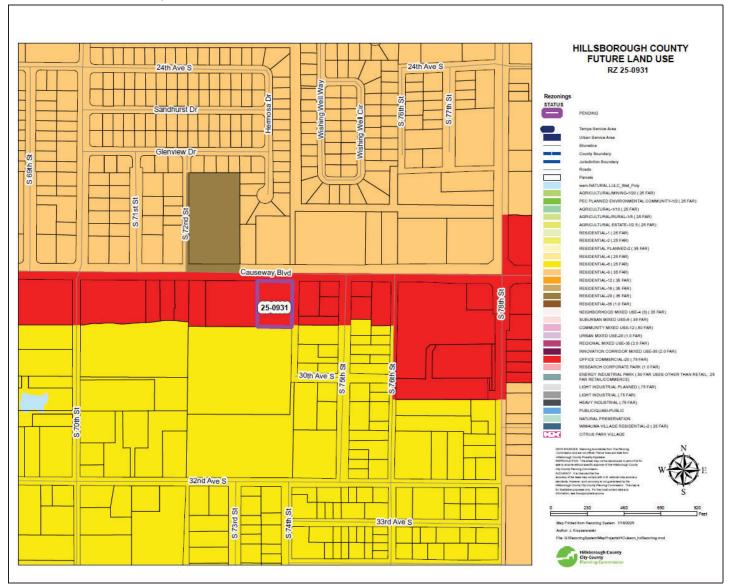
Context of Surrounding Area:

The property is located within the Greater Palm River Community Plan Area. The site is accessed by Causeway Blvd. which is a commercial corridor, occupied by the CG, CN, CI, or PD districts. To the north and south of Causeway Boulevard are single-family residences zoned RSC-9 or RSC-6.

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

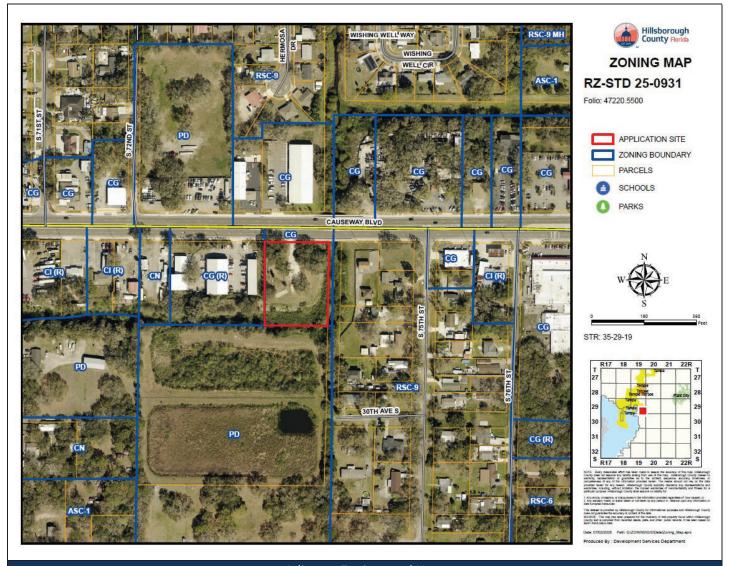


Future Land Use Category:	OC-20 (Office Commercial – 20)
Maximum Density/F.A.R.:	20 du/ga; 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

Case Reviewer: Michelle Montalbano

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	CG	0.27 FAR	General Commercial	Contractor's Offices with enclosed storage
South	PD 03-1588 (PRS 10-1033)	3.83 DU / acre	Single-Family Residential, FDOT Pond	FDOT Stormwater
East	RSC-9	9 DU / acre	Single-Family Residential	Delaney Creek, Single-Family Residences
West	CG-R 15-0906	0.27 FAR	Limited General Commercial	Contractor's Offices with enclosed storage

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ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 22, 2025	Case Reviewer: Michelle Montalbano
2.0 LAND USE MAP SET		
2.4 Proposed Site Plan	(partial provided below fo	or size and orientation purposes. See Section 8.0 for full site plan)
		21/2
		N/A

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

Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
Causeway Blvd	FDOT Principal Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	10,322	873	673		
Proposed	10,406	879	682		
Difference (+/-)	+84	+6	+9		

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

Connectivity and Cross Access ⊠Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	None	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				

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

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BOCC LUM MEETING DATE: October 22, 2025 Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	Delaney Creek located within eastern and southern portions of property.
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable: ☑ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	 □ Potable Water Wellfield Protection Area □ Significant Wildlife Habitat □ Coastal High Hazard Area □ Urban/Suburban/Rural Scenic Corridor □ Adjacent to ELAPP property □ Other 			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Service Area/ Water & Wastewater ☐ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	☐ Yes ⊠ No	□ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☑ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	⊠ Yes □ No	☐ Inconsistent ☑ Consistent	□ Yes ⊠ No	

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is currently classified as vacant by the Property Appraiser's office. Until approximately December 2022 the property was occupied by a legal non-conforming mobile home park use.

Causeway Blvd. is by CG district uses and some CI uses, such as contractor's offices with enclosed storage, medical offices, auto sales, vehicle salvage, and eating establishments. The CI zoning districts along the south side of Causeway Blvd. (beginning approximately 430 feet to the west and 500 feet to the east) have rezoning restrictions prohibiting or limiting open storage, or prohibiting some of the more intense uses permitted in the CI district. With this pattern in mind, the applicant offered to prohibit several of the more intense CI uses to increase compatibility with the existing zoning pattern.

The abutting properties to the east of the rezoning site are occupied by single-family homes. However, these homes are accessed by S 7th St. or 30 S Ave. and do not face the rezoning site. Between the rezoning site and the residences is an approximate 42-foot-wide reserved right-of-way area which Delaney Creek currently flows through. This vegetated area acts as a natural buffer between the proposed intensive commercial district and the residential properties. The applicant also offered to limit open storage materials to 9 feet in height, which would reduce the visual blight from open storage materials to the nearby residential properties. Open storage uses would also be subject to the additional buffering and screening requirements in Section 6.06.06.B.C.7 of the Land Development Code.

Due to the above considerations and the proposed restrictions, staff finds the request compatible with the zoning districts, uses, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the following restrictions:

- 1. The following uses shall be prohibited:
 - a. Car Wash Facilities
 - b. Crematoriums
 - c. Garbage Hauler
 - d. Truck Terminal
 - e. Recyclable Material Recovery Facilities
 - f. Motor Vehicle Body Work, Painting
- 2. Items maintained for open storage shall have a maximum height of 9-feet.

Zoning Administrator Sign Off: J. Brian Grady	Zoning Administrator Sign Off:	J. Brian Grady
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APPLICATION NUMBER: RZ-STD 25-0931
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SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department DATE: 08/08/2025			
REVIEWER: Sarah Rose, Senior Planner AGENCY/DEPT: Transp			
PLAN	INING AREA/SECTOR: Central/GPR	PETITION NO: RZ 25-0931	
	This agency has no comments.		
X	This agency has no objection.		
This agency has no objection, subject to the listed or attached conditions.			
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.51 acres from Commercial General (CG) to Commercial Industrial (CI). The site is located +/- 620 west of the intersection of S. 78th St and Causeway Blvd. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 6,054sqft	152	19	21
Total	10,322	873	673

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 7,949sqft	236	25	30
Total	10,406	879	682

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+84	+6	+9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Causeway Blvd. Causeway Blvd is a 4-lane, divided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 4 ft bike lanes on both sides of the roadway, +/- 7 ft multi-use path on both sides of the roadway, and within +/- 70 ft of the right of way.

SITE ACCESS

The subject site is currently taking access onto Causeway Blvd. via a single right-in right-out vehicular and pedestrian access connection.

As Causeway Blvd. is an FDOT maintained roadway, staff have notified the applicant that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access onto Causeway Blvd from the subject parcel.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

Roadway	From	То	LOS Standard	Peak Hr. Directional LOS
Causeway Blvd	50 th St.	US Hwy 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-0931
DATE OF HEARING:	August 18, 2025
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from CG to CI-R
LOCATION:	7305 E. Causeway Blvd.
SIZE OF PROPERTY:	1.51 acres m.o.l.
EXISTING ZONING DISTRICT:	CG
FUTURE LAND USE CATEGORY:	OC-20
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-0931

Zoning Hearing Master Date: 08/18/2025 **BOCC Land Use Meeting Date:** 10/07/2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: OC-20 Service Area: Urban

Site Acreage: 1.45 acres +/-

Community Plan Area: Greater Palm River

Overlay: None

Request: Rezone from CG to CI-R



Introduction Summary:

The applicant is requesting to rezone the subject property from CG (Commercial General) to CI-R (Commercial Intensive, with Restrictions). The applicant has proposed to restrict several uses permitted in the CI district, including car wash facilities, crematoriums, truck terminal, garbage hauler, recyclable material recovery facilities, and motor vehicle body work/painting. Also, the applicant is proposing to restrict the height of any open storage materials to 9-feet.

Zoning:	Existing	Proposed
District(s)	CG	CI-R
Typical General Use(s)	General Commercial, Office and Personal Services	Intensive Commercial, Office and Personal Services
Acreage	1.45 +/-	1.45 +/-
Density/Intensity	0.27 FAR	0.30 FAR
Mathematical Maximum*	17,053.82 sq ft	18,948.69 sq ft

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	CG	CI-R
Lot Size / Lot Width	10,000 sq ft / 75'	20,000 sq ft / 100'
Setbacks/Buffering and Screening	Front: 30' Side (East): 20' Type B Buffer Side (West): None Required Rear (South): None required	Group 5 use: Front: 30' Side (East): 20' Type B Buffer Side (West): None Required Rear (South): None required Group 6 use: Front: 15' Type B Buffer Side (East): 30' Type C Buffer Side (West): 15' Type B Buffer Rear (South): 15' Type B Buffer
Height	50'	50'

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

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

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Template created 8-17-21

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

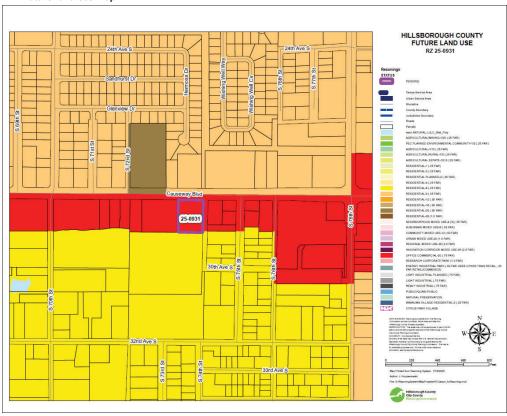
The property is located within the Greater Palm River Community Plan Area. The site is accessed by Causeway Blvd. which is a commercial corridor, occupied by the CG, CN, CI, or PD districts. To the north and south of Causeway Boulevard are single-family residences zoned RSC-9 or RSC-6.

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APPLICATION NUMBER:	RZ-STD 25-0931	
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map

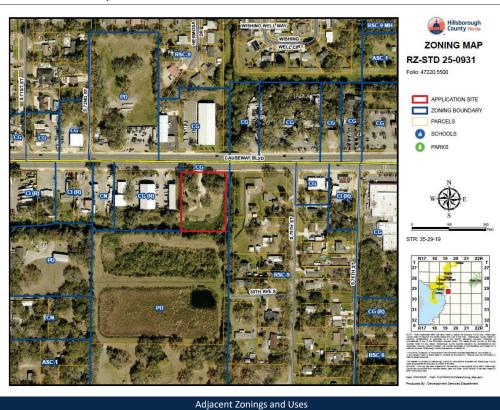


Future Land Use Category:	OC-20 (Office Commercial – 20)
Maximum Density/F.A.R.:	20 du/ga; 0.75 FAR up to a maximum of 600,000 square feet, however, the commercial component cannot exceed 350,000 square feet
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

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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	CG	0.27 FAR	General Commercial	Contractor's Offices with enclosed storage	
South	PD 03-1588 (PRS 10-1033)	3.83 DU / acre	Single-Family Residential, FDOT Pond	FDOT Stormwater	
East	RSC-9	9 DU / acre	Single-Family Residential	Delaney Creek, Single-Family Residences	
West	CG-R 15-0906	0.27 FAR	Limited General Commercial	Contractor's Offices with enclosed storage	

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APPLICATION NUMBER:	RZ-STD 25-0931	
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2.0 LAND USE MAP SET	AND SUMMARY DATA	

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

APPLICATION NUMBER:	RZ-STD 25-0931	
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3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9.0 OF STAFF REPORT)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Causeway Blvd	FDOT Principal Arterial - Urban	4 Lanes □Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other

Project Trip Generation	☐Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10,322	873	673
Proposed	10,406	879	682
Difference (+/-)	+84	+6	+9

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

Primary Access	Additional Connectivity/Access	Cross Access	Finding
	Choose an item.	None	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Primary Access	Connectivity/Access Choose an item. Choose an item. Choose an item.	Primary Access Connectivity/Access Choose an item. Choose an item.

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

APPLICATION NUMBER:	RZ-STD 25-0931	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 22, 2025	Case Reviewer: Michelle Montalbano

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments	Objections	Conditions	Additional
	Received		Requested	Information/Comments Delaney Creek located
	⊠ Yes	☐ Yes	☐ Yes	within eastern and
Environmental Protection Commission	□ No	⊠ No	⊠ No	southern portions of
				property.
Natural Resources		☐ Yes	☐ Yes	
Natural Resources	□ No	⊠ No	⊠ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes	☐ Yes	☐ Yes	
	□ No	⊠ No	⊠ No	
Check if Applicable:		Vater Wellfield Pro	itection Area	
□ Wetlands/Other Surface Waters	J	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land		igh Hazard Area		
Credit		burban/Rural Scer		
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Tunnamantation				
Transportation	⊠ Voc	□ Voc	□ Voc	
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	☐ Yes	
•	⊠ Yes □ No	☐ Yes ☒ No	□ Yes ⊠ No	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	⊠ No	
☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	□ No ⊠ Yes	⊠ No	⊠ No	
☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided Service Area/ Water & Wastewater	□ No	⊠ No	⊠ No	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa	□ No ☑ Yes □ No	⊠ No	NoYesNo	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban ☑ City of Tampa □ Rural □ City of Temple Terrace	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board	□ No ☑ Yes □ No	⊠ No □ Yes ⊠ No	NoYesNo	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ G-8 □ 9-12 ☑ N/A	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A	□ No ☑ Yes □ No □ Yes	☐ Yes ☐ No	NoYesNoYesYes	Additional Information/Comments
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Impact/Mobility Fees	□ No ☑ Yes □ No ☐ Yes ☑ No	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	NoYesNoYesNoNo	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Impact/Mobility Fees Comprehensive Plan:	□ No ☑ Yes □ No ☐ Yes ☑ No	☐ Yes ☐ No ☐ Yes ☐ No ☐ Yes ☐ No	NoYesNoYesNoNo	
□ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided Service Area/ Water & Wastewater □ Urban □ City of Tampa □ Rural □ City of Temple Terrace Hillsborough County School Board Adequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Inadequate □ K-5 □ 6-8 □ 9-12 ☑ N/A Impact/Mobility Fees Comprehensive Plan: Planning Commission	□ No □ Yes □ No □ Yes □ No Comments Received	Yes No Yes No Yes No Yes No Findings	No Yes No Yes No No Conditions Requested	

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

APPLICATION NUMBER:	RZ-STD 25-0931	
ZHM HEARING DATE:	August 18, 2025	
BOCC LUM MEETING DATE:	October 22, 2025	Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is currently classified as vacant by the Property Appraiser's office. Until approximately December 2022 the property was occupied by a legal non-conforming mobile home park use.

Causeway Blvd. is by CG district uses and some CI uses, such as contractor's offices with enclosed storage, medical offices, auto sales, vehicle salvage, and eating establishments. The CI zoning districts along the south side of Causeway Blvd. (beginning approximately 430 feet to the west and 500 feet to the east) have rezoning restrictions prohibiting or limiting open storage, or prohibiting some of the more intense uses permitted in the CI district. With this pattern in mind, the applicant offered to prohibit several of the more intense CI uses to increase compatibility with the existing zoning pattern.

The abutting properties to the east of the rezoning site are occupied by single-family homes. However, these homes are accessed by S 7th St. or 30 S Ave. and do not face the rezoning site. Between the rezoning site and the residences is an approximate 42-foot-wide reserved right-of-way area which Delaney Creek currently flows through. This vegetated area acts as a natural buffer between the proposed intensive commercial district and the residential properties. The applicant also offered to limit open storage materials to 9 feet in height, which would reduce the visual blight from open storage materials to the nearby residential properties. Open storage uses would also be subject to the additional buffering and screening requirements in Section 6.06.06.B.C.7 of the Land Development Code.

Due to the above considerations and the proposed restrictions, staff finds the request compatible with the zoning districts, uses, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the request **approvable**, subject to the following restrictions:

- 1. The following uses shall be prohibited:
 - a. Car Wash Facilities
 - b. Crematoriums
 - c. Garbage Hauler
 - d. Truck Terminal
 - e. Recyclable Material Recovery Facilities
 - f. Motor Vehicle Body Work, Painting
- 2. Items maintained for open storage shall have a maximum height of 9-feet.



Page 8 of 9

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on August 18, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. Todd Pressman 200 2nd Avenue South # 451 St. Petersburg testified on behalf of the applicant. Mr. Pressman showed a PowerPoint presentation and identified the location of the property. He stated that the request is to rezone from CG to CI with Restrictions. He detailed the Restrictions which exclude certain land uses and identify the maximum height for open storage materials. Mr. Pressman testified that one property owner owns all the property to the east and submitted a letter of no objection into the County record. He described the surrounding zoning and stated that the request is consistent with the Greater Palm River Community Plan. He stated that there is an approximate 42-footwide unclaimed corridor between the subject property and property to the east which provides 72 feet of area when combined with the buffer and unclaimed corridor.

Hearing Master Finch asked Mr. Pressman if the 42-foot area was Delaney Creek. Mr. Pressman replied yes.

Mr. Pressman continued his presentation by stating that the land uses to the west are very intense and that the Planning Commission supports the rezoning.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning from CG to CI with Restrictions. She added that the restrictions prohibit certain land uses. Ms. Montalbano testified that there are single family homes to the east but that those homes are accessed by South 7th Street or 30th Avenue South and do not face the subject property. She stated that staff finds the request compatible and approvable.

Hearing Master Finch asked Ms. Montalbano about Mr. Pressman's revision to the request and a question to confirm that no buffering is required to the east due to the 42-foot gap. Ms. Montalbano replied that buffering is required as the gap is less than 50-feet in width.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Office Commercial-20 and located in the Urban Service Area and the Greater Palm River Community Plan. She described the surrounding area and cited policies that the request complied with. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with both the Greater Palm River Community Plan and the Hillsborough County Comprehensive Plan.

Hearing Master Finch asked for members of the audience in support of the application. No one replied.

Hearing Master Finch asked for members of the audience in opposition to the application. No one replied.

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Pressman submitted a copy of his PowerPoint presentation into the record.

PREFACE

All matters that precede the Summary of Hearing section of this Decision are hereby incorporated into and shall constitute a part of the ensuing Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

- 1. The subject property is 1.51 acres in size and is currently zoned Commercial General (CG) and is designated Office Commercial-20 (OC-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Palm River Community Planning Area.
- 2. The applicant is requesting a rezoning to the Commercial Intensive with Restrictions (CI-R) zoning district. The proposed Restrictions limit the maximum height of items located in the open storage area to 9 feet and prohibit the following land uses:
 - a. Car wash facilities
 - b. Crematoriums
 - c. Garbage hauler
 - d. Truck terminal
 - e. Recyclable material recovery facilities
 - f. Motor vehicle body work, painting
- 3. No waivers are requested as a part of the rezoning application.

- 4. The Planning Commission staff supports the rezoning request. Staff cited numerous Objectives and Policies that the application meets and found the application to be consistent with both the Greater Palm River Community Plan and the Comprehensive Plan.
- 5. The surrounding area is zoned CG to the north and developed with a contractor's office, PD to the south and developed with an FDOT stormwater pond, RSC-9 to the east with Delaney Creek adjacent along with single-family homes and CG-R to the west with a contractor's office.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 7. The request for CI-R with the proposed Restrictions as drafted by the Development Services Department is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the CI-R zoning district. The property is 1.51 acres in size and is currently zoned CG and designated OC-20 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Greater Palm River Community Plan. The proposed Restrictions limit the maximum height of items located in the open storage area to 9 feet and prohibit the following land uses:

- a. Car wash facilities
- b. Crematoriums
- c. Garbage hauler
- d. Truck terminal
- e. Recyclable material recovery facilities
- f. Motor vehicle body work, painting

The Planning Commission staff supports the rezoning request and found it compatible with the development pattern in the area and both the Greater Palm River Community Plan and the Comprehensive Plan.

No testimony in opposition was provided at the Zoning Hearing Master hearing. The request for CI-R with the proposed Restrictions is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for <u>APPROVAL</u> of the CI-R rezoning request including the proposed Restrictions drafted by the Development Services Department and as indicated by the Findings of Fact and Conclusions of Law stated above.

September 9, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine.

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: August 18, 2025	Case Number: RZ 25-0931		
Report Prepared: August 7, 2025	Folio(s): 47220.5500		
	General Location : South of Causeway Boulevard, west of 75 th Street South and north of 32 nd Avenue South		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Office Commercial-20 (20 du/ga;0.75 FAR)		
Service Area	Urban		
Community Plan(s)	Greater Palm River		
Rezoning Request	Rezone from Commercial General (CG) to Commercial Intensive (CI)		
Parcel Size	+/- 1.51 acres		
Street Functional Classification	Causeway Boulevard – State Principal Arterial 75 th Street South – Local 32 nd Avenue South – Local		
Commercial Locational Criteria	Not applicable		
Evacuation Area	Area B		

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

Staff Analysis of Goals, Objectives and Policies:

The 1.51 ± acre subject site is located south of Causeway Boulevard, west of 75th Street South and north of 32nd Avenue South. The site is in the Urban Service Area (USA), is partially within the Coastal High Hazard Area (CHHA), and is within the limits of the Palm River-Progress Village Community Plan. The subject site has a Future Land Use (FLU) designation of Office Commercial-20 (OC-20), which allows for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. The applicant is requesting to rezone from Commercial General (CG) to Commercial Intensive (CI). The request includes restricted uses including car washes, crematoriums, garbage haulers, truck terminals, and recyclable materials recovery. Additionally, open storage on the site will have a maximum height of 9 feet.

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. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The subject site is currently vacant. Directly south of the site consists of a drainage site owned by the Department of Transportation. To the east there is an approximate 42-foot-wide natural buffer that appears to contain drainage that turns into 30th Avenue South. This natural vegetation serves as a sufficient natural buffer and transition of use between the proposed Commercial Intensive uses and the adjacent land use. To the west of the site there are light industrial, heavy commercial, and heavy industrial uses. To the north across Causeway Boulevard, there are additional light industrial and heavy

commercial uses. The proposal for a rezoning from CG to CI with restrictions meets the intent of FLUS Objective 1.1 and Policy 3.1.3.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Office Commercial (OC-20) Future Land Use category. This category is intended for existing commercial and office centers and to provide for future development opportunities. In the OC-20 Future Land Use category, the maximum square feet that may be considered for this site would be 49,331 square feet (1.51 ac x 43,560 square feet = 65,775 square feet x 0.75 FAR = 49,331 square feet). The proposal for CI uses meets Objective 2.2 and the associated policies. The subject site is partially in the Coastal High Hazard Area. Per Policy 4.3.6, development proposals within the Coastal High Hazard Area (CHHA) shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of light Industrial, heavy commercial, public/quasi-public, and single-family residential uses. Some of the businesses nearby include a window contractor, a Servpro Facility, a contractor's office and a warehouse. To the east of the site, single-family residences are buffered by approximately 42 feet of existing vegetation and a drainage area, providing a natural separation from the proposed development. The proposed change to CI would align with the existing industrial and commercial uses already present within the area. Additionally, the preserved natural buffer helps mitigate potential impacts on adjacent residential properties. Therefore, the request supports the intent of a balanced land use pattern and is consistent with the policies focused on compatibility with the surrounding neighborhood.

The subject site is within the limits of the Palm River-Progress Village Community Plan. The plan's vision emphasizes the importance of fostering an economically diverse community while welcoming new residential, commercial, and industrial development that respects and complements the exiting community identity. Specifically, Goal 2, strategy 12 of the plan encourages and supports new and infill development and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place. Goal 2, strategy 15 encourages development along Causeway Boulevard that avoids strip commercial patterns, which is where the site is located along. The proposed request aligns with these goals in the Palm River-Progress Village Community Plan.

Overall, staff finds that the proposed use is allowable in the OC-20 Future Land Use category, is compatible with the existing development pattern found within the surrounding area and supports the vision of the Palm River-Progress Village Community Plan. The proposed Standard Rezoning, with restrictions, would allow for development that is consistent with the Goals, Objectives, and Policies of the Future Land Use Section 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 Standard Rezoning **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.

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

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

Compatibility

Objective 3.1: New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.

- **Policy 3.1.1:** Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.
- **Policy 3.1.2:** Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.
- **Policy 3.1.3:** Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.

Development

- **Objective 4.1:** Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.
- **Policy 4.1.1:** Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.
- **Policy 4.1.2:** Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.
- **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.

Land Use Suitability

- **Policy 4.3.6:** Development proposals within the Coastal High Hazard Area shall provide adequate data during the site plan review process to assess the impacts of the proposed development upon existing infrastructure within the Coastal High Hazard Area, as well as Level of Service Standards established for shelter capacity and evacuation clearance times.
- **Policy 4.3.7:** Within the Coastal High Hazard Area (CHHA), new development and substantial expansions

of existing uses, other than government-owned or leased facilities, shall be approved through a planned unit development rezoning process for the following:

- Commercial or industrial development on more than five acres of land; or
- Residential subdivisions exceeding ten lots

Neighborhood/Community Development

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

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

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

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE

Vision: We support an economically diverse community, embracing new residential, commercial, and industrial opportunities while respecting our existing identity

Goal 2: Balancing the Growth of the Built Environment

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

Strategy 12: The Community encourages and supports new and infill development, and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.

Strategy 15: Encourage development along US Highway 41/50th Street, Causeway Boulevard, and 78th Street under the existing Office Commercial-20 and Suburban Mixed Use-6 plan categories that avoid strip commercial patterns.

- Mixed use development can be encouraged through Planned Development zoning.
- New development within the Coastal High Hazard Area (CHHA) will be subject to the policies and limitations outlined in the Built Environment Section of the Comprehensive Plan.

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly HEAVY INDUSTRIAL (.75 FAR) RESIDENTIAL-2 (.25 FAR) Juris diction Boundary Tampa Service Area County Boundary PENDING Author: J. Krzyzanowski 0 230 Rezonings STATUS 1341828 1S 4122 S 24th Ave S 33rd Ave S 1S 4194 S 15 4192S Vishing Well Cir 30th Ave S Wishing Well Way 15 4174 S Causeway Blvd 25-0931 Hermosa Dr 12 bies 2 32nd Ave S Sandhurst Dr Glenview Dr 24th Ave S 12 bns78 12 1217 S 1S 4107 S 1S 4169 S

HILLSBOROUGH COUNTY FUTURE LAND USE RZ 25-0931

Urban Service Area

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

AGRICULTURAL/RURAL-1/5 (.25 FAR) AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-9 (.35 FAR) RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR) RESIDENTIAL-35 (1.0 FAR)

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED US E-35 (2.0 FAR)

RESEARCH CORPORATE PARK (1.0 FAR) OFFICE COMMERCIAL-20 (.75 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR) LIGHT INDUSTRIAL (.75 FAR)

NATURAL PRESERVATION PUBLIC/QUASI-PUBLIC

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR) CITRUS PARK VILLAGE



460

Map Printed from Rezoning System: 7/18/2025

File: G:\RezoningSystem\MapP



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 08/08/2025	
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation	
PLAN	INING AREA/SECTOR: Central/GPR	PETITION NO: RZ 25-0931	
	This agency has no comments.		
X	This agency has no objection.		
	This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 1.51 acres from Commercial General (CG) to Commercial Industrial (CI). The site is located +/- 620 west of the intersection of S. 78th St and Causeway Blvd. The Future Land Use designation of the site is Office Commercial – 20 (OC-20).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 6,054sqft	152	19	21
Total	10,322	873	673

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store with Gas Station (ITE Code 945) 6,000sqft	7,700	548	474
CG, Coffee Shop with Drive-Through (ITE Code 937) 2,000sqft	1,068	172	78
CG, Medical Dental Office (ITE 720) 7,949sqft	236	25	30
Total	10,406	879	682

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
87		AM	PM
Difference	+84	+6	+9

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Causeway Blvd. Causeway Blvd is a 4-lane, divided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12 ft travel lanes, +/- 4 ft bike lanes on both sides of the roadway, +/- 7 ft multi-use path on both sides of the roadway, and within +/- 70 ft of the right of way.

SITE ACCESS

The subject site is currently taking access onto Causeway Blvd. via a single right-in right-out vehicular and pedestrian access connection.

As Causeway Blvd. is an FDOT maintained roadway, staff have notified the applicant that they will need to coordinate access with and obtain access permits from FDOT at the time of site construction to be permitted access onto Causeway Blvd from the subject parcel.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

				Peak
Roadway	From	То	LOS Standard	Hr. Directional LOS
Causeway Blvd	50 th St.	US Hwy 301	D	С

Source: 2020 Hillsborough County Level of Service (LOS) Report



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

MEMORANDUM

DATE: July 9, 2025

TO: Todd Pressman

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT

David Ayala, FDOT Mecale' Roth, FDOT

Richard Perez, Hillsborough County

SUBJECT: RZ-STD 25-0931, Folio: 47220.5500

7305 E Causeway Blvd, Tampa

This project is on a state road, Causeway Blvd.

It is recommended that the applicant meet with FDOT before zoning approval. A virtual or in-person pre-application meeting may be scheduled through Ms. Mecale' Roth in the District Seven Tampa Operations offices. Ms. Roth can be reached at Mecale.Roth@dot.state.fl.us or 813-612-3237.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

Gwendolyn "Gwen" W. Myers Chair Harry Cohen Vice-Chair Chris Boles Donna Cameron Cepeda Ken Hagan Christine Miller Joshua Wostal



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: August 18, 2025	COMMENT DATE: July 29, 2025
PETITION NO.: 25-0931	PROPERTY ADDRESS: 7305 E. Causeway Blvd, Tampa
EPC REVIEWER: Abbie Weeks	FOLIO #: 0472205500
CONTACT INFORMATION: (813) 627-2600 x1101	STR: 35-29S-19E
EMAIL: weeksa@epchc.org	JIK. 33-270-17E
REQUESTED ZONING: From CG to CI	

FINDINGS		
WETLANDS PRESENT	YES	
SITE INSPECTION DATE	July 17, 2025	
WETLAND LINE VALIDITY	N/A	
WETLANDS VERIFICATION (AERIAL PHOTO,	Delany Creek is located within the eastern and	
SOILS SURVEY, EPC FILES)	southern portions of the property	

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change
pending formal agency jurisdictional determinations of wetland and other surface water
boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property may contain wetland/OSW areas, which have not been delineated. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11. Prior to the issuance of any building or land alteration permits or other development, the wetlands/OSWs must be field delineated in their entirety by EPC staff or Southwest Florida Water Management District staff (SWFWMD) and the wetland line surveyed. Once delineated, surveys must be submitted for review and formal approval by EPC staff.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as
 clearing, excavating, draining or filling, without written authorization from the Executive
 Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of
 Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of
 Chapter 1-11.

aow /

ec: <u>todd@pressmaninc.com</u> swilli39@tampabay.rr.com

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 7/30/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/4/2025

PROPERTY OWNER: Causeway Flex, LLC PID: 25-0931

APPLICANT: Todd Pressman

LOCATION: 7305 E. Causeway Blvd. Tampa, FL 33619

FOLIO NO.: 47220.5500

AGENCY REVIEW COMMENTS:

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

At this time, according to the Florida Department of Environmental Protection well location information, the site is not located within 500-feet of non-transient non-community and/or community water system wells; therefore, the site is not located within a Potable Water Wellfield Protection Area (PWWPA).

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date**: 07/29/2025

Agency: Natural Resources **Petition #: 25-0931**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 2. 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.
- 3. 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.

AGENCY REVIEW COMMENT SHEET

TO:	TO: ZONING TECHNICIAN, Planning Growth Management DATE: <u>07-14-2025</u>		
REV	REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management		
APP	APPLICANT: Todd Pressman PETITION NO: 25-0931		
LOC	CATION: 7305 Causeway, Tampa		
	IO NO: 49131.0000	SEC: <u>35</u>	TWN: 29 RNG: 19
\boxtimes	This agency has no comments.		
	This agency has no chication		
	This agency has no objection.		
	This agency has no objection, subject to listed of	r attached	conditions.
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	This agency objects, based on the listed or attac	cnea conai	tions.
COMMENTS:			

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: RZ-STD 25-0931 REVIEWED BY: Clay Walker, E.I. DATE: 7/11/2025
FOLIC	O NO.: 47220.5500
	WATER
	The property lies within the <u>City of Tampa</u> Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A inch water main exists _ (adjacent to the site), _ (approximately feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the <u>City of Tampa</u> Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A inch wastewater force main exists _ (adjacent to the site), _ (approximately _ feet from the site) This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
COMM	MENTS: .

VERBATIM TRANSCRIPT

HILLSBOROUGH COUNTY, FLORIDA BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch

Zoning Hearing Master

DATE: Monday, August 18, 2025

TIME: Commencing at 6:00 p.m.

Concluding at 11:54 p.m.

LOCATION: Hillsborough County BOCC -

Development Services Dept. (LUHO, ZHM, Phosphate)

Second Floor Boardroom Tampa, Florida 33601

Reported by: Diane DeMarsh, AAERT No. 1654 Notary Public for the State of Florida

1	Page 24 MS. HEINRICH: Our next item is Item C.1, Standard
2	Rezoning <mark>25-0931</mark> . The applicant is requesting to rezone
3	property from CG to CI-Restricted. Michelle Montalbano with
4	Development Services will present staff findings after the
5	applicant's presentation.
6	HEARING MASTER: All right. Is the applicant here? I
7	forgot this is your night
8	MR. PRESSMAN: Yes.
9	HEARING MASTER: to sit with us.
10	MR. PRESSMAN: For the record, Todd Pressman, 200 2nd
11	Avenue South, Number 451, in Saint Petersburg.
12	This is an RZ Standard 25-0931. We're in the Greater
13	Palm River area, located, as shown here, on Causeway, just west
14	of 78th Street. 1.15 acres. This application is seeking a CI
15	zoning category currently zoned CG. Planning Commission plan is
16	consistent. CDSD is also supports. All agencies, we have
17	not heard any objections. Checked the record yesterday, the day
18	before, there's nothing on file. Not aware of any calls or any
19	emails.
20	We are adding restrictions, in working with the staff,
21	which would exclude car wash, crematoriums, garbage hauler,
22	truck terminal, recyclable materials, and motor vehicle
23	bodywork/painting. And the second element is any item for open
24	storage above a maximum height of 9 feet.
25	So this the site on Causeway Boulevard is shown by

	D OF
1	Page 25 the property appraiser. Very importantly, I want to make you
2	aware one owner owns all the parcels on the east, which are
3	residential, and we do have a letter from him in the record that
4	he is in support of has no objection to it. And that, again,
5	is in the record.
6	When you look at Causeway, in this area, the zoning is
7	very intensive. It's all CG and CI, as you can see laid out
8	along the corridor. Future Land Use Category, as well, on the
9	south side is very intensive at OC-20. And you when you pull
10	back to zoom out, you can see it just continues that intensity.
11	Under the Greater Palm River Community Plan, this
12	policy supports new and infill development compatible with the
13	existing community patterns. As I mentioned, this is actually
14	three miles of M category, CG category, and CI all along that
15	corridor from the City of Tampa to South 86th Street, and three
16	miles of OC-20 and Light Industrial.
17	Recent approvals included the corner, CI-R, which was
18	approved under 25-0175 earlier this year. And staffed on that
19	consistent, along with 21-1220, which was a couple years ago,
20	which is located to the west of the site, and DSD supported it
21	as well. So it's really a decade history of the CI zoning
22	approvals as they run through the corridor.
23	And as you look at the uses, that reflects that
24	throughout east and west from the site, across the street and on
25	this site, or on this side of the street, auto repair, auto

1	Page 26 sales, gas, strip centers, contractors.
2	Now, I do want to point out on the east, where, again,
3	we do have property owner, no objection. There is an
4	approximate 42-foot-wide public, sort of unclaimed, corridor
5	between those two. So between the 42 feet of that corridor, and
6	the 30 feet required for the buffer, that would be 72 feet as a
7	guaranteed buffer and included screening. And I'll show you in
8	a minute. Oh, there we go.
9	HEARING MASTER: Mr. Pressman, is that the area
10	associated with Delaney Creek?
11	MR. PRESSMAN: This is hesitating a little bit. I'm
12	sorry, your question?
13	HEARING MASTER: Is that 42-foot-wide area associated
14	with Delaney Creek?
15	MR. PRESSMAN: Yes.
16	HEARING MASTER: Okay. Thank you.
17	MR. PRESSMAN: And you can see that continues for some
18	distance. This is jumping around on me here. And here's the
19	view from an aerial of Delaney Creek. And you can see there's
20	quite a substantial screening between the two properties.
21	Causeway South is a four-lane divided highway. It's a
22	county trunk route. It's a state arterial roadway, carries
23	27,000 27,500 vehicles per day, in 2020.
24	This is the west neighbors, you can see, it's very
25	intensive. And then, these are just some of the intensive uses

1	Page 27 that are in the immediate area. Just a quick look, immediate
2	vicinity. And just a glimpse, this was the site before it was
3	all cleaned up. They've done a nice job cleaning it up and
4	making it from being an eyesore on the property.
5	Planning Commission found it compatible. Supports the
6	vision of the Community Plan and is consistent.
7	Thank you. Happy to answer your questions right now.
8	HEARING MASTER: No questions at this time.
9	I just wanted to confirm, and I'll do this with staff,
10	about that buffer, that there's no buffer required based on your
11	questions. Thank you very much.
12	Development Services.
13	THE CLERK: Mr. Pressman, I need you
14	HEARING MASTER: Mr. Pressman, you need to sign in.
15	Good evening.
16	MS. MONTALBANO: Good evening. Michelle Montalbano,
17	Development Services.
18	The applicant's requested to rezone a approximate 1.5-
19	acre property from CG to CI-Restrictions. The property is
20	located along Causeway Boulevard, a four-lane divided arterial
21	roadway and commercial corridor. The nearby CI zoned properties
22	along the south side of Causeway Boulevard have rezoning
23	restrictions prohibiting some of the more intense uses permitted
24	in the CI district. Therefore, the applicant has proposed to
25	restrict several uses as well.

	Page 28
1	The abutting properties to the east of the rezoning
2	site are occupied by single-family homes. However, these homes
3	are accessed by South 7th Street or 30 South Avenue and do not
4	face the rezoning site. Between the rezoning site and the
5	residences is an approximate 42-foot-wide reserved right-of-way
6	area, which acts as a natural buffer between the rezoning site
7	and the residential properties.
8	The applicant is also proposing to restrict the height
9	of any open storage materials to nine feet.
10	Due to these considerations, and subject to the
11	proposed restrictions, staff finds the request compatible and
12	approvable.
13	I'm available if you have any questions.
14	HEARING MASTER: Just one question. Mr. Pressman put
15	in a revision, he submitted into the record a question of staff
16	to confirm that no buffering would be required on the east.
17	That's that 42-foot gap he was talking about that's associated
18	with Delaney Creek, and whether he wanted to confirm. So I
19	thought we should confirm that on the record.
20	MS. MONTALBANO: I believe because it's less than 50
21	feet wide, the buffering would still be required.
22	HEARING MASTER: All right. Thank you so much for
23	that. I appreciate it.
24	All right. Planning Commission.
25	MS. LINEHAN: Lilyann Linehan, Planning Commission

Page 29 Staff. 1 2 The subject property is located in the Office 3 Commercial-20 Future Land Use Category. It's in the Urban 4 Service Area. And the subject property is located within the 5 limits of the Greater Palm River Community Plan. To the north of the subject site, there's Residential-6 9 and Residential-20 Future Land Use. To the south there's Residential-6. And to both the east and the west there's Office 8 Commercial-20. 9 The subject site is in the Urban Service Area where, 10 11 according to Objective 1.1 of the Future Land Use Section, 80 percent of the county's growth is to be directed. And Policy 12 13 3.1.3 requires all new developments to be compatible with the 14 surrounding area, noting that compatibility does not mean the 15 same as. Rather, it refers to the sensitivity of development 16 proposals and maintaining the character of existing development. 17 The subject site is currently vacant. And directly 18 south of the site consists of a drainage site owned by the 19 Department of Transportation. To the east there's an 20 approximate 42-foot-wide natural buffer that appears to contain drainage, and that turns into 30th Avenue South. 21 This natural 22 vegetation serves as a sufficient natural buffer and transition 23 of use between the proposed commercial intensive uses and the 24 adjacent land use. To the west of the site, there are light 25 industrial, heavy commercial, and heavy industrial uses.

1	Page 30 the north, across Causeway Boulevard, there are additional light
2	industrial and heavy commercial uses. Therefore, the proposal
3	for rezoning from CG to CI with restrictions meets the intent of
4	FLUS Objective 1.1 and Policy 2.13.
5	Additionally, the Greater Palm River Community Plan's
6	vision emphasizes the importance of fostering an economically
7	diverse community while welcoming new residential, commercial,
8	and industrial development that respects and complements the
9	existing community identity. Specifically, Goal 2, Strategy 12
10	of the plan encourages and supports new infill development and
11	redevelopment, compatible with the existing community patterns
12	that maintains and enhances the community's unique character and
13	sense of place.
14	Goal 2, Strategy 15 encourages development along
15	Causeway Boulevard that avoids strict commercial patterns, which
16	is where the site is located. The proposal request aligns with
17	these goals in the Greater Palm River Community Plan.
18	And based upon these considerations, Planning
19	Commission staff finds the proposed rezoning consistent with the
20	Unincorporated Hillsborough County Comprehensive Plan.
21	HEARING MASTER: Thank you so much.
22	Is there anyone in the room or online that would like
23	to speak in support? Anyone in favor? Seeing no one.
24	Anyone in opposition to this request? All right. No
25	one.

1	Page 31 Ms. Heinrich, anything else?
2	MS. HEINRICH: Nothing further, ma'am.
3	
	HEARING MASTER: All right.
4	Mr. Pressman, anything to add?
5	MR. PRESSMAN: No. Thank you.
6	HEARING MASTER: All right. Then, with that, we'll
7	close Rezoning 25-0931, and go to the next case.
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE OF 12 PAGE OF 12 G:00 pm
DATE/TIME: 🖺 WGUSH 🏽 🖠	HEARING MASTER: Susan Finch
DIEACE DDINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT
	NAME OCC REGIGED
MM 24-1141	MAILING ADDRESS JCO JVH AU Z # CT
	CITY STATE T ZIP PHONE FLY-
APPLICATION #	PLEASE PRINT NAME hris Meal
MM 24-1141	MAILING ADDRESS 15957 N Plovida Ave
VS	MAILING ADDRESS 15957 N Plovidy Aug CITY Lutz STATE Fly ZIP PHONE
APPLICATION #	NAME NASHAT SOCEFAN
MM 24-1141	MAILING ADDRESS 15/18 Livingston AUE
	CITY LY+2 STATE FC ZIP PHONE
APPLICATION #	NAME Debbie HINES
24-1141	MAILING ADDRESS 18123 N. 24th St
' ''' \	CITY LY + 2 STATE ZIP 3354 PHONE
APPLICATION #	PLEASE PRINT AND VESTALLY
RZ 25-0931	MAILING ADDRESS DOS DEM TUES & CONTRACTOR OF THE STATE OF
	CITY CONSTATE ZIP PHONE SCAP
APPLICATION #	PLEASE PRINT WILLIAM SULLAN
RZ 75-10000	MAILING ADDRESS 26336 STATE ROAD 19
4 407	CITY Howle Notes House ZIP PHONE

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE $\sqrt{2}$ OF $\sqrt{2}$			
DATE/TIME: August 18,2	025/6pm HEARING MASTER: Susan Finch			
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME Rayhleen Reres			
RZ 25-602	MAILING ADDRESS 1511 N Westshor Blod Suite 1000			
	CITY Jumpy STATE F1 ZIP 3307 PHONE 813-957-6544			
APPLICATION #	PLEASE PRINT NAME			
25-1802	MAILING ADDRESS			
$\mathcal{A} \mathcal{I} \mathbf{V}^{s}$	CITY STATE ZIP PHONE			
APPLICATION #	PLEASE PRINT NAME SURCE Watts			
RZ	NAME Suzan Watts MAILING ADDRESS 3615 COLD Creek Drive			
25-080z	CITY Valara STATE TO ZIP PHONE 1231			
APPLICATION #	PLEASE PRINT AND VESYGAY			
RZ 25-6999				
	CITY A C STATE ZIP PHONE 399			
APPLICATION #	NAME Isabelle albert			
RZ 25-1000	MAILING ADDRESS 1000 N Oshley Dr # 800			
	CITY Tamper STATE ZIPS 22 PHONE 331 - 09 74			
APPLICATION #	NAME Jonathan Edwards			
RZ 15/1600	MAILING ADDRESS 19023 Fern Meadow Loop			
\sqrt{S}	CITY Lutz STATE FL ZIP 33558 PHONE			

SIGN-IN SHEET: RFR, Z DATE/TIME: <u>August 18</u>	ZHM, PHM, LUHO PAGE OF 12 2025/6pm HEARING MASTER: SUSAN FINCH				
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION# RZ 24-059(NAME DAVID WEIGHT				
160 X 1 0211	MAILING ADDRESS 2008S SABAL PALM CT CITY LAND OLAKGSTATE FL ZIP34638 PHONE 813:230-7473				
APPLICATION #	NAME Kristine Schroeder				
RZ 24-0591	MAILING ADDRESS 44/1 RIVER CLOSE Blud CITY VOLVI (O STATE FL ZIP 3359 (PHONE 913:361-9376)				
APPLICATION #	PLEASE PRINT NAME Jouhule albut				
RZ 24 0924	MAILING ADDRESS 1000 b. askley Dr. #900 CITY bupe STATE R ZIP33602PHONE 331 0976				
APPLICATION #	PLEASE PRINT NAME DEL Senders				
RZ 24-0924	MAILING ADDRESS 1000 H, 95hky D. #900 CITY TOMOS STATE FL. ZIP3202 PHONE \$13.635.5038				
APPLICATION #	PLEASE PRINT NAME _ Ally Mosky				
RZ 24-0924	MAILING ADDRESS / 0603 DIXON Dr-				
	CITY <u>Piverview</u> STATE <u>F/</u> ZIP33579PHONE8/3-677-9291				
APPLICATION #	NAME John Wypolack				
RZ 24-0924	MAILING ADDRESS 10701 17140H DR. BIVOLURIU CITY ACRECIO STATE 1/2 ZIP 34510 PHONE 843 (71 214)				

SIGN-IN SHEET: RFR, \overline{Z} HM, PHM, LUHO PAGE \overline{Q} PAGE \overline{Q}			
DATE/TIME: August 18,2025/6pm HEARING MASTER: Susan Finch			
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME BRENT 12. DAVIS		
07 7U-Mari	MAILING ADDRESS 10609 DIXON DR. CITY THERVEW STATE 1-1 ZIP 335 TIPHONE 813 853-14467		
K	CITY RUERVEW STATE ZIP 335 PAPHONE 813 853-1467		
APPLICATION #	NAME CHAREES WELDOW		
R7 OU-MOU	MAILING ADDRESS 10707 DIXON DD.		
$X \cup X \cup X$	CITY RUERVIEW STATE FL ZIP 38 PHONE 737636-2132		
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES / PALM TRAFFIC		
D7 74 +3974	MAILING ADDRESS 4006 S. MACDIL AVE		
K	CITY TAMPA STATE FL ZIP33611 PHONE 813 2058057		
APPLICATION #	PLEASE PRINT NAME A GOEL		
R7 24-1677	MAILING ADDRESS 10329 CROSL CREEK BLVD #		
NZ ~ (6/2)	CITY TAMPA STATE L ZIP 324 PHONE 727-470-4786		
APPLICATION #	NAME Elizabeth Rodrigo		
R7 74-1677	MAILING ADDRESS 18156 Souder Vointe Dr.		
7 2 (01)	CITY TOURS STATEFL ZIP33647 PHONE 813.545,3316		
APPLICATION #	PLEASE PRINT NAME KRIEN LOW DOG-LON		
RZ 74-1675	MAILING ADDRESS 6322 PCOLM RIVER RO		
J (U)	CITY TOWN STATE FLZIPSSICPHONE E13-44-339		

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE 5 OF 12 ROBS/6:02 HEARING MASTER: Susan Finch		
DATE/TIME: August 18, 2005/600 HEARING MASTER: USAN TINCH			
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Kami Corbett		
RZ 24-1263	MAILING ADDRESS 101 & Kennedy Bhd, Sta 2700		
	CITY TAM 44 STATE FL ZIP 33 (SPHONE 813-227-842		
APPLICATION #	PLEASE PRINT Sabule albert		
RZ 24-1263	MAILING ADDRESS 600 D. Apply Dr \$ 900 CITY Lawren STATE & ZIP33602PHONE 331 3974		
APPLICATION #	PLEASE PRINT Brady (GPP)S		
RZ 24-1263	MAILING ADDRESS 2110 Hinson rd. CITY Down state FC ZIP 33527 PHONE		
1 / 1			
APPLICATION #	PLEASE PRINT Penny Martin		
RZ 24-1263	PLEASE PRINT NAME Penny Martin Mailing Address Dover CITY STATE PLZIP PHONE		
APPLICATION #	PLEASE PRINT HOLL, C		
RZ 24-1243	MAILING ADDRESS 2130 Mart, w Ad CITY OF CA STATE A ZIP 335 PHONE		
APPLICATION #	PLEASE PRINT NAME Vette Niemann		
RZ 24-1263	MAILING ADDRESS 4711 DOVE CLAFCT		
	CITY DOVM STATE & ZIP 27 PHONE		

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE 6 of 12			
DATE/TIME: <u>August 18,</u>	2025/6pm HEARING MASTER: Susan Finch		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME GEORGE NIEMANN		
RZ 24-1263	MAILING ADDRESS 4711 DOVER CUFF COURT		
× 1 126	CITY DOJER STATE FL ZIP PHONE 662-7100		
APPLICATION #	NAME Jevery Conl		
RZ 74-1912	MAILING ADDRESS 17937 Huntingbow Cirl CITY Lutz STATE FL ZIP 33558 PHONE 813 9202005		
$\propto (/\chi v)$	CITY Lvt2 STATE FL ZIP 33558 PHONE 813 9202005		
APPLICATION #	PLEASE PRINT THE HONNY NAME		
P7 24 101	MAILING ADDRESS SOZ3 W. LAWEL ST CITY TPA STATE FL ZIP PHONE OCZG		
KC (- 1/2/3)	CITY PHONE OC39		
APPLICATION #	NAME LA FONIA BOYIGIAS		
RZ 25-N/10	MAILING ADDRESS 13444 Capoly Crook DK		
N - 000 0002	CITY Tampa STATE ST ZIP 33625 PHONE 8/3-4947/16		
APPLICATION #	PLEASE PRINT NAME OF MAGY		
RZ 75-860	MAILING ADDRESS ACT JUST AUG FELLY		
2>0002	CITY THE STATE ZIP PHONE		
APPLICATION #	NAME BANEET STEWART		
RZ 25-1/10	MAILING ADDRESS 13128 BROOKS DE MOSS DRIVE CITY RIVERVIOU STATE FL ZIP 3379HONE (904) 673-4314		
O/ U(02	CITY RIVERVION STATE FL ZIP 3357 PHONE (904) 673-4314		

SIGN-IN SHEET: RFR, [2 DATE/TIME: August 18,8	ZHM, PHM, LUHO PAGE 7 OF 12 RO25/6pm HEARING MASTER: Sysan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME Strag
	CITY Tampa STATE FL ZIP313 PHONE 94187569
APPLICATION #	PLEASE PRINT ANGELEH JOHNSON
RZ 25-0402	PLEASE PRINT Angelett Johnson MAILING ADDRESS 1001 SEA Spray Place CITY The STATE F ZIP 336 PHONE \$138576400
APPLICATION #	PLEASE PRINT Michael Nolan
RZ 25-6662	MAILING ADDRESS 2914 ~ bandy Blod #A CITY Tampor STATE & ZIP 33611 PHONE 813 2) 2791
APPLICATION #	NAME BEVERLY Kieny FHNA President
RZ 25-6662	MAILING ADDRESS 10902 N. Edison Aug CITY Ta mpa STATE FL ZIP 33612 PHONE 813-625-0420
APPLICATION #	NAME CINA MARIE ISIN
RZ 25-6602	MAILING ADDRESS 13 108 N. Ola AVE CITY TAMPA STATE FL ZIP 336 PHONE (813) 125-110 1
APPLICATION #	NAME SUSAN DENNIS
RZ 25-8402	MAILING ADDRESS 13109 N HAMNER CITY Tampa STATE FL ZIP33612 PHONE 813-373-4777

SIGN-IN SHEET: RFR, Z	2HM, PHM, LUHO PAGE OF 12 PAGE OF 12 PAGE OF 12		
DATE/TIME: <u>Flugust 18,31</u>	HEARING MASTER: JUSAN 1 INCH		
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	NAME Jamie Farnham		
RZ 05/1609	MAILING ADDRESS 513 W. 129th Ave. 812-301-4699		
N 25 0000	CITY Tampa STATE FL ZIP 33012 PHONE 813-391-4699		
APPLICATION #	NAME Alexandra Chall		
RZ 25-600	MAILING ADDRESS 400 AV. ASILEADY Swife 1/00		
1. 2. 0.000	MAILING ADDRESS 400 AN. Addley DV. Swife 1/00 CITY TOURS STATE TO ZIP 2002 PHONE 813-221-91000		
APPLICATION #	PLEASE PRINT. NAME Kami Cor beff		
RZ 75 6DAL	MAILING ADDRESS 101 East Kenedy Ave St 3700		
L 27-0704	CITYTIAMPA STATET ZIP 33602 PHONE 813227-842		
APPLICATION #	PLEASE PRINT Touselle Olbert		
RZ 75-6704	MAILING ADDRESS 1000 10. Olyholey & #900		
r 25 0709	CITY Tampu STATE ZIP3360ZPHONE 331 0976		
APPLICATION #	PLEASE PRINT RAME ROBERT CAVERS S.		
RZ 25-6709	("		
VS	MAILING ADDRESS \$ 5019 Bonita Dr. CITY Wingung STATE FL ZIP PHONE PHONE		
APPLICATION #	PLEASE PRINT NAME Bill Baig Z		
PZ 25-0284	MAILING ADDRESS 5777 Lake Venice Drive		
	CITY W: May May STATE FL ZIP33598 PHONE 203-717-4840		

SIGN-IN SHEET: RFR, A	ZHM,) PHM, LUHO PAGE OF 12				
DATE/TIME: August 18,	2025/6pm HEARING MASTER: Susan Finch				
J ·					
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	PLEASE PRINT THE NAME				
2225-0764	MAILING ADDRESS 5073 W. (AMEL ST				
	CITY TPA STATE ZIP 3509 813789				
APPLICATION #	PLEASE PRINT NAME TU MAI				
RZ 25-081	MAILING ADDRESS 14031 N. Dale Mabry Hwy				
V	CITY TAMPA STATE PL ZIP 3368 PHONE (813) 962-625				
APPLICATION #	PLEASE PRINT NAME YHISMUL HEINAUGHE				
27 25-0801					
CC X 0801	CITY AMPA STATE T ZIP3368 PHONE 813 335985				
APPLICATION #	PLEASE PRINT NAME ONALD LACEY MAILING ADDRESS 1340 GULF BLUD #196 CITY CLEARWARD STATE FL ZIP 33767 PHONE 352 585 0493				
RZ 25-081	MAILING ADDRESS 1340 GULF 9LUD \$196				
MC 07 0001	CITY CHEGALIPARA STATE F. ZIP 33767 PHONE 0493				
APPLICATION #	PLEASE PRINT WOLLAN SILLOWN POTOMACLAN OCOMPA				
RZ 25-0802	MAILING ADDRESS 26326 State ROAD 19				
	CITY Howe WHE HIS FLZIP 3473 TONE 40) 163 3/3				
APPLICATION #	PLEASE PRINT NAME CONCENTRATION OF THE PRINT NAME				
RZ 25-6862	MAILING ADDRESS 13825 Toof Blvd Se 605				
CITY CUTY STATE ZIP 33760 PHONE 524-18					

SIGN-IN SHEET: RFR. //	ZHM.) PHM. LUHO PAGE 10 OF 12
DATE/TIME: August 18,2	ZHM, PHM, LUHO PAGE OF 12 1025/6pm HEARING MASTER: Susan Finch ADI V. THE DECEMBER FOR MALL DIC
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME TON LEACH
RZ 25-G802	MAILING ADDRESS 4530 RIVER CLUST BIND
	CITY VALPACE STATE FL ZIP 3394 PHONE
APPLICATION #	PLEASE PRINT NAME Christopher To Rock
RZ 25-6862	MAILING ADDRESS 4341 Culbred Rd
	CITY Valero STATE FL ZIP3359 PHONE 960-395-7723
APPLICATION #	PLEASE PRINT NAME Sagan - morin
RZ 25-0802	MAILING ADDRESS 7694 Alles
	CITY $\sqrt{a \cdot c \cdot c}$ STATE FL ZIP $\frac{3556}{2556}$ PHONE $\frac{828-342-390}{2596}$
APPLICATION #	NAME Kathleen Reves
RZ 25-0802	MAILING ADDRESS # 1511 N Westshore Black Sufe 1000
	CITY Tange STATE FL ZIP 3360 PHONE S13 957-0549
APPLICATION #	PLEASE PRINT Jales Crever
MM 25-0808	MAILING ADDRESS 2002 W. Clowland St #203
	CITY Tampa STATE EV ZIP 33606 PHONE 80000 913-419-3914
APPLICATION #	NAME DEVIA M. SWITH
11 15-500	MAHING ADDRESS 401 E Jack Son Street

CITY 14mpa STATE F1 ZIP 33601 PHONE 813 222 5010

SIGN-IN SHEET: RFR, \overline{ZHM} , PHM, LUHO PAGE ψ OF $\frac{1}{2}$			
DATE/TIME: August 18,2025/6pm HEARING MASTER: Susan Finch			
	ARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION #	PLEASE PRINT NAME David Moone		
nm 25-0808	MAILING ADDRESS 17310 Corriage Way		
v	CITY Ocessa STATE FL ZIP 3555 HONE 813600 7565		
APPLICATION #	PLEASE PRINT NAME MICHIEL BEAM		
MM 25-0808	MAILING ADDRESS 6401 THOROVEN SLED LODE		
<i>T</i> • • • • • • • • • • • • • • • • • • •	CITY DEESSA STATE FL ZIP 33556 PHONE 727.452.5798		
APPLICATION #	PLEASE PRINT MULISGA Merdheck		
MM 25-0808	MAILING ADDRESS (9810 thauatha Re		
	CITY Odes State FL ZIP3755/ PHONE 813- SOF 93/		
APPLICATION #	PLEASE PRINT Roth White		
1000 25-0808	MAILING ADDRESS 17905 BUrrell Kd		
/ W. W.	CITY dessa STATE FL ZIP 335 PHONE 813/404-		
APPLICATION #	NAME D. Bain Santord		
MM 25 0808	MAILING ADDRESS 4413 THOROUGHBRED UP		
	CITY <u>OD ELSA</u> STATE <u>FL</u> ZIP 33 SUPHONE <u>813.29</u> 3.104		
APPLICATION #	PLEASE PRINT Eduqued Schun 12		
MM 75-0808	MAILING ADDRESS CHOZ TROBUS LOOP		
	CITE STATE ZIP 355 PHONE 813		

SIGN-IN SHEET: RFR, (2	ZHM, PHM, LUHO PAGE OF
DATE/TIME: August 18,	2025/6pm HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Lisa Kusson
m25-0808	MAILING ADDRESS 17005 Winners Circle
V	CITY Odessa STATE FL ZIP 335 PRONE 813-505-066/
APPLICATION #	PLEASE PRINT NAME LISA Dean
nm 25-0808	MAILING ADDRESS 17042 Winners Circle
<i>V</i> ~	CITY Odessa STATE F1 ZIP3355 PHONE 813-300-0365
APPLICATION #	NAME DAWN BICKOFF
MM 25-0808	MAILING ADDRESS 17106 Longard 5
V	CITY Odlssa STATE FL ZIP33554PHONE 813-679-5042
APPLICATION #	NAME Timothy Velden
MM 25-0808	MAILING ADDRESS 5904-A Hart Oules Pkun
V V	CITY Tage STATE FL ZIP 33610 PHONE 8/3-253-5311
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: August 18, 2025

HEARING MASTER: Susan Finch PAGE: 1 OF 2

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 24-1141	Todd Pressman	1. Applicant Presentation Packet	No
RZ 25-0931	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0999	Todd Pressman	Applicant Presentation Packet	No
RZ 25-1000	Michelle Montalbano	Revised Staff Report	No
RZ 24-0591	David Wright	Applicant Presentation Packet	No
RZ 24-0924	Isabelle Albert	Applicant Presentation Packet	No
RZ 24-0924	Brent R. Davis	Revised Staff Report	No
RZ 24-1263	Ashley Rome	Revised Staff Report	No
RZ 24-1263	Debbie Holliday	2. Opposition Presentation Packet	No
RZ 24-1263	Yvette Niemann	3. Opposition Presentation Packet	No
RZ 24-1263	George Niemann	4. Opposition Presentation Packet	No
RZ 25-0602	Todd Pressman	Applicant Presentation Packet	No
RZ 25-0602	Baneet Stewart	2. Applicant Presentation Packet	No
RZ 25-0602	Latonia Boykins	3. Applicant Presentation Packet	No
RZ 25-0602	Beverly Kieny	4. Opposition Presentation Packet	No
RZ 25-0704	Ashley Rome	Revised Report	No
RZ 25-0801	Tu Mai	Applicant Presentation Packet	No
RZ 25-0802	Ashley Rome	Revised Staff Report	No
RZ 25-0802	William Sullivan	2. Applicant Presentation Packet	No
RZ 25-0802	Tom Leech	3. Opposition Presentation Packet	No
RZ 25-0802	Christopher Rate	4. Opposition Presentation Packet	No
RZ 25-0802	Jason Emory	5. Opposition Presentation Packet	No
RZ 25-0802	Kathleen Reres	6. Opposition Presentation Packet	No
MM 25-0808	Lily Linehan	Revised Staff Report	No
MM 25-0808	Sam Ball	2. Revised Staff Report	No
MM 25-0808	Jay Cremer	3. Applicant Presentation Packet	No

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: August 18, 2025

HEARING MASTER: Susan Finch PAGE: 2 OF 2

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
MM 25-0808	Michael Beam	4. Opposition Presentation Packet	No
MM 25-0808	Beth White	5. Opposition Presentation Packet	No
MM 25-0808	Timothy Nelden	6. Applicant Presentation Packet	No

AUGUST 18, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, August 18, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Mary Dorman, Senior Assistant County Attorney, overview of oral argument/ZHM process.

Susan Finch, ZHM, Oath.

B. REMANDS:

B.1. MM 24-1141

Michelle Heinrich, DS, called MM 24-1141.

Testimony provided.

Susan Finch, ZHM, closed MM 24-1141.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-0931

Michelle Heinrich, DS, called RZ 25-0931.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0931.

C.2. RZ 25-0999

Michelle Heinrich, DS, called RZ 25-0999.

Testimony provided.

MONDAY, AUGUST 18, 2025

Susan Finch, ZHM, closed RZ 25-0999.

C.3. RZ 25-1000

- Michelle Heinrich, DS, called RZ 25-1000.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-1000.
- D. REZONING-PLANNED DEVELOPMENT (RZ-PD) & MAJOR MODIFICATION (MM):

D.1. RZ 24-0591

- Michelle Heinrich, DS, called RZ 24-0591.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0591.

D.2. RZ 24-0924

- Michelle Heinrich, DS, called RZ 24-0924.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-0924.

D.3. RZ 24-1075

- Michelle Heinrich, DS, called RZ 24-1075.
- Testimony presented.
- 🛂 Susan Finch, ZHM, closed RZ 24-1075.

D.4. RZ 24-1263

- Michelle Heinrich, DS, called RZ 24-1263.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 24-1263.

D.5. RZ 25-0602

- Michelle Heinrich, DS, called RZ 25-0602.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0602.

D.6. RZ 25-0700

- Michelle Heinrich, DS, called RZ 25-0700.
- Testimony presented.
- Susan Finch, ZHM, closed RZ 25-0700.

D.7. RZ 25-0704

- Michelle Heinrich, DS, called RZ 25-0704.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0704.

D.8. RZ 25-0801

- Michelle Heinrich, DS, called RZ 25-0801.
- Testimony provided.
- Susan Finch, ZHM, closed RZ 25-0801.

D.9. RZ 25-0802

- Michelle Heinrich, DS, called RZ 25-0802.
- Applicant requested a continuance.
- Susan Finch, ZHM, denied the continuance request.
- Michelle Heinrich, DS, called RZ 25-0802.
- Testimony presented.
- Susan Finch, ZHM, closed RZ 25-0802.

MONDAY, AUGUST 18, 2025

D.10. MM 25-0808

- Michelle Heinrich, DS, called MM 25-0808.
- Testimony presented.
- Susan Finch, ZHM, closed MM 25-0808.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

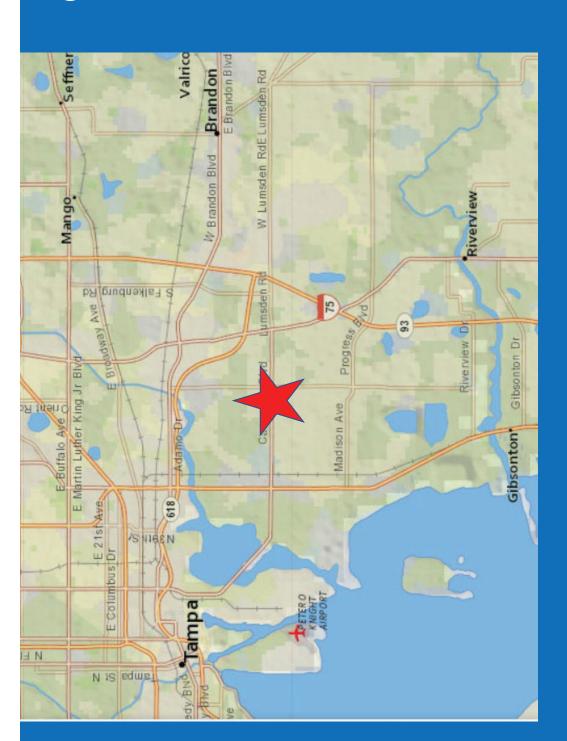
Susan Finch, ZHM, adjourned meeting at 11:54 p.m.

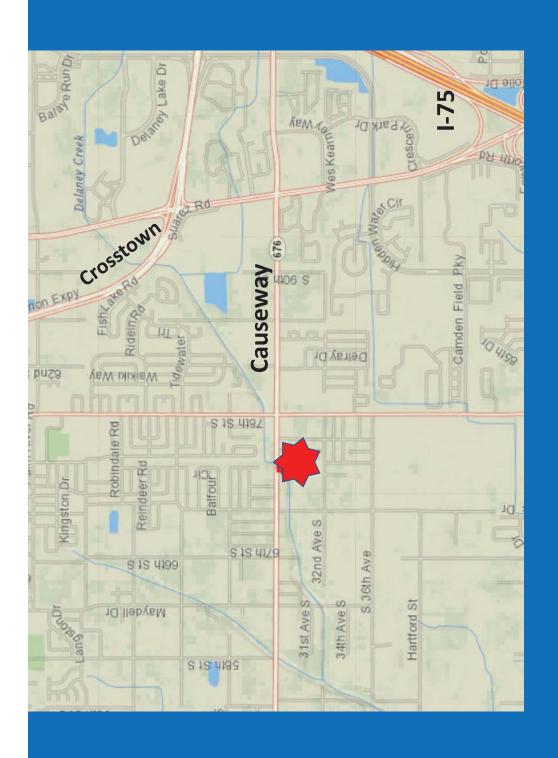
RZ 25-0931 Todd Pressman ZHM Exhibit #1 8-18-2025

1.51 acres

Application seeks the CI zoning category. Currently zoned CG.

Greater PalmRiver Area







Planning Commission finds consistency. D.S.D. supports

All agencies no objections

RESTRICTIONS:

1) No car wash
No crematoriums
No garbage hauler
No truck terminal
No recyclable materials recovery
No motor Vehicle Body Work, Painting

2) Items maintained for Open Storage will have a maximum height of 9'.



To the Hillsborough County Commission & ZHM:

RE: RZ-STD 25-0931/7305 Causeway Blvd., Requesting CI, Commercial Intensive Zoning.

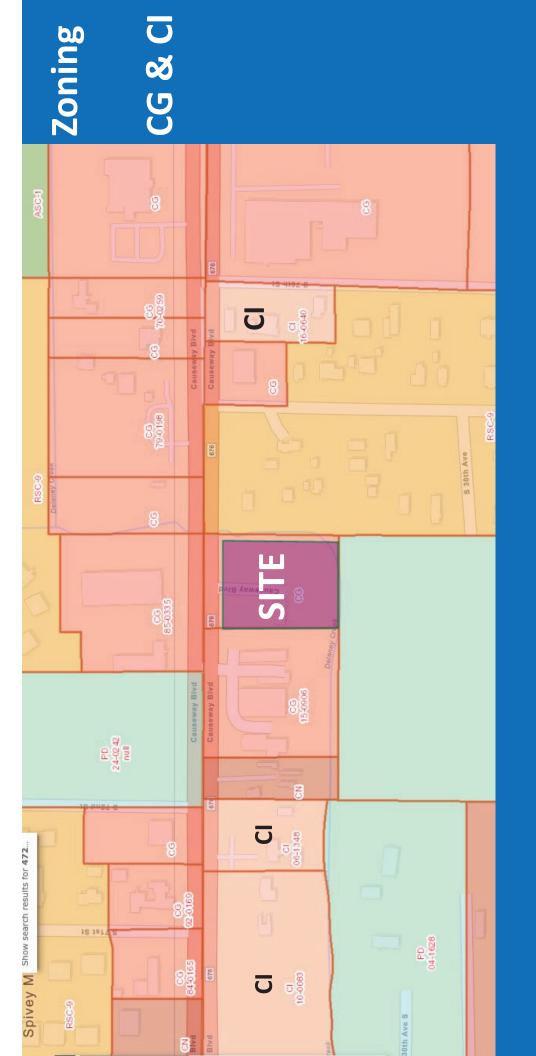
As the adjacent East property owner please accept this communication as a statement of no opposition for the above stated County land use application.

Thank you.

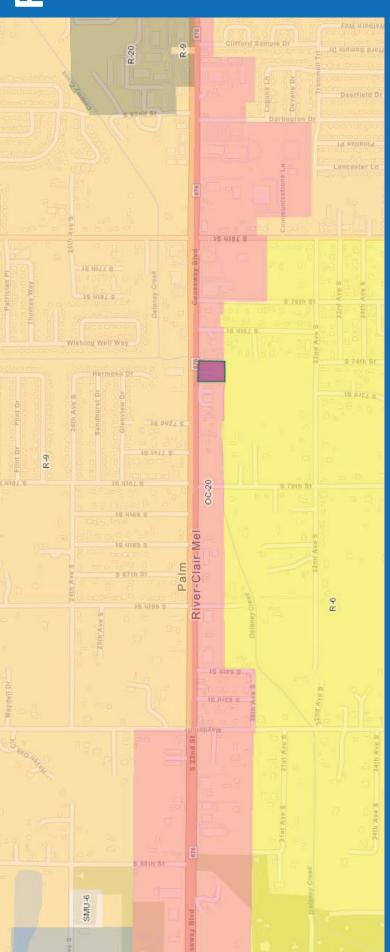
Jose Miranda, Owner at 2809, 2807, 2811, 2805 South 75th Street & 7415 Causeway Blvd.

7-25-25

Date



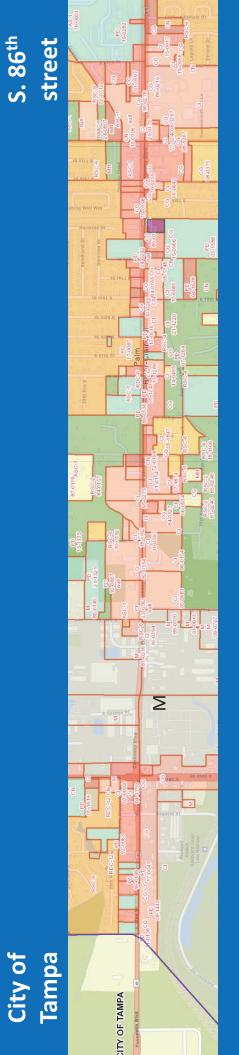




Greater Palm River Community Plan:

maintains and enhances the Community's unique character and sense of place. The Community encourages and supports new and infill development, and redevelopment compatible with existing community patterns that

3 Miles of "M", "CG" and "CI" Zoning City of Tampa



3 Miles of OC-20 and Light Industrial F.L.U.

S. 86th Street

City of Tampa

OF TAMPA



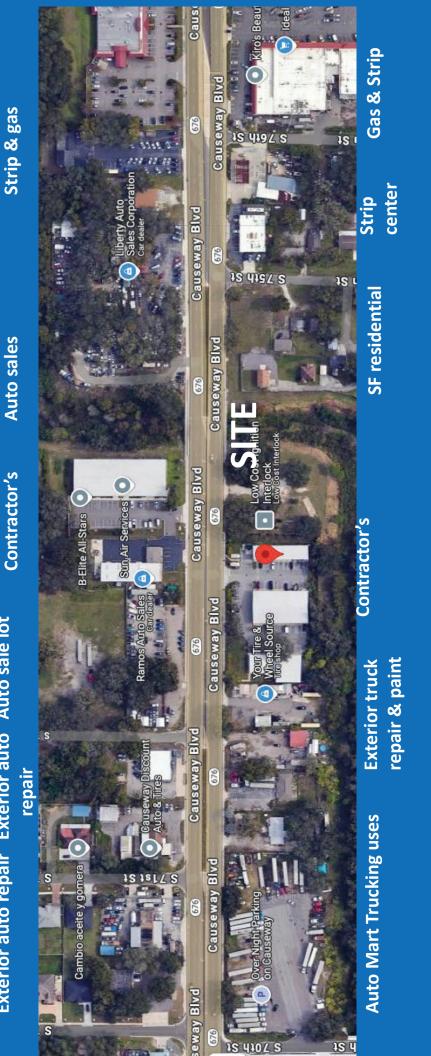
21-1220

CN to CI-R, 2021 D.S.D. supports

CI-R, 2021 APPROVED S 67th St CI 4-0465



Decade
history of CI
zoning
approvals



Auto sales

Contractor's

Exterior auto repair Exterior auto Auto sale lot





Approximate 42' wide unclaimed, no owner buffer

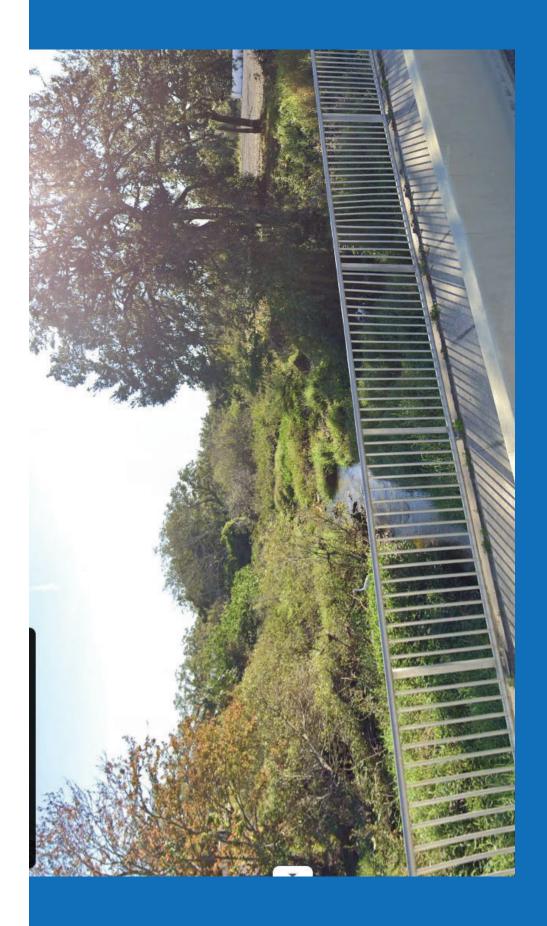


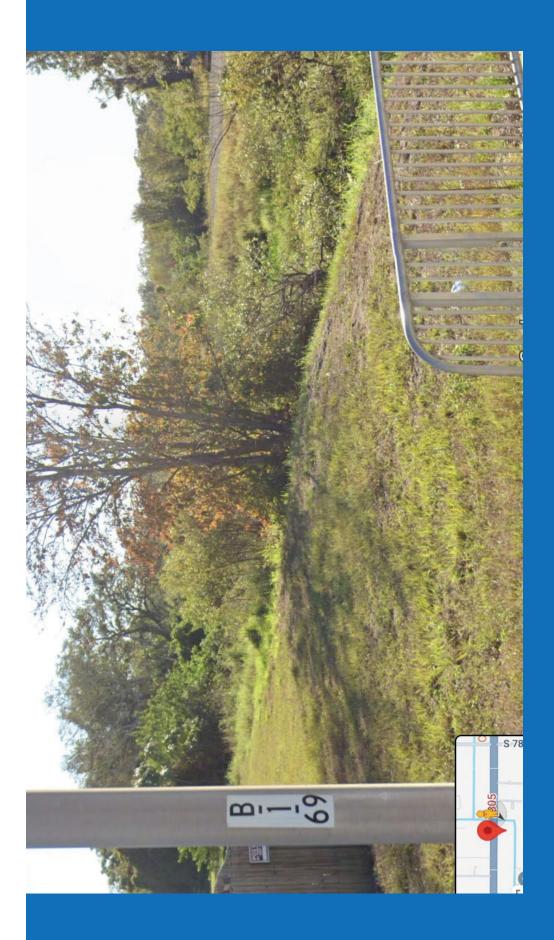
PLUS 30' County buffer







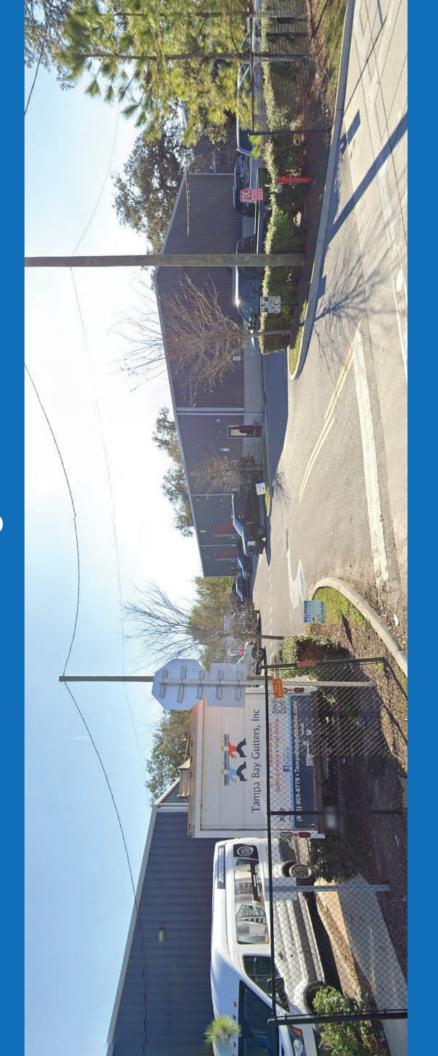






4 Lane divided arterial

- County Truck Route
- State Arterial Roadway
- 27,500 Vehicles per day, east of site, 2020.



West Neighbor



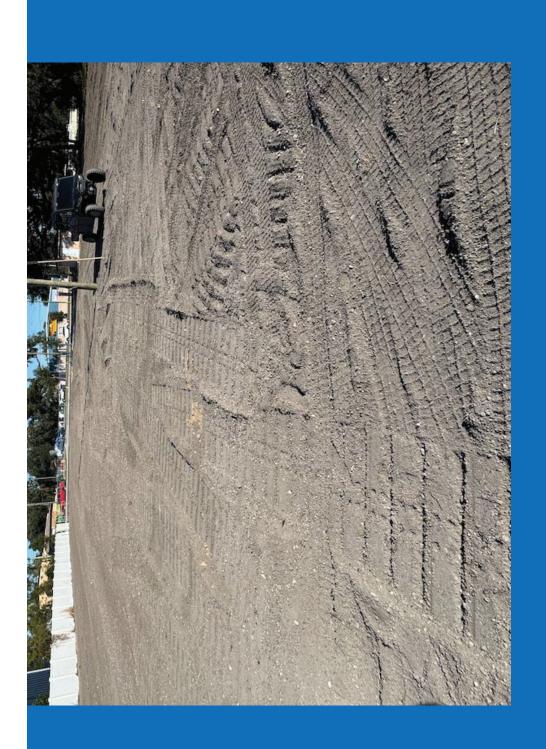












Planning Commission

allow for development that is consistent with the Goals, Objectives, and Policies Community Plan. The proposed Standard Rezoning, with restrictions, would surrounding area and supports the vision of the Palm River-Progress Village of the Future Land Use Section of the Unincorporated Hillsborough County "...compatible with the existing development pattern found within the Comprehensive Plan".

D.S.D.

"Compatible with the zoning districts, uses and development pattern in the surrounding area".

PARTY OF RECORD

Rivas, Keshia

From: Zoning Intake-DSD

Sent: Friday, July 25, 2025 3:58 PM

To: Rivas, Keshia; Rome, Ashley; Grandlienard, Christopher

Subject: FW: Pressman: 25-0931/No Oppo and Buffer Screening Req'd

Attachments: swilli causeway revised.pdf

Hello,

Please see attachment and email below.

Thank you,

Charles Phillips

Planning and Zoning Technician

Development Services Department

E:PhillipsCh@hillsboroughcounty.org

P: (813) 294-3785

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.

From: Todd Pressman < todd@pressmaninc.com>

Sent: Friday, July 25, 2025 3:39 PM

To: Montalbano, Michelle <MontalbanoM@hcfl.gov>; Zoning Intake-DSD <ZoningIntake-DSD@hcfl.gov> **Cc:** PRESSMAN TODD <todd@pressmaninc.com>; Heinrich, Michelle <HeinrichM@hcfl.gov>; Willow Michie

<michiew@plancom.org>

Subject: Pressman: 25-0931/No Oppo and Buffer Screening Reg'd

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

1) I am attaching a signed letter of no opposition from the property owner who owns all the residentially zoned and residential currently used lands and homes adjacent (i.e. **nearby**....see #2 below) on the East of the project/rezoning site. We met and talked with that owner on site, this morning.

Received 07-25-25 Development Services

2) No buffer or screening is required on the east side of the project parcel. The use and zoning abutting on the vacant lands east of the project site are not residential used and is zoned CG. There is an approximate 42' vacant unclaimed, unimproved strip that runs thru the vicinity over the Delaney creek area. Per the Map Viewer and Property Appraiser, the buffer and screening required is none, as the code section, 6.06.06, directs if vacant then the zoning category of the vacant lands is used in the buffer/screening table. 6.06.06.

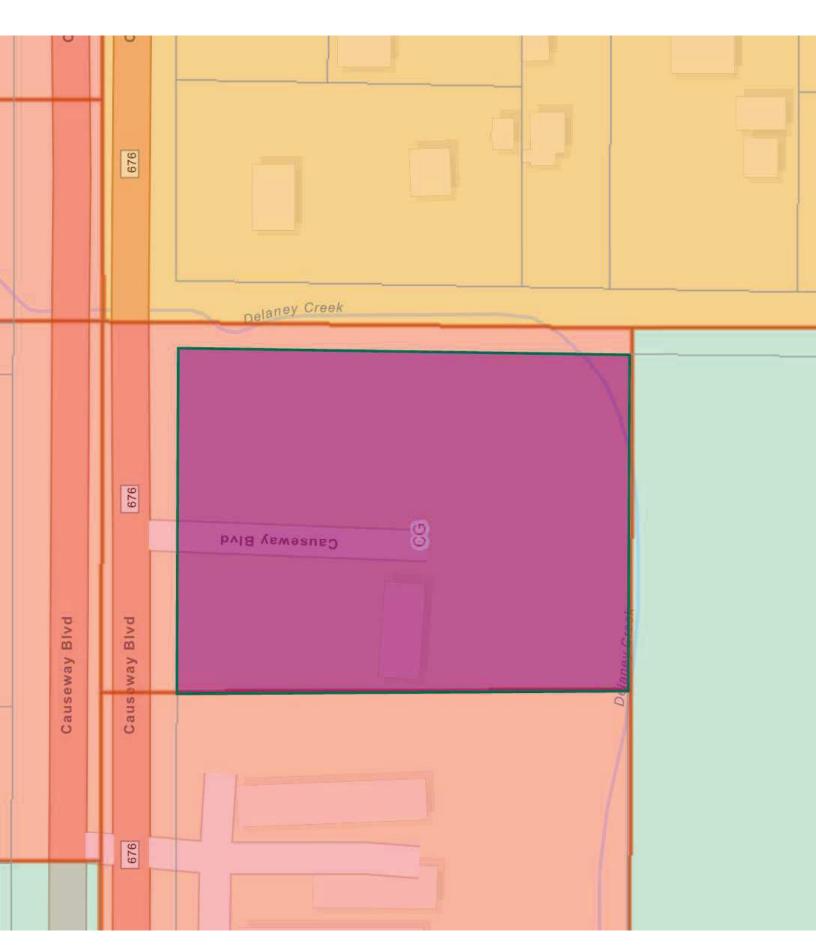
With great liberty, I'd like to please request the staff's agreement or non-agreement with this buffer/screening point, please.

"If the land next to the proposed development is vacant, the buffer requirement shall be determined based on the existing zoning on the adjacent vacant parcel as shown in the tables below."

Property Appraiser showing the project parcel and strip on its East:



Map Viewer showing CG zoning of that east abutting that strip:



To the Hillsborough County Commission & ZHM:

RE: RZ-STD 25-0931/7305 Causeway Blvd., Requesting CI, Commercial Intensive Zoning.

As the adjacent East property owner please accept this communication as a statement of no opposition for the above stated County land use application.

Thank you.

Jose Miranda, Owner at 2809, 2807, 2811, 2805 South 75th Street & 415 Causeway Blvd.

TODD PRESSMAN
President, Pressman & Associates, Inc.
200 2nd Ave., South #451
St. Petersburg, FL 33701
Cell. 727-804-1760
Fx. 1-800-977-1179

CAUTION: The approvals that Pressman & Associates, Inc., gain are only part of the entire development process and additional permits, reviews, approvals, applications and submittals WILL absolutely be required at the city, county state or federal levels. It is not the case that a zoning type approval entitles you to proceed with any development of a project of any type. ALSO, Pressman & Associates, Inc. is NOT a law firm, Mr. Todd Pressman is not an Attorney & any & all advise or consultation is not to be accepted as legal advice in any manner. FURTHER any preliminary report or review of land uses orzoning DOES NOT constitute in ANY manner a due diligence for a property and cannot be relied upon as any kind of due diligence analysis.

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