Rezoning Application: 25-0999 **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: CMU-12

Service Area: Urban

Site Acreage: 0.95 acres

Community Plan Area: Riverview and South Shore

Overlay: None

Request: Rezone to Commercial General



Introduction Summary:

The applicant is requesting to rezoning the property to AS-1 (Agriculture, Single Family) to Commercial General.

Zoning:	Existing	Proposed
District(s)	AS-1	CG
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services
Acreage	0.95 Acres	0.95 Acres
Density/Intensity	1 du / Acre	0.27 FAR
Mathematical Maximum*	0 du	11,173 sf

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	CG
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50 ft. Front and Rear and 25 ft. side	30 ft. Front and 20 ft. side with Type B screening
Height	50 ft.	50 ft.

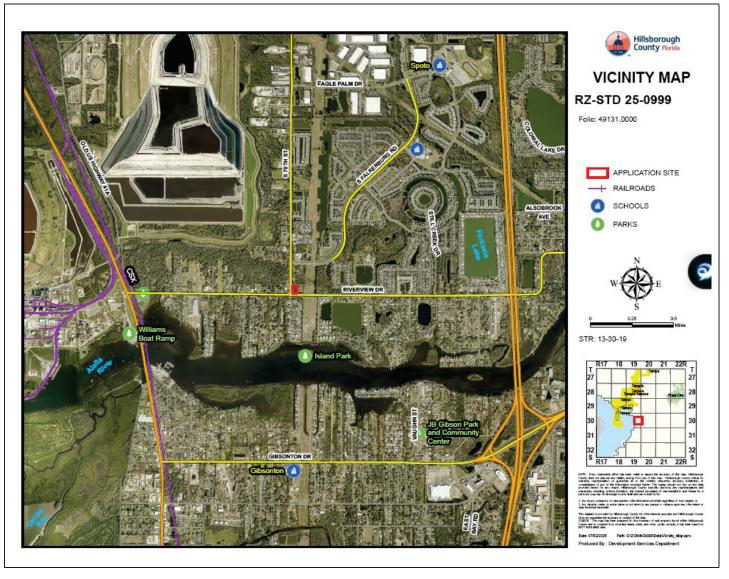
Additional Information:	
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

BOCC LUM MEETING DATE: 10-07-2025 Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



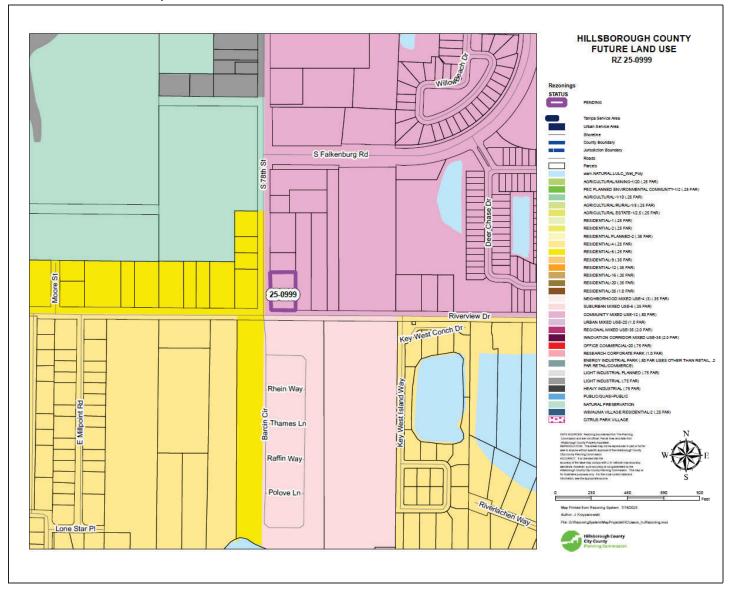
Context of Surrounding Area:

The property is located just north of the Alafia River at the northeast corner of Riverview drive and S 78th Street. The site is surround by a mix of residential, agricultural, and commercial zoning.

ZHM HEARING DATE: 08-18-2025 BOCC LUM MEETING DATE: 10-07-2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



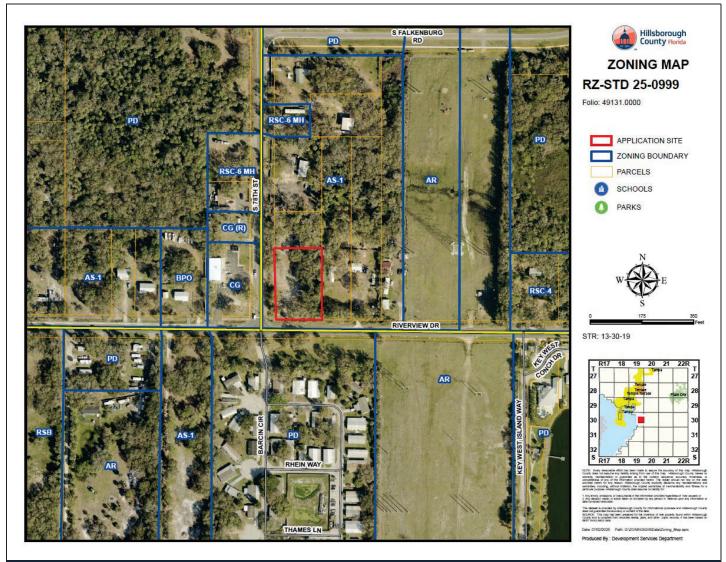
Case Reviewer: Logan McKaig

Subject Site Future Land Use Category:	Commercial Mixed Use 12 (CMU-12)
Maximum Density/F.A.R.:	12 DU/GA or 0.5 FAR
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



		Adjacent Zo	nings and Uses	
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	AS-1	1 du / ga	Agricultural & Single Family Residential	Single Family Residential
East	AS-1	1 du / ga	Agricultural & Single Family Residential	Single Family Residential
South	PD	6 du / ga	Mobile Home Park	Mobile Home Park
West	CG	0.27	Retail, Offices, & Professional Services	Retail

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig
2.0 LAND USE MAP SET		
2.4 Proposed Site Plan ((partial provided below for size and	d orientation purposes. See Section 8.0 for full site plan)
		N/A

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

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

Transportation Comment Sheet

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

Road Name	s (check if applicable) Classification	Current Conditions	Select Future Improvements
Riverview Dr.	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other
S. 78 th St.	County Collector - Urban	2 Lanes ☑ Substandard Road ☐ Sufficient ROW Width	 ☑ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☑ Other

Project Trip Generat	on □Not applicable for this request	□Not applicable for this request	
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	10	1	1
Proposed	3,906	374	355
Difference (+/-)	+3,896	+373	+354

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

Primary Access	Additional Connectivity/Access	Cross Access	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.	Choose an item.
	Choose an item.	Choose an item.	Choose an item.
	Primary Access	Choose an item. Choose an item. Choose an item.	Primary Access Connectivity/Access Choose an item.

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.

4.0 Additional Site Information & Agency Comments Summary					
Transportation	Objections	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	☐ Yes ⊠ No	**		

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions	Additional Information/Comments
	⊠ Yes	☐ Yes	Requested □ Yes	information/comments
Environmental Protection Commission	□ No	⊠ No	□ No	
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☐ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
\square Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
\square Use of Environmentally Sensitive Land	⊠ Coastal Hi	igh Hazard Area		
Credit	⊠ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent to ELAPP property			
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes		
☐ Design Exc./Adm. Variance Requested	□ No	□ Yes □ No	☐ Yes ⊠ No	
\square Off-site Improvements Provided				
Service Area/ Water & Wastewater	N. V.			
□ City of Tampa	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☐ No	
\square Rural \square City of Temple Terrace		⊠ NO	□ NO	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	□ No	□ No	□ No	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
\square Meets Locational Criteria \square N/A	⊠ Yes	☐ Inconsistent	□ Yes	
\square Locational Criteria Waiver Requested	□No	⊠ Consistent	□No	
☐ Minimum Density Met ☐ N/A				

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site, consisting of 0.95 acres of land, is an appropriate_location to support Commercial General uses. The_property across the street to the west at 7712 Riverview with .83 acres of land also zoned CG. The site will comply with all CG development standards.

5.2 Recommendation

Staff recommends approval.

APPLICATION NUMBER: RZ 25-0999

ZHM HEARING DATE: 08-18-2025
BOCC LUM MEETING DATE: 10-07-2025 Case Reviewer: Logan McKaig

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

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

J. Brian Grady

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

APPLICATION NUMBER: RZ 25-0999

ZHM HEARING DATE: 08-18-2025
BOCC LUM MEETING DATE: 10-07-2025 Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER:	RZ 25-0999				
ZHM HEARING DATE:	08-18-2025				
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig			
O O DDODOGED CITE DI	/=				
8.0 PROPOSED SITE PLAN (FULL)					
		N/A			
		N/A			

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 08/05/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	NNING AREA/SECTOR: Central/Riverview	PETITION NO: RZ 25-0999
	This agency has no comments.	
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached con-	ditions.
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling \pm .95 acres from Agricultural Single Family Conventional – 1 (AS-1) to Commercial General (CG). The site is located in the north-eastern quadrant of the intersection of Riverview Dr. and S. \pm 78 th. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
AS-1, Single Family Detached	10	1	1
(ITE Code 210) 1 Unit	10	1	1

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	2,286	188	147

(ITE Code 851) 3,000sqft			
Bank with Drive-Through (ITE Code 912) 5,173sqft	218	52	108
Total	3,906	374	355

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
Difference	+3,896	+373	+354

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr. and S. 78th St. Riverview Dr. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan Riverview Dr. is designated for a future 2-lane enhancement.

S. 78th St. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, a +/- 5 ft sidewalk on the western side of the roadway, and within +/- 70 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan S. 78th St. is designated for a future 4-lane enhancement.

SITE ACCESS

The subject parcel is currently taking access onto S. 78th St. via a single full access connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Riverview Dr. and S. 78th St. is for information purposes only.

Roadway	From	То	LOS Standard	Peak Hr.

				Directional LOS
Riverview Dr.	US Hwy 41	Us Hwy 301	D	D
S. 78 th St.	Riverview Dr.	Madison Ave.	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 25-0999
DATE OF HEARING:	August 18, 2025
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 to CG
LOCATION:	7802 Riverview Drive
SIZE OF PROPERTY:	0.95 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	CMU-12

Urban

SERVICE AREA:

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: 25-0999
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: CMU-12
Service Area: Urban
Site Acreage: 0.95 acres

Community Plan Area: Riverview and South Shore

Overlay: None

Request: Rezone to Commercial General



Introduction Summary:

The applicant is requesting to rezoning the property to AS-1 (Agriculture, Single Family) to Commercial General.

Zoning:	Existing	Proposed
District(s)	AS-1	CG
Typical General Use(s)	Single-Family Residential/Agricultural	General Commercial, Office and Personal Services
Acreage	0.95 Acres	0.95 Acres
Density/Intensity	1 du / Acre	0.27 FAR
Mathematical Maximum*	0 du	11,173 sf

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	CG
Lot Size / Lot Width	43,560 sf / 150'	10,000 sf / 75'
Setbacks/Buffering and Screening	50 ft. Front and Rear and 25 ft. side	30 ft. Front and 20 ft. side with Type B screening
Height	50 ft.	50 ft.

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

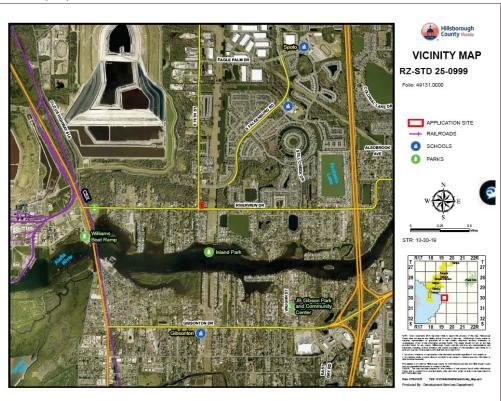
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable

Page **1** of **12**

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

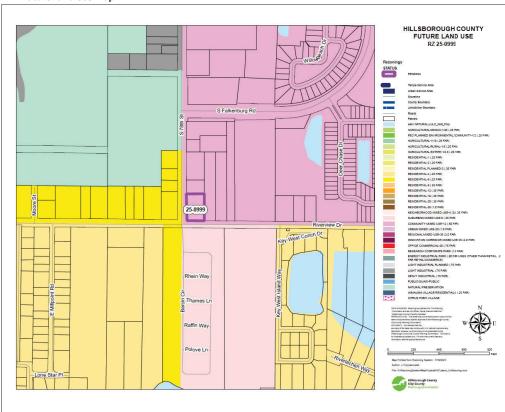
The property is located just north of the Alafia River at the northeast corner of Riverview drive and S 78^{th} Street. The site is surround by a mix of residential, agricultural, and commercial zoning.

Page **2** of **12**

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Commercial Mixed Use 12 (CMU-12)
Maximum Density/F.A.R.:	12 DU/GA or 0.5 FAR
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixeduse projects.

Page **3** of **12**

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Page **4** of **12**

BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig
2.0 LAND USE MAP SET	AND SUMMARY DA	TA
		for size and orientation purposes. See Section 8.0 for full site plan)
•		
		N/A

APPLICATION NUMBER:

ZHM HEARING DATE:

RZ 25-0999

08-18-2025

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

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

Transportation Comment Sheet

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

Road Name	Classification	Current Conditions	Select Future Improvements	
Riverview Dr.	County Collector - Urban	2 Lanes ⊠Substandard Road □Sufficient ROW Width	□ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements ☑ Other	
S. 78 th St.	County Collector - Urban	2 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	1	1	
Proposed	3,906	374	355	
Difference (+/-)	+3,896	+373	+354	

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

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

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.

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

Page **6** of **12**

APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

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	
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ☐ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ⊠ No	☐ Yes ☐ No	
Check if Applicable:	☐ Potable W	/ater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	⊠ Coastal H	igh Hazard Area		
Credit	□ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent t	to ELAPP property		
☐ Surface Water Resource Protection Area ☐ Other				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
☐ Design Exc./Adm. Variance Requested	⊠ Yes	Yes	□ Yes	
☐ Off-site Improvements Provided	□ No	⊠ No	⊠ No	
Service Area/ Water & Wastewater				
☑Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes	
☐Rural ☐ City of Temple Terrace	□ No	⊠ No	□ No	
Hillsborough County School Board				
Adequate □ K-5 □6-8 □9-12 ⊠N/A	☐ Yes	☐ Yes	☐ Yes	
Inadequate □ K-5 □ 6-8 □ 9-12 □ N/A	□ No	□ No	□ No	
•				
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		□No	
☐ Minimum Density Met ☐ N/A				

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APPLICATION NUMBER:	RZ 25-0999	
ZHM HEARING DATE:	08-18-2025	
BOCC LUM MEETING DATE:	10-07-2025	Case Reviewer: Logan McKaig

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site, consisting of 0.95 acres of land, is an appropriate location to support Commercial General uses. The property across the street to the west at 7712 Riverview with .83 acres of land also zoned CG. The site will comply with all CG development standards.

5.2 Recommendation

Staff recommends approval.

Page **8** of **12**

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. Peterburg testified regarding the rezoning request. He showed a PowerPoint presentation and stated that the request is to rezone the subject property from AS-1 to CG. He added that there are letters of no objections from the property owners to the north and east. Mr. Pressman described the surrounding land uses and stated that there is a Level of Service C on both abutting roadways. He concluded his presentation by stating that both planning staffs support the request.

Mr. Logn McKaig, Development Services staff, testified regarding the County's staff report. Mr. McKaig stated that the applicant is requesting a rezoning from AS-1 to CG. He described the location of the property and surrounding land uses. He testified that staff recommends approval.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Community Mixed Use-12 Future Land Use Category, the Urban Service Area and the Riverview and SouthShore Areawide Community Plans. She described the surrounding area and stated that staff found the rezoning compatible with the development pattern and consistent with both the Riverview 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 and a transportation analysis 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 0.95 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Community Mixed-Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area and SouthShore Areawide Systems Plan.
- 2. The applicant is requesting a rezoning to the Commercial General (CG) zoning district.
- 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 Riverview Community Plan and the Comprehensive Plan.
- 5. The surrounding area is zoned AS-1 to the north and east, PD to the south and developed with residential land uses, and CG to the west and developed with retail land uses.
- 6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
- 7. The request for CG 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 CG zoning district. The property is 0.95 acres in size and is currently zoned AS-1 and designated CMU-12 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Riverview Community Plan.

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

No testimony in opposition was provided at the Zoning Hearing Master hearing.

The request for CG 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 **APPROVAL** of the CG rezoning request 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 25-0999		
Report Prepared: August 7, 2025	Folio(s): 49131.0000		
	General Location : North of Riverview Drive, east of 78 th Street South and south of South Falkenburg Road		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.50 FAR)		
Service Area	Urban		
Community Plan(s)	Riverview & SouthShore		
Rezoning Request	Rezone from Agricultural Single Family-1 (AS-1) to Commercial General (CG)		
Parcel Size	+/- 0.95 acres		
Street Functional Classification	Riverview Drive – County Collector 78 th Street South – County Collector South Falkenburg Road – County Collector		
Commercial Locational Criteria	Not applicable		
Evacuation Area	Area A		

Table 1: COMPARISON OF SURROUNDING PROPERTIES					
Vicinity	Future Land Use Designation	Zoning	Existing Land Use		
Subject Property	Community Mixed Use-12	AS-1	Vacant		
North	Community Mixed Use-12	AS-1 + RSC-6	Single-Family		
South	Community Mixed Use-12 + Suburban Mixed Use-6	PD + AS-1	Mobile Home Park		
East	Community Mixed Use-12	AS-1 + AR	Single- Family		
West	Residential-6	CG	Light Commercial		

Staff Analysis of Goals, Objectives and Policies:

The 0.95 ± acre subject site is located north of Riverview Drive, east of 78th Street South and south of South Falkenburg Road. The site is in the Urban Service Area and is within the limits of the Riverview and SouthShore Areawide Systems Community Plans. The subject site has a Future Land Use (FLU) designation of Community Mixed Use-12 (CMU-12), which allows for the consideration of agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects. The applicant is requesting to rezone from Agricultural Single Family-1 (AS-1) to Commercial General (CG).

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. Surrounding the site are light commercial uses to the west and single family uses to the north and east. Located to the south across Riverview Drive, there is a mobile home park. The site is located at an intersection adjacent to other commercial uses and within the CMU-12 FLU category. The proposal for a rezoning from AS-1 to CG meets the intent of objective 1.1.

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

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intent permitted in each of the Future Land use categories. The site is in the Community Mixed Use-12 (CMU-12) Future Land Use category. In the CMU-12 Future Land Use category, the maximum square feet that may be considered for this site would be 20,691 square feet (0.95 ac \times 43,560 square feet = 41,382 square feet \times 0.50 FAR = 20,691 square feet). The proposal for CG uses meets Objective 2.2 and the associated policies.

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 commercial and single-family residential uses. Across 78th Street South is a gas station. The proposed change to CG would align with the existing mix of uses. 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 Riverview and SouthShore Areawide Systems Community Plans. The subject site is located along Riverview Drive and west of Interstate I-75 where, according to the Riverview District Concept Map, more intense uses such as industrial uses are desired. The request to rezone the site to CG meets the intent of the Riverview Community Plan. There are no applicable policies in the SouthShore Area Wide Systems plan that relate to this request.

Overall, staff finds that the proposed use is allowable in the CMU-12 Future Land Use category, is compatible with the existing development pattern found within the surrounding, and supports the vision of the Riverview Community Plan. The proposed rezoning 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 restrictions 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.

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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

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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.

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

Economic Development

Goal 7: Seek land use and development patterns which will promote employment and economic growth.

- **Objective 7.1:** The County shall pursue a thriving economy through the promotion of target industries, as defined in Florida Statutes, which are focused on national and international competitiveness. Additionally, the County will promote businesses that provide diverse employment opportunities that promote an appropriate jobs and housing balance, where people can live near their workplace and that there are enough jobs in the area to support the local population.
- **Policy 7.1.3**: Competitive Sites and existing office/industrial uses are important to the economic future of unincorporated Hillsborough County. In addition, having targeted industry jobs located proximate to residential development for the workforce and site design flexibility shall be considered to support this

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effort.

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Goal 2: Reflect the vision of Riverview using the Riverview District Concept Map. The Riverview District Concept Map will illustrate the unique qualities and land uses related to distinct geographic areas identified as "districts".

- Hwy 301 Corridor Provide a safe, attractive and efficient corridor system that contributes to the character and economic well-being of the community and provides a sense of arrival.
- Downtown Focus and direct mixed-use development to create an aesthetically pleasing and pedestrian-friendly downtown.
- Riverfront Recognize the historical, environmental, scenic, and recreational value of the Alafia River.
- Mixed Use Focus and direct development toward walkable mixed-use town center locations throughout the community while respecting existing land use.
- Residential Encourage attractive residential development that complements the surrounding character and promotes housing diversity.
- Industrial—Attract employment centers and desirable industry with appropriate infrastructure in areas without conflicting with surrounding land use.
- Open Space Build upon the county owned Boyette Scrub lands by acquiring lands from willing sellers.

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PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR) Juris diction Boundary Tampa Service Area Urban Service Area County Boundary PENDING 0 230 Rezonings STATUS -Riverlachen Way Riverview Dr Willow Beach DE Key West Conch Dr Key West Island Way S Falkenburg Rd Barcin Cir Thames Ln Rhein Way Raffin Way Polove Ln 25-0999 1S 4187 S Lone Star PI E Millpoint Rd Moore St

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ 25-0999

AGRICULTURAL/MINING-1/20 (.25 FAR) wam.NATURAL.LULC_Wet_Poly

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR) AGRICULTURAL/RURAL-1/5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR) RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.25 FAR)

RESIDENTIAL-12 (.35 FAR) RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-16 (.35 FAR) RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

COMMUNITY MIXED USE-12 (.50 FAR) SUBURBAN MIXED USE-6 (.35 FAR)

URBAN MIXED USE-20 (1.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR) REGIONAL MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (.75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (.75 FAR)

HEAVY INDUSTRIAL (.75 FAR) LIGHT INDUSTRIAL (.75 FAR) PUBLIC/QUASI-PUBLIC

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



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Map Printed from Rezoning System: 7/18/2025 Author: J. Krzyzanowski

File: G:\RezoningSystem\MapP



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 08/05/2025
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLANNING AREA/SECTOR: Central/Riverview		PETITION NO: RZ 25-0999
:		
	This agency has no comments.	
X	This agency has no objection.	
	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling \pm .95 acres from Agricultural Single Family Conventional – 1 (AS-1) to Commercial General (CG). The site is located in the north-eastern quadrant of the intersection of Riverview Dr. and S. \pm 78 th. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
	way volume	AM	PM
AS-1, Single Family Detached	10	1	1
(ITE Code 210) 1 Unit	10	1	1

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
CG, Fast Food with Drive-Through (ITE Code 934) 3,000sqft	1,402	134	100
CG, Convenience Store	2,286	188	147

(ITE Code 851) 3,000sqft			
Bank with Drive-Through (ITE Code 912) 5,173sqft	218	52	108
Total	3,906	374	355

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume		PM
Difference	+3,896	+373	+354

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Riverview Dr. and S. 78th St. Riverview Dr. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 60 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan Riverview Dr. is designated for a future 2-lane enhancement.

S. 78th St. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11 ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, a +/- 5 ft sidewalk on the western side of the roadway, and within +/- 70 ft of the right of way. Pursuant to the Hillsborough County corridor preservation plan S. 78th St. is designated for a future 4-lane enhancement.

SITE ACCESS

The subject parcel is currently taking access onto S. 78th St. via a single full access connection.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service provided for Riverview Dr. and S. 78th St. is for information purposes only.

Roadway	From	То	LOS Standard	Peak Hr.

				Directional LOS
Riverview Dr.	US Hwy 41	Us Hwy 301	D	D
S. 78 th St.	Riverview Dr.	Madison Ave.	D	С

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

COMMISSION

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Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: August 18, 2025	COMMENT DATE: July 29, 2025	
PETITION NO.: 25-0999	PROPERTY ADDRESS: 7802 Riverview Dr,	
EPC REVIEWER: Liam Huxhold CONTACT INFORMATION: (813) 627-2600 x 1247	Riverview, FL 33578 FOLIO #: 049131-0000	
EMAIL: huxholdl@epchc.org	STR: 13-30S-19E	

REQUESTED ZONING: From AS-1 to CG

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	7/29/2025	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No wetlands present per site inspection	
SOILS SURVEY, EPC FILES)		

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.

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.

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.

REZ 25-0999 July 29, 2025 Page **2** of **2**

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application".

Once approved, the formal wetland delineation would be binding for five years.

Lh/dc

ec: Todd Pressman, Pressman & Assoc., Inc.: todd@pressmaninc.com

Ms Home Real Estate, Inc.: altagodfil@gmail.com

ENVIRONMENTAL SERVICES DIVISION



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: 8/14/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/22/2025

PROPERTY OWNER: Ms Home Real Estate, Inc. **PID:** 25-0999

APPLICANT: Todd Pressman, Pressman & Assoc., Inc.

LOCATION: 7802 Riverview Dr. Riverview, FL 33578

FOLIO NO.: 49131.0000

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 #: 25-0999**

- () 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

10:	10: ZONING TECHNICIAN, Planning Growth Management DATE: 07-14-2025		
REV	REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management		
APP	LICANT: Todd Pressman	PETITION NO: 2	<u>25-0999</u>
LOC	CATION: 7802 Riverview		
	JO NO: 49131.0000	SEC: <u>13</u> TWN: <u>3</u>	0 RNG: 19
			<u>-</u>
\boxtimes	This agency has no comments.		
	3		
	This agency has no objection.		
	This are a local and the street and		
Ш	This agency has no objection, subject to listed of	r attached conditio	ns.
П	This agency objects, based on the listed or attac	ched conditions.	
_	5 , , ,		
COM	COMMENTS:		

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

	TION NO.: RZ-STD 25-0999 REVIEWED BY: Clay Walker, E.I. DATE: 7/11/2025
FOLIC	O NO.: 49131.0000
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A 12 inch water main exists (approximately feet from the site), (adjacent to the site), and is located south of the subject property within the south Right-of-Way of Riverview Drive. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
	Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.
	WASTEWATER
	The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
	A <u>4</u> inch wastewater forcemain exists (approximately <u>770</u> feet from the project site), (adjacent to the site) <u>and is located east of the subject property within the south Right-of-Way of Riverview Drive</u> . 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	IENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

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 40 MS. HEINRICH: Our next item is Item C.2, Standard
2	Rezoning 25-0999. The applicant is requesting to rezone
3	property from AS-1 to CG. Logan McKaig with Development
4	Services will provide staff findings after the applicant's
5	presentation.
6	HEARING MASTER: Is the applicant here?
7	Good evening.
8	MR. PRESSMAN: Thank you. Good evening, Hearing
9	Officer. Todd Pressman, 200 2nd Avenue South, Number 451, in
10	Saint Petersburg.
11	This is 25-0999. We're in the Riverview South Shore
12	area there you go on Riverview Drive between US-41 and I-
13	75. Planning Commission supports. DSD supports. No agency
14	objections. I checked the record yesterday, the day before, I
15	didn't see anything on record as opposition.
16	The issue is AS-1 to CG for .95 acres. This says that
17	the property appraiser has it at the corner of 78th and
18	Riverview Drive. And in the record is a letter of no objection
19	from the owner to the north and to the east. Owner to east owns
20	both those parcels. This is one of the letters, and the other
21	was done by email, which is here.
22	The property is 166 feet, more or less, from property
23	line to the south, and of course, across Riverview Drive.
24	There's very good natural forestation on both sides of the
25	parcels that are adjoining or abutting on the north and east.

1	Page 41 Across the street is a convenience store and c-store and gas,
2	that's directly across the street, Riverview Drive. That's just
3	another view of it.
4	And looking at zoning, the corner is CG. This would
5	match what's across the street, and of course, the PPO. And the
6	Future Land Use, which is important, is that the site is at CMU-
7	12, which, as you recognize, is as an intensive category, which
8	includes urban, and intensity, and density of uses.
9	Commercial uses shall be clustered at arterial and
10	collector intersections, which is, you know, what we're asking
11	for. In 2020, there was a vehicle count of 6,400 vehicles per
12	day; 3,300 vehicle trips on 78th. We have the level of service
13	as a C on both roadways. And I do have an additional
14	Transportation report that was completed by transportation
15	consultant that saw a much reduced number of trips when working
16	with passerby traffic and other issues. I'll put that on the
17	record.
18	Planning Commission has as compatibles for its vision
19	of the Community Plan. Development Service notes appropriate
20	location to support Commercial General uses as requested.
21	And that, we appreciate your attention. Thank you.
22	HEARING MASTER: Thank you so much. Don't forget to
23	sign in.
24	Development Services. Good evening.
25	MR. MCKAIG: Good evening, Madam Hearing Officer.

1	Page 42 This is Logan McKaig, Development Services, for application 25-
2	0999.
3	The applicant is requesting to rezone the property
4	from AS-1 to CG, Commercial General. The property itself,
5	consisting of about .95 acres, exists on Riverview Drive, at
6	the excuse me, at the northeast corner of Riverview Drive and
7	South 78th Street, surrounded by a mix of residential,
8	agricultural, and commercial zoning in the area.
9	The site, consisting of approximately .5 acres of
10	land, is in an appropriate location to support Commercial
11	General uses. The property across the street to the west at
12	7712 Riverview Drive, at .83 acres of land, is also zoned CG.
13	The site will comply with all CG development standards.
14	Staff recommends approval.
15	HEARING MASTER: Thank you so much. Appreciate it.
16	Planning Commission.
17	MS. LINEHAN: Lilyann Linehan, Planning Commission
18	Staff.
19	The subject property is located in the Community Mixed
20	Use-12 Future Land Use Category. It is in the Urban Service
21	Area, and the subject property is located within the limits of
22	the Riverview and SouthShore Areawide Community Plans.
23	Community Mixed Use-12 Future Land Use extends to the
24	north and east of the site. And to the west is Residential-4,
25	Residential-6, and natural preservation. And to the south is

Page 43 Residential-4, Residential-6, and Suburban Mixed Use-6. 1 2 Subject site's in the Urban Service Area where, 3 according to Objective 1.1 of the Future Land Use Section, 80 4 percent of the county's growth is to be directed. And Policy 5 3.1.3 requires all new developments to be compatible with the surrounding area, noting that compatibility does not mean the 6 7 Rather, it refers to the sensitivity of development same as. proposals and maintaining the character of existing development. 8 9 The subject site is currently vacant. And surrounding the site are light commercial uses to the west, and single-10 11 family uses to the north and east. Located to the south across Riverview Drive, there is a mobile home park. The site is 12 13 located at an intersection adjacent to other commercial uses 14 within the CMU-12 Future Land Use category, and the proposal for 15 rezoning from AS-1 to CG meets the intent of Objective 1.1. 16 The proposal meets the intent of FLUS Objective 4.4 and 4.41 that require a new development to be compatible to the 17 18 surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of light commercial and single-19 family residential, and across the street -- across 78th Street 20 21 South is a gas station. And the proposed use -- the proposed 22 change to CG would align with the existing mix of uses. 23 Lastly, the subject site is within the limits of the 24 Riverview and SouthShore Areawide Systems Community Plans.

the subject site is located along Riverview Drive and west of

25

1	Page 44 Interstate I-75, where, according to the Riverview District
2	Concept Map, more intense uses such as industrial uses are
3	desired. The request to rezone the site to CG meets the intent
4	of the Riverview Community Plan, and there are no applicable
5	policies in the SouthShore Areawide System Plan that relate to
6	this request.
7	Based upon those considerations, Planning Commission
8	staff finds the proposed rezoning consistent with the
9	Unincorporated Hillsborough County Comprehensive Plan.
10	HEARING MASTER: Thank you so much. Is there anyone
11	in the audience or online that would like to speak in support?
12	Anyone in favor? Seeing no one.
13	Anyone in opposition to this request? No.
14	Ms. Heinrich, anything else?
15	MS. HEINRICH: Nothing further.
16	HEARING MASTER: Mr. Pressman, anything else? All
17	right.
18	Then with that, we'll close Rezoning 25-0999 and go to
19	the next case.
20	
21	
22	
23	
24	
25	

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 WESTALLY
RZ 25-0931	MAILING ADDRESS JOS JOHN TUC SHOWS
	CITY CONSTATE ZIP PHONE SCAP
APPLICATION #	PLEASE PRINT WILLIAM SULLIAN
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 CLE	ARLY, 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, ZHM, PHM, LUHO DATE/TIME: August 18,2025/6pm HEARING MASTER: SUSAN FINCH		
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING		
APPLICATION#	NAME DAVID WALGHT	
RZ 24-0591	MAILING ADDRESS 20085 SABAL PALM CT	
	CITY LAND OLAKGSTATE FL ZIP34638 PHONE 813-230-7473	
APPLICATION #	NAME Kristine Schroeder	
RZ 24-0591	MAILING ADDRESS 44/11 RIVER CLOSE Blud	
	CITY VOLVI CO STATE FL ZIP 3359 PHONE 813:361-9370	
APPLICATION #	NAME Jawhele albut	
RZ 24 1914	MAILING ADDRESS 1000 W. ashley Dr. #900	
\sim (\circ (p)	MAILING ADDRESS 1000 W. ashley Dr. #900 CITY bupe STATE R ZIP33602 PHONE 331 0976	
APPLICATION #	NAME DELL Senders	
RZ 24-Ran	MAILING ADDRESS 1000 H, 95hky D. #900	
$\propto 100$	CITY TOMOS STATE FL. ZIP3262 PHONE 213.625. 5038	
APPLICATION #	PLEASE PRINT NAME _ Ally Maske	
RZ 24-0924	MAILING ADDRESS 10603 DIXON Dr-	
- (CITY <u>Pivervier</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>8/3-677</u> -9291	
APPLICATION #	PLEASE PRINT NAME John Wyplack	
RZ 24-0924	MAILING ADDRESS 10701 17140M DR. BIVOLUEIW CITY MOREVEIW STATE 1 ZIP 34510 PHONE 843 671 2141	
• (5 (CITY Acordon STATE LL ZIP 34510 PHONE 8/3 671 2141	

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGEOF 12
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-NAM	MAILING ADDRESS 10609 DIXONDR. CITY THERVEW STATE 1-1 ZIP3357PHONE 813 853-14467
K	CITY RUERUEW STATE Y ZIP 335 MPHONE 813 853-1467
APPLICATION #	NAME CHARGES WELDOW
R7 OU-MOU	MAILING ADDRESS 10707 DIXON DD.
$X \cup U(2)$	CITY RUERVIEW STATE To ZIP 38 PHONE 737630-2132
APPLICATION #	PLEASE PRINT NAME MICHAEL YATES / PALM TRAFFIC
07 74-13974	MAILING ADDRESS 4006 S. MACDIL AVE
re dioui	CITY TAMPA STATE FL ZIP33611 PHONE 813 2058057
APPLICATION #	PLEASE PRINT RAM A GOEL
R7 24-1677	MAILING ADDRESS 10329 CROSC CREEK BLVD #
NZ W (1025	CITY TAMPA STATE FL ZIP 324 PHONE 727-470-4786
APPLICATION #	NAME_E/itabethRodrigo
R7 74-157	MAILING ADDRESS 18156 Souder Vointe Dr.
172 2 101)	CITY TOURS STATEFL ZIP33647 PHONE 813, 545, 3314
APPLICATION #	PLEASE PRINT NAME KRIEN LOW DOG-LON
RZ 74-1/15	MAILING ADDRESS 6322 PCOLM RIVER RO
$\mathcal{A} \cup \mathcal{A} \cup \mathcal{A} \cup \mathcal{A}$	CITY TOWNER STATE FLZIPSSICPHONE E13-49-339

DATE/TIME: August 18, 2025/6:03 HEARING MASTER: Susan Finch		
DATE/TIME: <u>August 181</u> 6	HEARING MASTER: SUSAV) 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 14 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	
R7 24-1263	MAILING ADDRESS 2110 Hinson rd. CITY DOR 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 NAME 23328 Holl, O	
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 DOVEY CLIFCT	
	CITY DOVM STATE & ZIP 27 PHONE	

SIGN-IN SHEET: RFR, \overline{Z} HM, PHM, LUHO PAGE $\underline{\angle}$ OF $\underline{ }$	
DATE/TIME: <u>August 18,</u>	2025/6pm HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME GEORGE NIEMBON
RZ 24-1263	MAILING ADDRESS 4711 DOVER CUFF COURT
X 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
NC X [-[][]	CITY PH STATE L ZIP PHONE OCZG
APPLICATION #	NAME LA FONIA BOYIGIAS
R7 25-NAR	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
O/ U(02	MAILING ADDRESS 13128 BROOKS THE MOSS DRIVE CITY RIVERVION STATE FL ZIP 3379HONE (904) 673-4314

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO DATE/TIME: August 18,2025/6pm 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 TO ZIP 33611 PHONE 813 2) 2791
APPLICATION #	NAME BEVERLY Kieny FHNA President
RZ 25-6662	MAILING ADDRESS 10902 N. Edison Ave CITY Ta mpa STATE FL ZIP 33612 PHONE 813-625-0420
APPLICATION #	NAME GINA 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 Hamper CITY Tampa STATE FL ZIP33612 PHONE 813-373-4777

SIGN-IN SHEET: RFR, Z	PAGE OF 12 1835 16pm HEARING MASTER: SUSAN FINCH
DATE/TIME: Hugust 18,20	B) 16pm HEARING MASTER: UGSAN 1 INCH
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	NAME Jamie Fearnham
RZ 05/1602	MAILING ADDRESS 513 W. 129th Ave. 812-301-4699
N 250000	CITY Tampa STATE FL ZIP 33012 PHONE 813-391-4699
APPLICATION #	NAME Alexandra Chall
RZ 25-600	MAILING ADDRESS 400 N. AShley Dr. Swife 1/00
	MAILING ADDRESS 400 AN. Addley DV. Swife 1/00 CITY TOURS STATE TO ZIP 3/00 PHONE 8/3-22/-91000
APPLICATION #	PLEASE PRINT CON BUH
27 75-6DAL	MAILING ADDRESS 101 East Kenedy Ave St 3700
47-0709	CITYTAMPA 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
APPLICATION #	NAME Bill Baie 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
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 336/8 PHONE (813) 962-62 32
APPLICATION #	NAME VICINILLE
27 25-0801	MAILING ADDRESS 3265 Lowe Dale DV
CC X 0801	CITY AMA STATE ZIP3368 PHONE 8/3 335 985
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
0.7 0.002	CITY STATE ZIP 33760 PHONE 524-1818

SIGN-IN SHEET: RFR. //	ZHM.) PHM. LUHO PAGE 10 OF 12
DATE/TIME: August 18,2	APLY THE DECRMATION WILL BE USED FOR MALL DIG
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 3396 PHONE
APPLICATION #	PLEASE PRINT NAME Christopher To Rocke
RZ 25-6862	MAILING ADDRESS 4341 Colbred Rd
	CITY Valero STATE FL ZIP3359 PHONE 960-395-7773
APPLICATION #	PLEASE PRINT NAME SOON Smorth
RZ 25-0802	NAME Sagan - mory MAILING ADDRESS 7694 Alluced the
	CITY Valcico STATE FL ZIP33596, PHONE 828-242-3006
APPLICATION #	NAME Kathleen Reves
RZ 25-0802	MAILING ADDRESS # 1511 N Westshore Block 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 903-419-3914
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, ZHM, PHM, LUHO PAGE $\frac{12}{2}$		
DATE/TIME: August 18,	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	
7. 0	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 ZIP 3755/ PHONE 813- SOF 93/	
APPLICATION #	PLEASE PRINT ROTH White	
1000 75-0808	MAILING ADDRESS 17905 BUrrell Kd	
10/11/	CITY dessa STATE FL ZIP 335 PHONE 813/404-	
APPLICATION #	NAME D. Bain Santord	
MM 25 0808	MAILING ADDRESS 4413 THOROUGHBRED LA	
	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 25-0808	MAILING ADDRESS CHOZ TROBUS GOOD	
	CITE STATE ZIP 355 PHONE 813	

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DATE/TIME: August 18,	2025/6pm HEARING MASTER: Susan Finch
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT NAME Lisa Kusson
m25-0808	MAILING ADDRESS 17005 Winners Circle
•	CITY Odessa STATE FL ZIP 335 PRONE 813-505-06/
APPLICATION #	PLEASE PRINT NAME LISC Dear
nm 25-0808	MAILING ADDRESS 17042 Winners Circle
	CITY Odessa STATE F1 ZIP3355 PHONE 813-300-0365
APPLICATION #	NAME DAWN BICKOFF
MM 25-0808	MAILING ADDRESS 17106 Longaco CS
	CITY ONESSE STATE FL ZIP33554PHONE 813-679-5042
APPLICATION #	NAME Timothy Velden
MM 25-0808	MAILING ADDRESS 5904-A Hart Oaks Pkun
O G	CITY To STATE F _ ZIP 33610 PHONE 8/3-253-53 //
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE

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

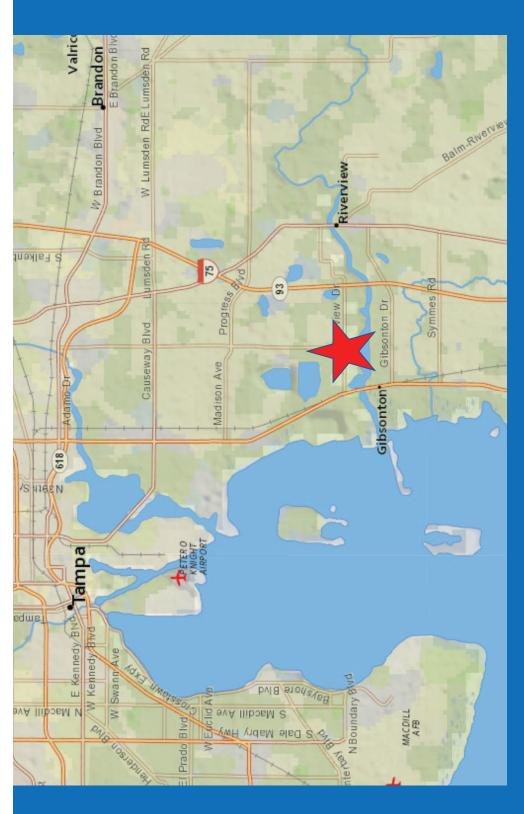
- Michelle Heinrich, DS, called MM 25-0808.
- Testimony presented.
- Susan Finch, ZHM, closed MM 25-0808.
- E. ZHM SPECIAL USE None.

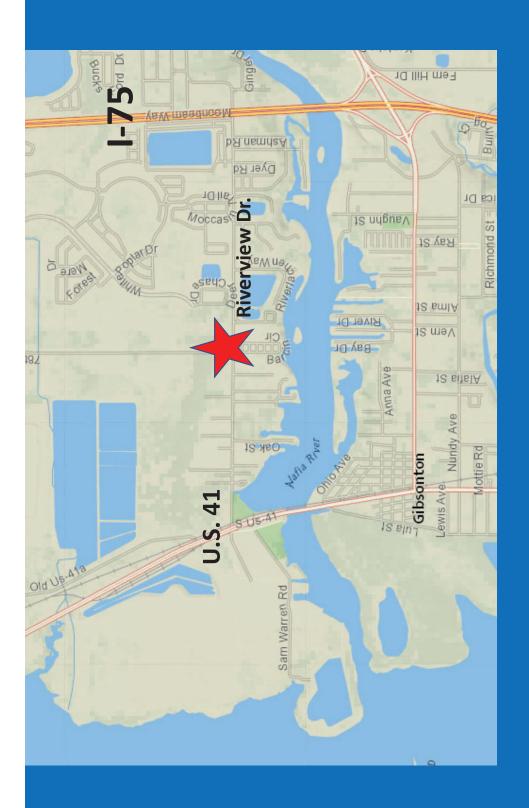
ADJOURNMENT

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

25-0999

Riverview, Southshore Area





Planning Commission Supports D.S.D Supports

No agency objections

Issue is AS-1 to CG.





To: Hillsborough County Commissioner's

RE: File RZ-STD 25-0999 at 7802 Riverview Drive, Riverview,

Please accept this communication as a statement of no opposition for the above stated rezoning application requesting to change to Commercial General.

Thank you.

Hober Zenga PROPERTY OWNER 8606 S 78TH ST RIVERIMEN, FC, 33578 ADDRESS

3-2-

Date



Fwd: Property Owner of 7806 Riverview Drive

To: PRESSMAN TODD

This is the response from the second neighbor.

From: Two Dogs two Dogs

Date: August 13, 2025 at 10:59:45 AM EDT

To: altaf godil <a translated by the state of the state o

hello, im not so good at computers, couldnt use the other note. anyhow i am owner of 7806 and 7808 riverview drive, no opposition to corner lot being commercial, as long as everything is legit, i would prefer a better fence or block wall if rezoned commercial. and on property line correctly, not jogging onto my property to go around a rootball or stump. todd cabral 8136953946 08/13/2025

On Wednesday, August 13, 2025 at 10:16:57 AM EDT, altaf godil altafgodil2@gmail.com> wrote:

Good Morning Mr Todd,

We appreciate your prior mentioning during our discussion of no opposition for the rezoning proposed on your neighboring property at 7802 Riverview Dr., the one that we spoke about.

I am hoping to ask your response to this of email of your no opposition, OR use the form I am attaching and can scan and

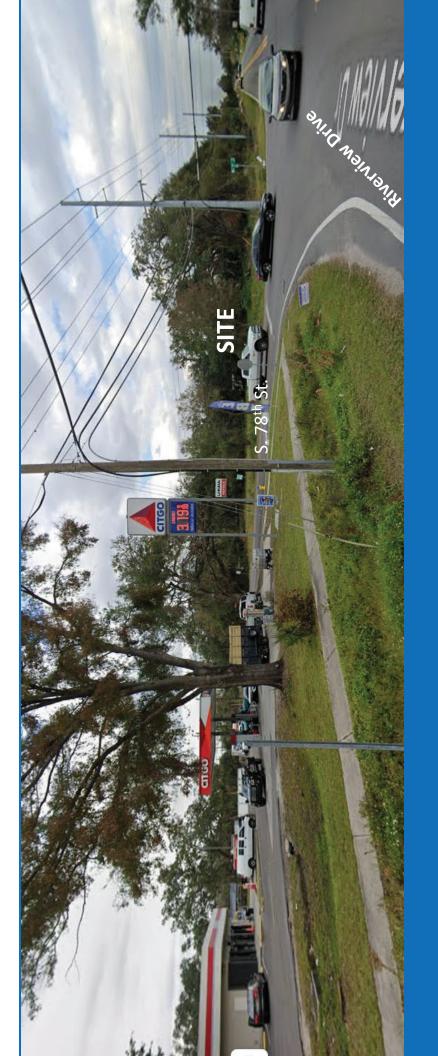
You can just simply respond to this email and please state 'no opposition to rezoning file # RS-STD 25-0999, at 7802 Riverview Drive, for Commercial General zoning'. Please include your full name and street address.

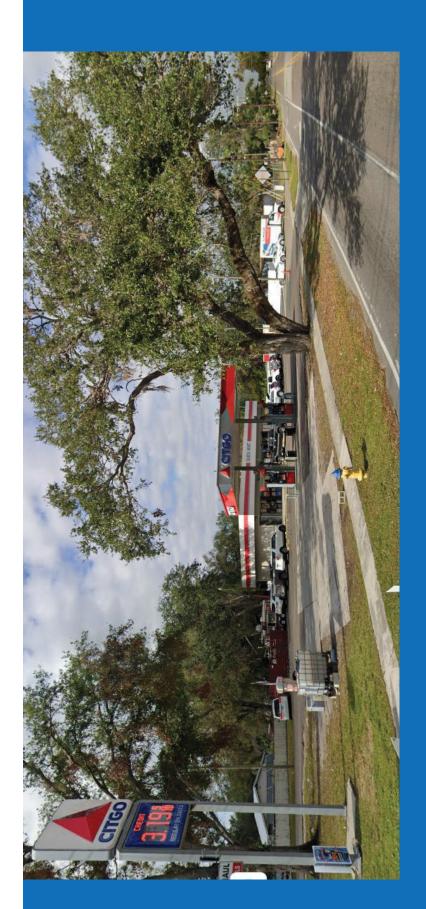
166' mol property line to property line

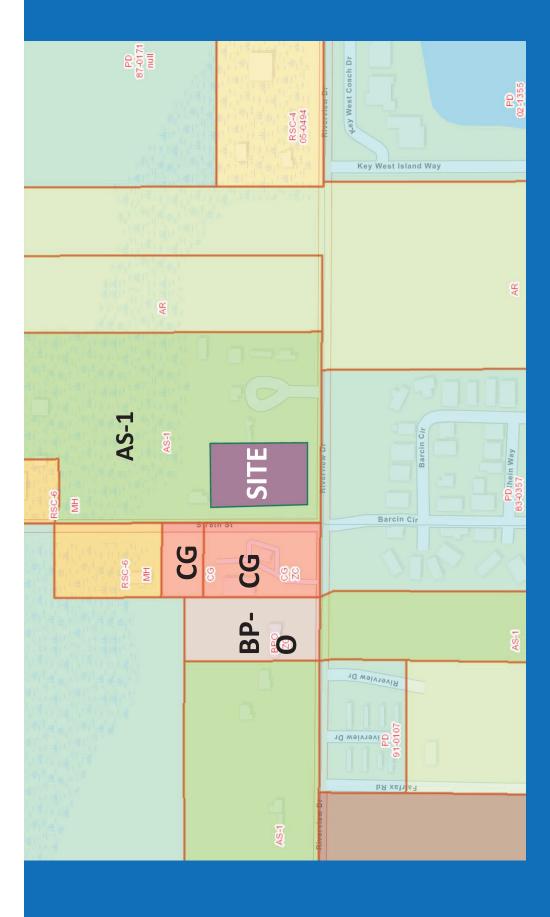


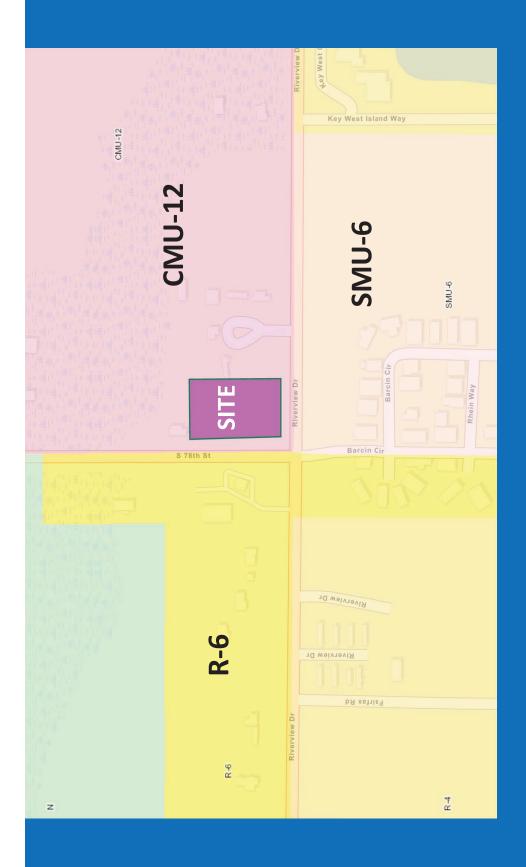
Good natural forestation on both sides (not to scale

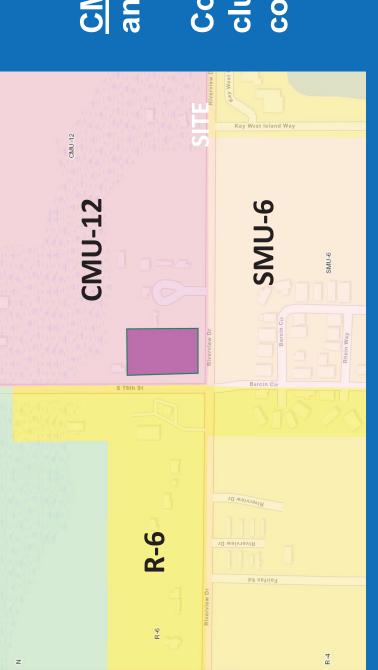












CMU-12: "Urban in intensity and density of uses.

Commercial uses shall be clustered at arterial and collector intersections".



2020:

6,400 Vehicle Trips /Day on Riverview

3,300 V.T./Day on 78th

Both roads are a "C" LOS

PLANNING COMMISSION

the surrounding and supports the vision of the Riverview Community consistent with the Goals, Objectives, and Policies of the Future Land "...compatible with the existing development pattern found within Plan. The proposed rezoning would allow for development that is Use Section of the Unincorporated Hillsborough County Comprehensive Plan".

D.S.D.

"...appropriate location to support Commercial general uses"

Todd Pressman

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

August 11, 2025

TO WHOM IT MAY CONCERN:

RE: 25-0999 - Riverview/78th Street - Traffic Letter - Folio # 49131.0000

This letter is to document

Per the Eleventh Edition of the ITE "Trip Generation" Manual (See attached trip generation software output.), the trip generation is estimated, as is illustrated in **Tables 1** and **2**, below. Table 1 is based upon a 0.95 acre site at a .5 FAR, using a general commercial land use code. **Table 2** is based upon a hypothetical gas station on the site, based upon the number of fueling positions that could reasonably be expected to fit on a 0.95 acre site with parking and drive aisles. Passby trip capture has been subtracted where ITE has available data, and passby capture and trip generation print outs are attached. The trip generation is lower than that that was provided by county staff.

As the attached excerpt from the FDOT traffic count website shows, the AADT (daily traffic) on the adjacent link of Riverview Drive is 8600 vpd. Using a default K factor, this equates to 774 PM peak hour trips. Using a default D-factor, this equates to 436 vph. Per the Hillsborough County MMLOS Manual the direction service volume for Riverview Drive is 750 vph west of 78th Street and 880 vph east of 78th Street. But, in either case, there is ample capacity with or without project traffic.

The AADT on the adjacent link of 78th Street is 7600 vpd., which equates to 684 vph, and 376 directional vehicles per hour. The service volume (capacity) is 880 vph. Thus, there is ample capacity with or without project traffic.

TABLE 1: Trip Generation

ITE Code	Land Use Type	SF	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak- Hour Trips In	PM Peak- Hour Trips Out
822	Strip Retail Plaza	20,691	1,127	29	20	68	68
	TOTAL	-	1,127	29	20	68	68

TABLE 2: Trip Generation

ITE Code	Land Use Type	Fueling Positions	Daily Trips	AM Peak- Hour Trips In	AM Peak- Hour Trips Out	PM Peak-Hour Trips In	PM Peak-Hour Trips Out
945	Convenience Store/Gas station	12	3,181*	96	97	111	110
	Passby trip capture	-	-2,386	-73	-74	-83	-83
	TOTAL	-	795	23	23	28	27

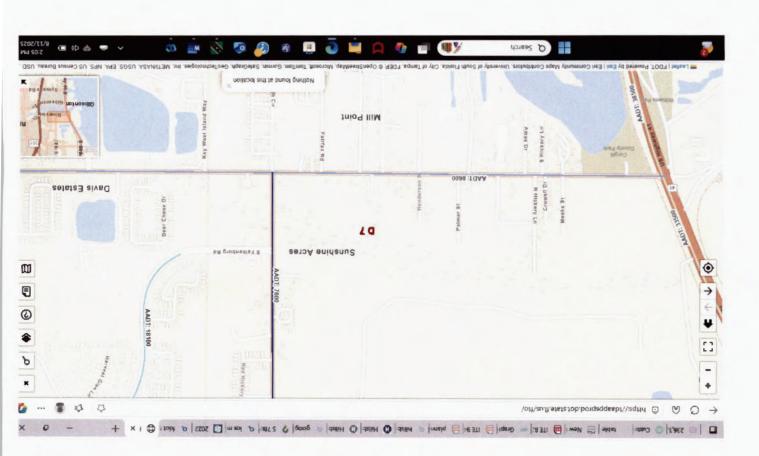
^{*}PM passby capture rate used – see attached.

Please contact me at 813.545.3316, if you have any comments or questions.

Sincerely,

Elizabeth Rodriguez (electronic signature)

Elizabeth Rodriguez



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Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 48

Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate

Range of Rates

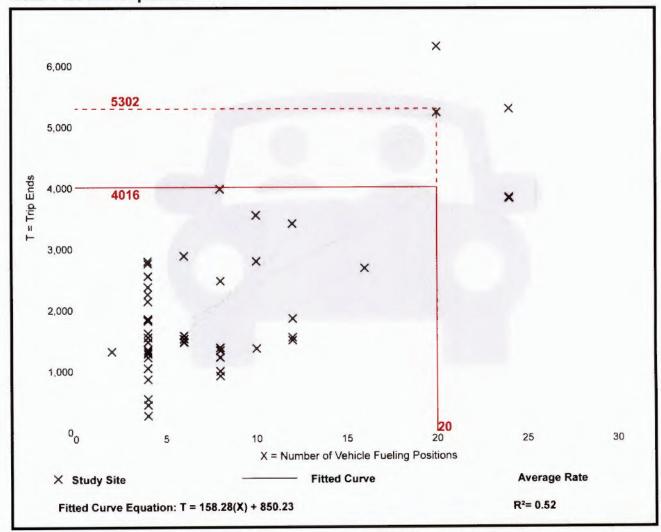
Standard Deviation

265.12

68.50 - 701.00

142.37

Data Plot and Equation



Trip Gen Manual, 11th Edition

Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 76

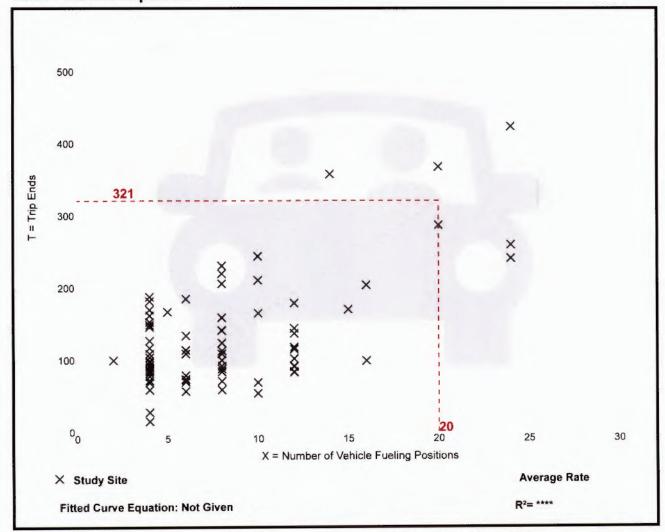
Avg. Num. of Vehicle Fueling Positions:

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate Range of Rates Standard Deviation 16.06 3.75 - 50.00 8.79

Data Plot and Equation



Trip Gen Manual, 11th Edition

Convenience Store/Gas Station - GFA (2-4k) (945)

Vehicle Trip Ends vs: Vehicle Fueling Positions

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 93

Avg. Num. of Vehicle Fueling Positions: 8

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Vehicle Fueling Position

Average Rate

Range of Rates

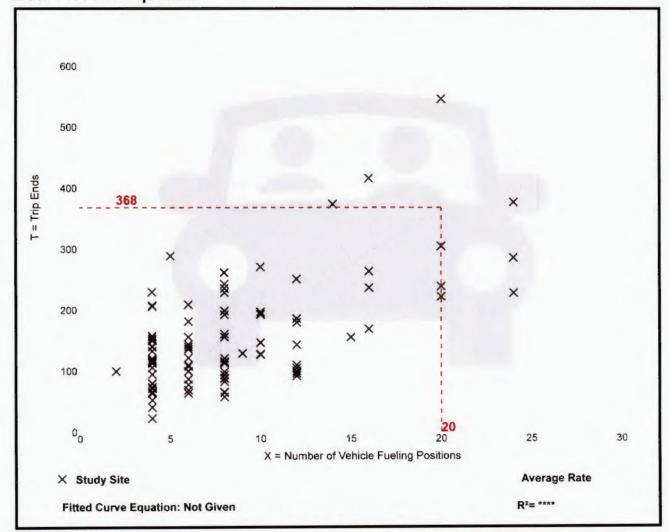
Standard Deviation

18.42

5.75 - 57.80

10.16

Data Plot and Equation



Trip Gen Manual, 11th Edition

Institute of Transportation Engineers

Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4 Avg. 1000 Sq. Ft. GLA: 19

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

Standard Deviation

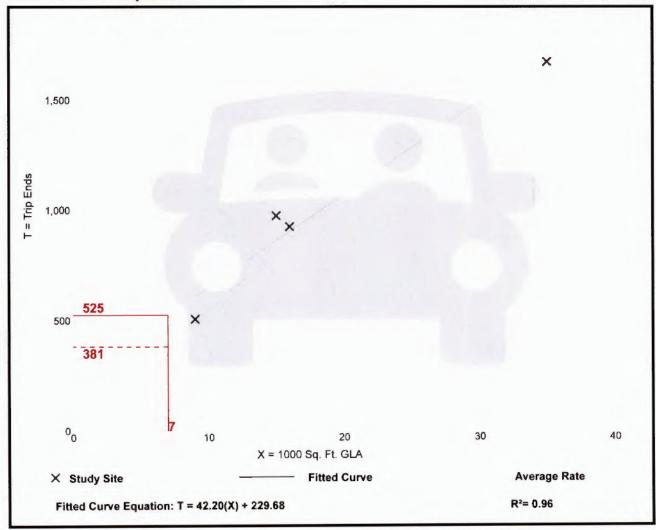
54.45

47.86 - 65.07

7.81

Data Plot and Equation

Caution - Small Sample Size



Trip Gen Manual, 11th Edition

Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5 Avg. 1000 Sq. Ft. GLA: 18

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

Standard Deviation

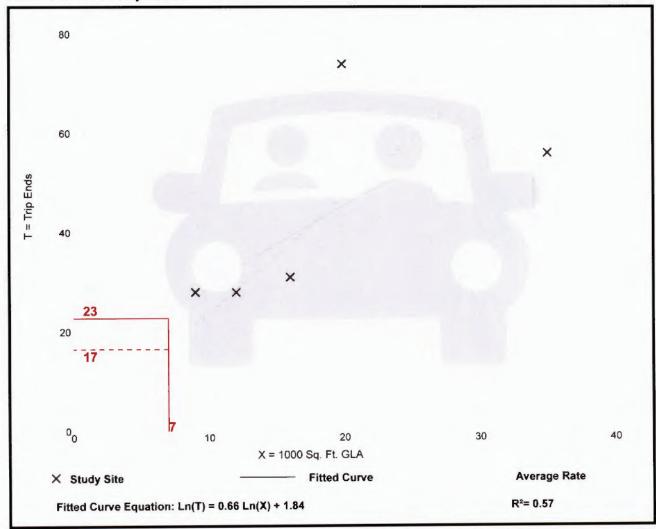
2.36

1.60 - 3.73

0.94

Data Plot and Equation

Caution - Small Sample Size



Trip Gen Manual, 11th Edition

Strip Retail Plaza (<40k)

(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 25

Avg. 1000 Sq. Ft. GLA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate

Range of Rates

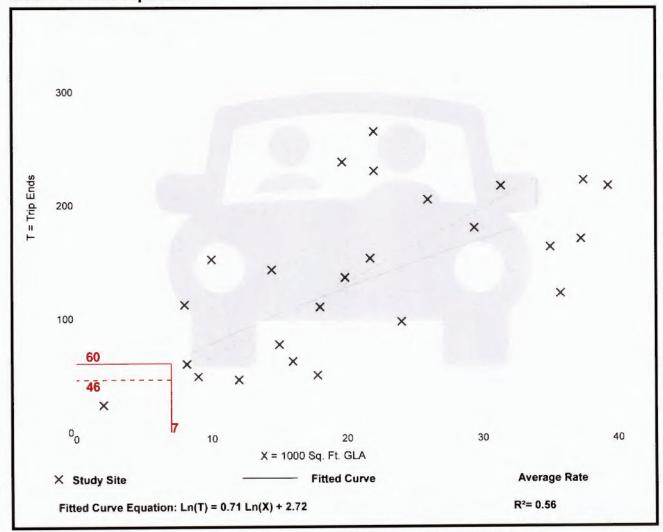
Standard Deviation

6.59

2.81 - 15.20

2.94

Data Plot and Equation



Trip Gen Manual, 11th Edition

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Source: ITE Trip Generation Manual , 11th Edition

Land Use Code					945	5		
Land Use				Conv	renience Sto	Convenience Store/Gas Station		
Setting				9	eneral Urba	General Urban/Suburban		
Time Period				%	eekday PM	Weekday PM Peak Period		
# Data Sites		12 Sites with between 2 and 8 VFP	veen 2 an	d 8 VFP			28 Sites with between 9 a	etween 9
Average Pass-By Rate		56% for Sites with between 2 and 8 VFP	etween 2	and 8 VFP		<i>L</i>	75% for Sites with between	h betweer
				Pass-By Cl	haracteristic	Pass-By Characteristics for Individual Sites	Sites	
			30		2000	CIA	Mon Dace By Tring	
GEA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)
2.1	000	Maryland	1992	31	52	13	35	48
2.1	9	Maryland	1992	30	53	20	27	47
2.2	8 >	Indiana	1993	115	48	16	36	52
2.3	8 >	Kentucky	1993	29	22	16	27	43
2.3	9	Maryland	1992	55	40	11	49	09
2.4	8 >	Kentucky	1993	Í	28	13	29	42
2.6	8 >	Kentucky	1993	89	29	15	18	33
2.8	8 >	Kentucky	1993		62	11	27	38
3	8 >	Indiana	1993	80	59	15	20	35
3.6	8 >	Kentucky	1993	09	95	17	27	44
3.7	8 >	Kentucky	1993	70	61	16	23	39
4.2	8 >	Kentucky	1993	61	28	26	16	42
4.694	12	Maryland	2000	1	8/	1	1	22
4.694	12	Maryland	2000		<i>L</i> 9	1	1	33
4.694	12	Maryland	2000	1	99	1	1	34
4 040	12	Virginia	0000		11		A CONTRACTOR OF THE PARTY OF TH	20

6	30	44	27	16	11	27	41	28	19	24	33	22	17	27	28	14	10	13	19	24	39	14	19	
ſ	_	1	1		_	1	I	1	1	1		I	1	1	1	ı	1	1	1	I	1	1	-	
1	1	1	1	-	1	-	1	-	1	1	1	7.55	1	1	1	1	1	1	1	1	1	1	-	
91	70	99	73	84	68	73	59	72	81	92	29	78	83	73	72	98	06	87	81	9/	61	98	81	
1,	1	1	ı	ı	1	1	1	1	1	1	1	_	ı	1	1	1	1	1	1	Ĩ	Ī			
2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	
Pennsylvania	Virginia	Virginia	Delaware	Pennsylvania	Maryland	Delaware	Delaware	Delaware	New Jersey	Delaware	Virginia	Virginia	Virginia	Virginia	Pennsylvania	New Jersey	Pennsylvania	Pennsylvania	Pennsylvania	Pennsylvania	New Jersey	New Jersey	New Jersey	
12	12	12	12	12	16	16	16	16	16	20	16	16	16	16	16	16	16	16	16	16	16	16	16	
5.06	5.242	5.242	5.488	5.5	4.694	4.694	4.694	4.694	4.694	4.694	4.848	4.848	4.848	4.848	4.993	5.094	5.5	5.543	5.565	5.565	5.565	5.565	5.565	

		Source	25	25	2	2	25	2	2	2	2	2	2	2	30	30	30	30
nd 20 VFP 9 and 20 VFP	Adj Street Peak	Hour Volume	1785	1060	820	1954	2760	2655	950	2875	1165	2505	2175	2300	3549	2272	3514	2350

30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
4181	2445	950	1	4025	2755	1858	1344	3434	1734	1616,	2.954	3086	4143	2534	2917	1730	2616,	2363	2770	3362	1713	1721	2227

		000	urce: ITE	Source: ITE Trip Generation Manual, 11th Edition	n Manual, 1	11th Edition		
Land Use Code					945	5		
Land Use				Con	venience Sto	Convenience Store/Gas Station		
Setting				9	eneral Urba	General Urban/Suburban		
Time Period				8	eekday AM	Weekday AM Peak Period		
# Data Sites		16 Sites with between 2 and 8 VFP	ween 2 an				28 Sites with between 9 a	etween 9
Average Pass-By Rate		60% for Sites with between 2 and 8 VFP	etween 2	and 8 VFP		7	76% for Sites with between	h betweer
				Pass-By Cl	naracteristic	Pass-By Characteristics for Individual Sites	Sites	
			Survey		Pass-By	No	Non-Pass-By Trips	
GFA (000)	VFP	State or Province	Year	# Interviews	Trip (%)	Primary (%)	Diverted (%)	Total (%)
2	∞	Maryland	1992	46	87	13	0	13
2.1	9	Maryland	1992	26	58	23	19	42
2.1	9	Maryland	1992	26	58	23	19	42
2.2	8	Maryland	1992	31	47	34	19	53
2.2	8 >	Indiana	1993	62	99	9	38	44
2.2	80	Maryland	1992	35	78	6	13	22
2.3	9	Maryland	1992	37	32	41	27	89
2.3	8 >	Kentucky	1993	58	64	5	31	36
2.3	9	Maryland	1992	37	32	41	72	89
2.4	×8	Kentucky	1993	1	48	17	35	52
2.6	8 >	Kentucky	1993	1	72	15	13	28
2.8	8 >	Kentucky	1993	1	54	11	35	46
3	8 >	Indiana	1993	62	74	10	16	56
3.6	8 >	Kentucky	1993	49	29	4	29	33
3.7	8 >	Kentucky	1993	49	99	16	18	34
4.694	12	Maryland	2000	3.7	7.7			000

30	30	30	30	30	30	30	30	2	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
1561	2764	1398	3219	1160	548	1	2975	1705	2278	2185	962	2956	1859	3864	2106	2676	3244	1663	1991	1260	1570	1933	2262	2854	1253	1928	1953

22	21	45	16	56	29	20	15	38	10	56	42	16	21	16	32	15	25	29	25	14	18	16	23	32	42	21	16	
1	18	1	1	1	1	1	1	19	1	1	ı	1	1	1	. 1	1	1	1	1	1	1	1	1	1	1	1	1	
-	-	1	1	1	1	1	1	19	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	
78	79	55	84	74	71	80	85	62	06	74	28	84	79	84	89	85	75	71	75	98	82	84	77	89	58	79	84	
1	1	-	1	1		1	1	47	1	1	1	1	-	1	1	1	-	1	-	1	-1	1	1	ı	1	1	1	
2000	2000	2000	2000	2000	2000	2000	2000	1993	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	2000	
Maryland	Maryland	Virginia	Pennsylvania	Virginia	Virginia	Delaware	Pennsylvania	Kentucky	Maryland	Delaware	Delaware	Delaware	New Jersey	Delaware	Virginia	Virginia	Virginia	Virginia	Pennsylvania	New Jersey	Pennsylvania	Pennsylvania	Pennsylvania	Pennsylvania	New Jersey	New Jersey	New Jersey	
12	12	12	12	12	12	12	12	8 >	16	16	16	16	16	20	16	16	16	16	16	16	16	16	16	16	16	16	16	
4.694	4.694	4.848	5.06	5.242	5.242	5.488	5.5	4.2	4.694	4.694	4.694	4.694	4.694	4.694	4.848	4.848	4.848	4.848	4.993	5.094	5.5	5.543	5.565	5.565	5.565	5.565	5.565	

PARTY OF RECORD

NONE