

**Rezoning Application:** 26-0892

**Zoning Hearing Master Date:** 06-22-2026

**BOCC Land Use Meeting Date:** 08-11-2026



**Hillsborough  
County Florida**

Development Services Department

## 1.0 APPLICATION SUMMARY

Applicant: Princess G Holdings LLC

FLU Category: R-4

Service Area: Urban

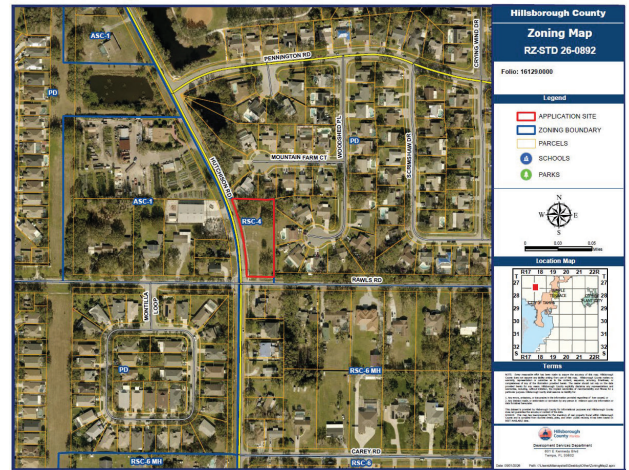
Site Acreage: 0.87 acres

Community Plan Area: Greater Carrollwood/Northdale

Overlay: None

Special District: None

Request: Rezone to BPO



### Introduction Summary:

The applicant is requesting to Rezone the subject property from Residential Single-Family Conventional (RSC-4) to Business Professional Office (BPO)

| Zoning:                | Existing                                      | Proposed    |
|------------------------|-----------------------------------------------|-------------|
| District(s)            | RSC-4                                         | BPO         |
| Typical General Use(s) | Single-Family Residential (Conventional Only) | Office      |
| Acreage                | 0.87                                          | 0.87        |
| Density/Intensity      | 4 units per acre                              | .20 FAR     |
| Mathematical Maximum*  | 3 units                                       | 7,579 Sq ft |

\*number represents a pre-development approximation

| Development Standards:           | Existing                 | Proposed                                                    |
|----------------------------------|--------------------------|-------------------------------------------------------------|
| District(s)                      | RSC-4                    | BPO                                                         |
| Lot Size / Lot Width             | 10,000 sq ft/ 75 ft wide | 7,000 sq ft/ 70 ft wide                                     |
| Setbacks/Buffering and Screening | 25 ft Front, 7.5 ft side | 30 ft Front, 20 ft Side with type B buffering and screening |
| Height                           | 35 ft                    | 50 ft Subject to 6.01.01 footnote 8                         |

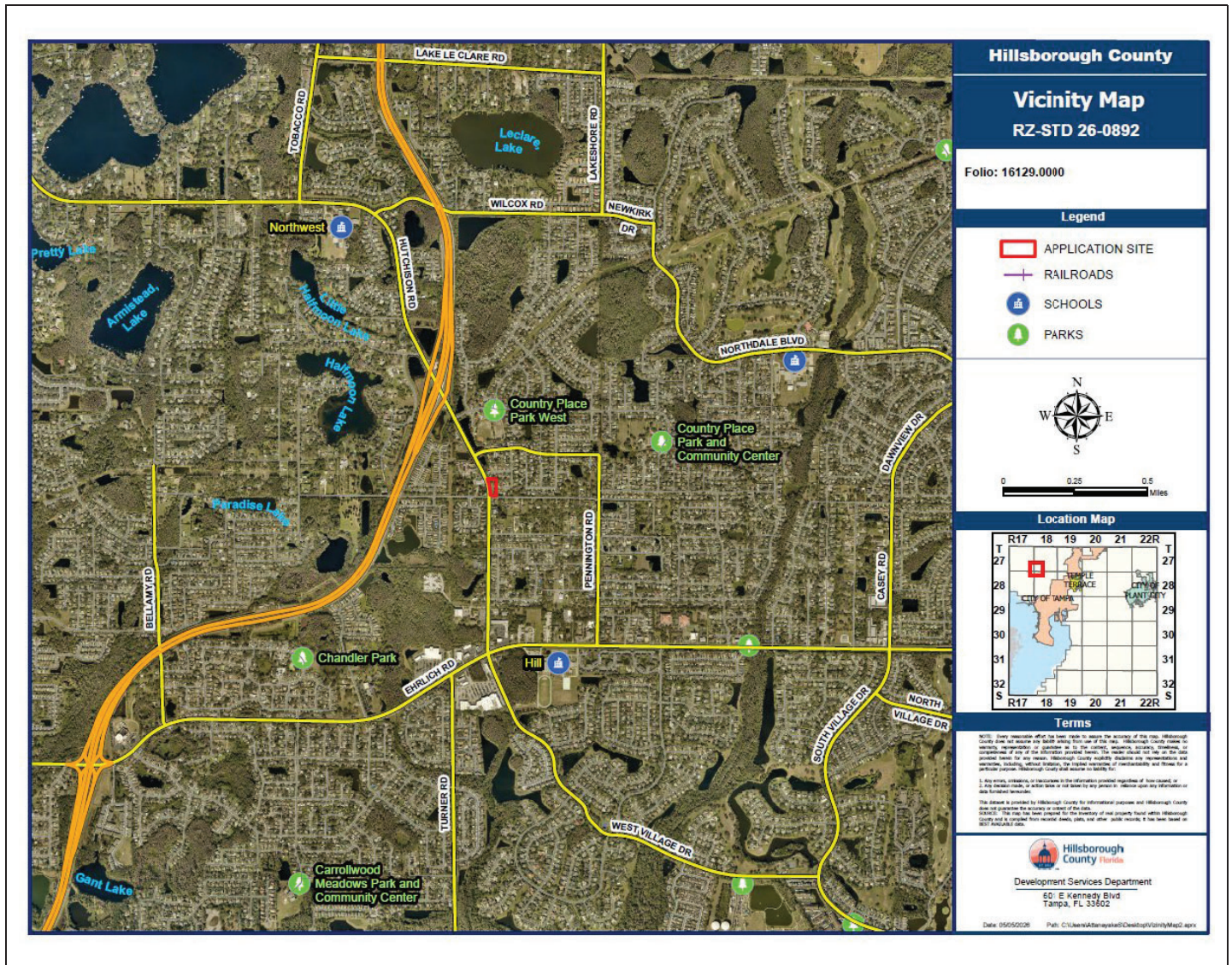
### Additional Information:

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

|                                                          |                                                           |
|----------------------------------------------------------|-----------------------------------------------------------|
| <b>Planning Commission Recommendation:</b><br>Consistent | <b>Development Services Recommendation:</b><br>Approvable |
|----------------------------------------------------------|-----------------------------------------------------------|

## 2.0 LAND USE MAP SET AND SUMMARY DATA

### 2.1 Vicinity Map

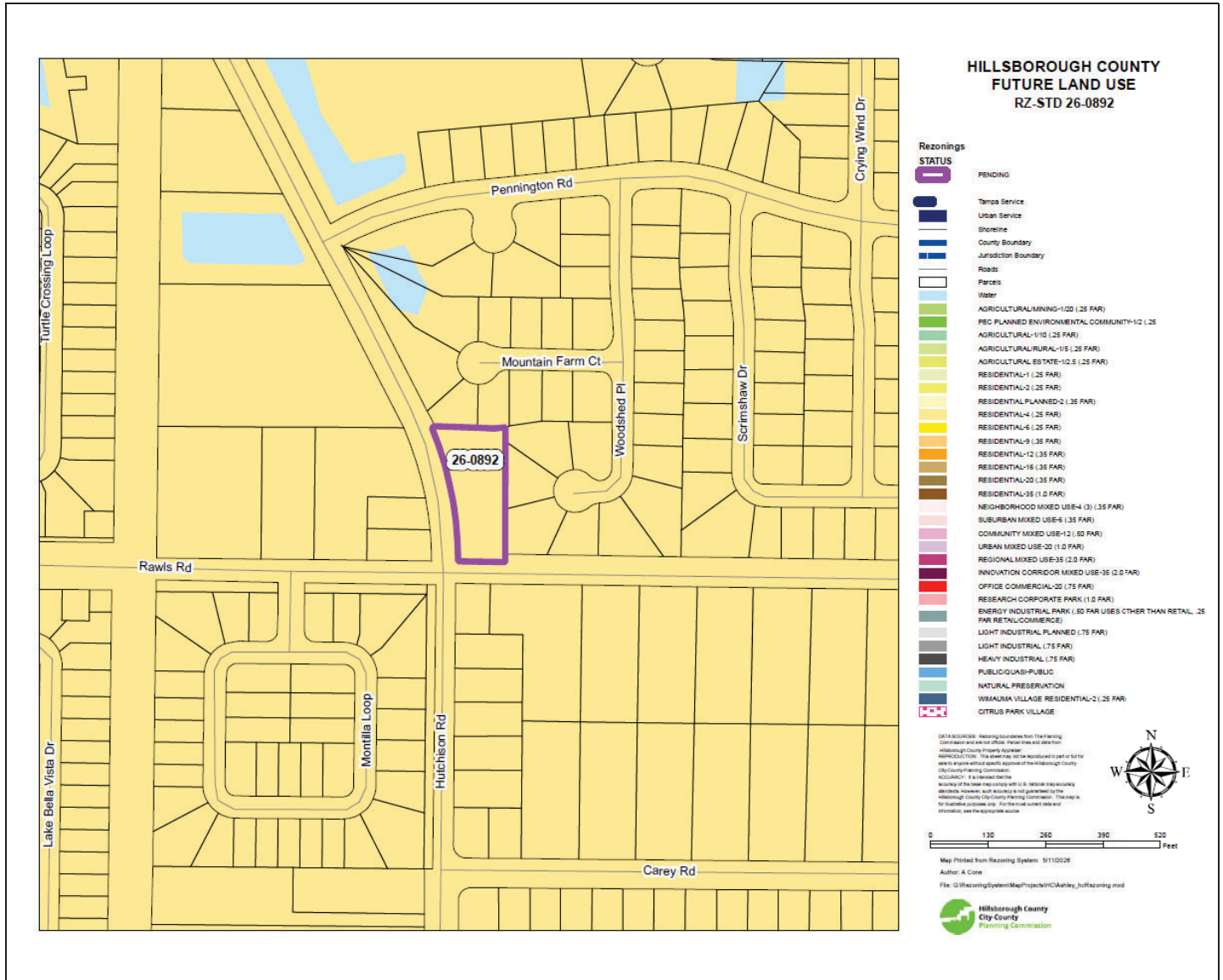


### Context of Surrounding Area:

The property exists within the greater Carrollwood Northdale Planning area, approximately half a mile north of Ehrlich Road and .3 miles south of the Veterans' Expressway along Hutchinson Road. The vicinity is primarily comprised of suburban neighborhoods and concentrated commercial activity along the major roadways.

## 2.0 LAND USE MAP SET AND SUMMARY DATA

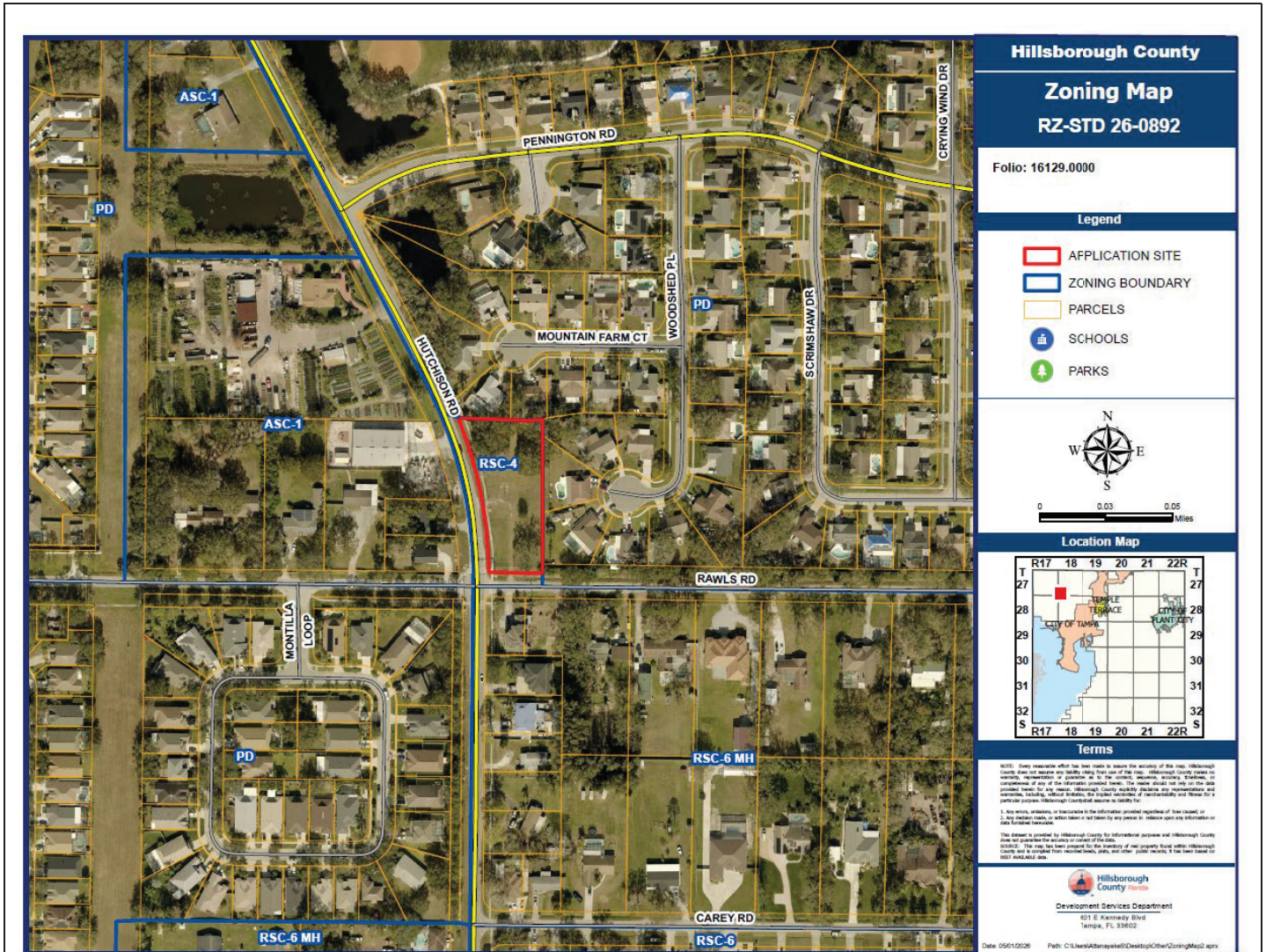
### 2.2 Future Land Use Map



|                                        |                                                                                                                                                                                                                       |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Subject Site Future Land Use Category: | RES-4                                                                                                                                                                                                                 |
| Maximum Density/F.A.R.:                | 4 DU/GA or 0.25 FAR                                                                                                                                                                                                   |
| Typical Uses:                          | Agricultural, residential, neighborhood commercial, office uses, research corporate park uses, multi-purpose and clustered residential and/or mixed-use projects. Office uses are not subject to locational criteria. |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

## 2.3 Immediate Area Map

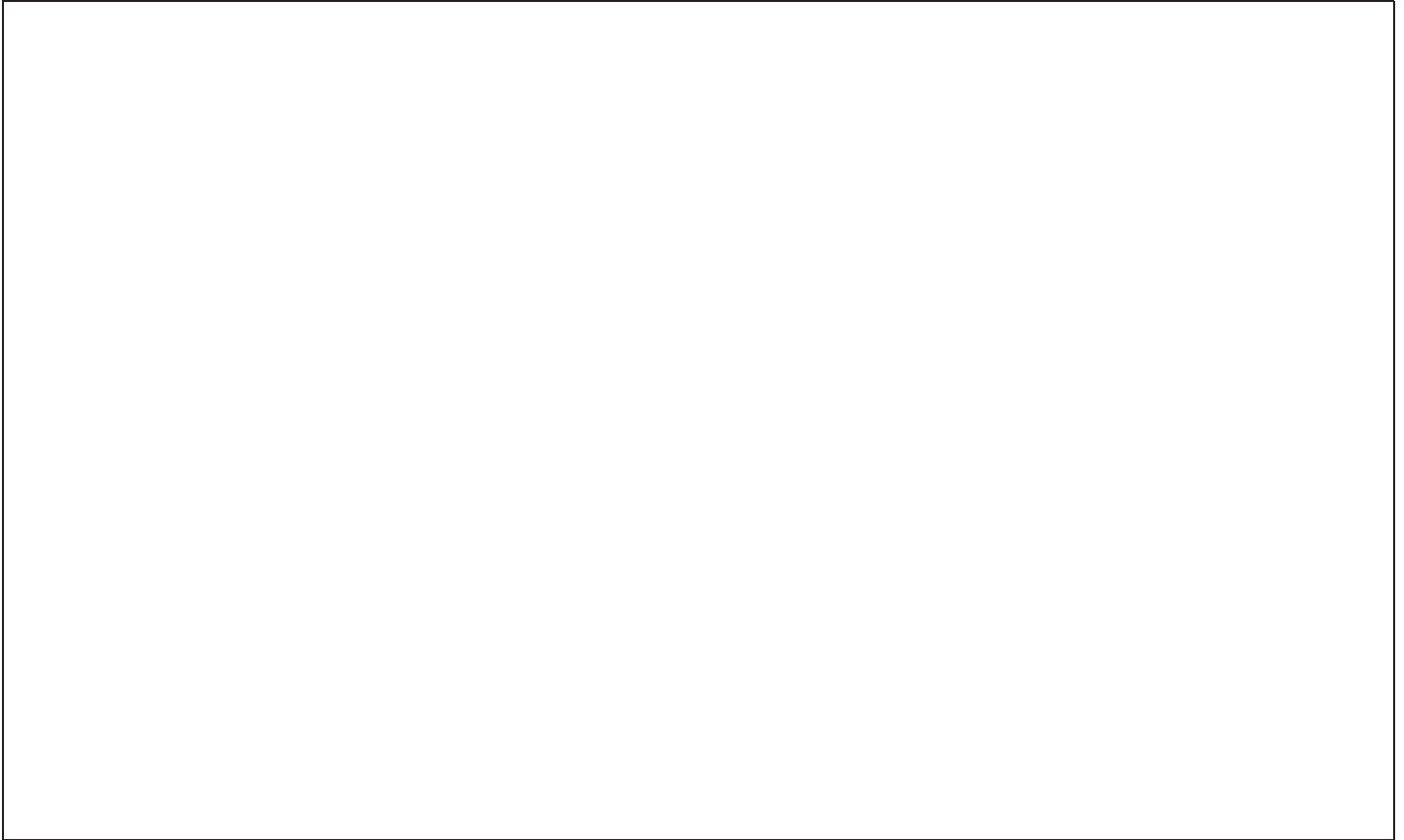


## Adjacent Zonings and Uses

| Location: | Zoning:    | Maximum Density/F.A.R. Permitted by Zoning District: | Allowable Use:                                              | Existing Use:                                     |
|-----------|------------|------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------|
| North     | PD 90-0190 | 6 du / ga                                            | Residential single family conventional only                 | Residential single family conventional            |
| East      | PD 90-0190 | 6 du / ga                                            | Residential single family conventional only                 | Residential single family conventional            |
| South     | RSC-6 MH   | 6 du / ga                                            | Residential single family conventional and mobile home only | Residential single family conventional            |
| West      | ASC-1      | 1 du / ga                                            | Agricultural, Single family conventional                    | Single family and Communication Facility Wireless |

## 2.0 LAND USE MAP SET AND SUMMARY DATA

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



**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)**

| Adjoining Roadways (check if applicable) |                             |                                                                                                                  |                                                                                                                                                                                                                                  |
|------------------------------------------|-----------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Road Name                                | Classification              | Current Conditions                                                                                               | Select Future Improvements                                                                                                                                                                                                       |
| Hutchison Rd.                            | County Collector<br>- Urban | 2 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input checked="" type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><input checked="" type="checkbox"/> Other (TBD) |
| Rawls Rd.                                | County Collector<br>- Urban | 4 Lanes<br><input checked="" type="checkbox"/> Substandard Road<br><input type="checkbox"/> Sufficient ROW Width | <input type="checkbox"/> Corridor Preservation Plan<br><input type="checkbox"/> Site Access Improvements<br><input type="checkbox"/> Substandard Road Improvements<br><input type="checkbox"/> Other                             |

**Project Trip Generation** ☐ Not applicable for this request

|                  | Average Annual Daily Trips | A.M. Peak Hour Trips | P.M. Peak Hour Trips |
|------------------|----------------------------|----------------------|----------------------|
| Existing         | 28                         | 3                    | 3                    |
| Proposed         | 233                        | 23                   | 22                   |
| Difference (+/-) | +205                       | +20                  | +19                  |

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

**Connectivity and Cross Access** ☒ Not applicable for this request

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

Notes:

**Design Exception/Administrative Variance** ☒ Not applicable for this request

| Road Name/Nature of Request | Type            | Finding         |
|-----------------------------|-----------------|-----------------|
|                             | Choose an item. | Choose an item. |
|                             | Choose an item. | Choose an item. |
|                             | Choose an item. | Choose an item. |

Notes:

**4.0 Additional Site Information & Agency Comments Summary**

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

## 4.0 ADDITIONAL SITE INFORMATION &amp; AGENCY COMMENTS SUMMARY

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

## 5.0 IMPLEMENTATION RECOMMENDATIONS

## 5.1 Compatibility

The subject property is surrounded by residential and agricultural zoning and uses, which can support BPO uses. Additionally, due to the property size, dimensions and location along a major roadway, use of the property as residential is not as viable as office or low intensity commercial uses. The development standards of the BPO zoning district will address compatibility with adjacent residential uses, such as setbacks, building height, and buffering and screening.

## 5.2 Recommendation

Approval

**6.0 PROPOSED CONDITIONS**

N/A

Zoning Administrator Sign Off:

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

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

**7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS**

| Agency                                                      | Number | Violation | Status |
|-------------------------------------------------------------|--------|-----------|--------|
| <b>Code Enforcement*</b>                                    |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
| <b>Building Code Compliance*</b>                            |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
|                                                             |        |           |        |
| <b>Natural Resources*</b>                                   |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |
|                                                             |        |           |        |
| <b>EPC*</b>                                                 |        |           |        |
| <input checked="" type="checkbox"/> None current or pending |        |           |        |
| <input type="checkbox"/> Violation(s)                       |        |           |        |

## **8.0 PROPOSED SITE PLAN (FULL)**

**N/A**



**APPLICATION NUMBER: RZ 26-0892**

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2026

Case Reviewer: Logan McKaig

---

## 9.0 FULL TRANSPORTATION REPORT (see following pages)

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0892

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 0.87 acres from Residential Single Family Conventional – 4 (RSC-4) to Business Professional Office (BPO). The site is located on the northeast quadrant of the intersection of Hutchison Rd. and Rawls Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Uses:

| Zoning, Land Use/Size                              | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|----------------------------------------------------|------------------------|-----------------------|----|
|                                                    |                        | AM                    | PM |
| RSC-4, Single Family Detached<br>(ITE 210) 3 Units | 28                     | 3                     | 3  |

Proposed Uses:

| Zoning, Land Use/Size                             | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|---------------------------------------------------|------------------------|-----------------------|----|
|                                                   |                        | AM                    | PM |
| BPO, Medical-Dental Office<br>(ITE 720) 7,579sqft | 233                    | 23                    | 22 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips |            |
|-----------------------|------------------------|-----------------------|------------|
|                       |                        | AM                    | PM         |
| <b>Difference</b>     | <b>+205</b>            | <b>+20</b>            | <b>+19</b> |

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Hutchison Rd. and Rawls Rd.

Rawls. Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 66ft of right-of-way.

Hutchison Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 4-foot-wide sidewalks along the east side of the roadway, and within a varying right of way width of +/- 60ft to +/- 64ft. Pursuant to the Hillsborough County Corridor Preservation Plan, Hutchison Rd. has been designated for a future 4-lane expansion. In accordance with Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manuel, which governs the design requirements for a 4-lane divided county collector roadway, a total right-of-way width of 110ft is required. When considering the existing right-of-way width, between 23ft to 25ft of additional right of way will be required to be preserved along the project’s Hutchison Rd. frontage to accommodate this expansion.

### **SITE ACCESS**

It is anticipated that the site will have access to Hutchison Rd.

Both Rawls Rd. and Hutchison Rd. have been identified as 2-lane, Class 5, county collector roadways with a posted speed of 45MPH. In accordance with the spacing standards outlined in the table provided in Section 06.04.07 of the LDC, both Rawls Rd. and Hutchison Rd. have a minimum spacing requirement of 245ft. Due to the subject site’s limited frontage along Rawls Rd. (+/- 96ft), no access onto Rawls Rd. would be able to meet this minimum spacing requirement. As the project has ample frontage along Hutchison Rd. (+/- 300) onto Hutchison Rd. would be able to meet the minimum spacing requirement.

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

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

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Rawls Rd. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Hutchison Rd. is reported below

| FDOT Generalized Level of Service |             |            |              |                          |
|-----------------------------------|-------------|------------|--------------|--------------------------|
| Roadway                           | From        | To         | LOS Standard | Peak Hr. Directional LOS |
| Hutchinson Rd.                    | Ehrlich Rd. | Wilcox Rd. | D            | D                        |

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

**HILLSBOROUGH COUNTY**  
**RECOMMENDATION OF THE LAND USE HEARING OFFICER**

|                           |                               |
|---------------------------|-------------------------------|
| APPLICATION NUMBER:       | RZ 26-0892                    |
| DATE OF HEARING:          | June 22, 2026                 |
| APPLICANT:                | Princess G Holdings, LLC      |
| PETITION REQUEST:         | BPO                           |
| LOCATION:                 | 15603 Hutchison Road          |
| SIZE OF PROPERTY:         | 0.87 acres                    |
| EXISTING ZONING:          | RSC-4                         |
| FUTURE LAND USE CATEGORY: | R-4                           |
| SERVICE AREA:             | Urban                         |
| COMMUNITY PLANNING AREA:  | Greater Carrollwood/Northdale |

### **SUMMARY OF APPLICATION**

The application is a request to rezone an approximate 0.87-acre parcel located at the northeast corner of Hutchison Road and Rawls Road in the greater Carrollwood area from RSC-4 to Business Professional Office (BPO).

The subject site has a FLUE designation of R-4 and is located within the Urban Service Area.

The subject parcel is vacant. Single family homes are located adjacent to the parcel to the north, east and south. Single family homes, a cell tower and accessory buildings and a plant nursery are located across the street to the west/northwest.

Both Hutchison Road and Rawls Road are existing two-lane County collector roadways. The Hutchinson/Rawls intersection is signalized.

The subject site, per the Comprehensive Plan non-residential locational criteria, qualifies for consideration of non-residential uses as the site is located at the intersection of two collector roadways.

### **SUMMARY OF HEARING**

The applicant representatives, William Molloy, Brice Pinson, land planner and Michael Yates, transportation planner, provided testimony and graphics in support of the request.

It was stated that the request to BPO represents a compatible land use at the intersection of Hutchison Road and Rawls Road, the intersection of two collector roadways. The proposed BPO use represents an appropriate and compatible transitional use from the residential uses to the north and east of the subject site and Hutchinson Road.

It was stated that BPO zoning would allow for office uses that are typically open during the day and closed at nights and weekends.

It was stated that an office use was a more viable use than single family residential at this location.

Development Services finds the rezoning compatible with the existing zoning pattern in the area. Staff finds the request approvable. Staff stated that office uses would need to provide a minimum 20 ft wide buffer yard and minimum 6 ft tall screening along the northern and eastern property lines.

The Planning Commission staff finds the proposed rezoning consistent with the Comprehensive Plan designation of R-4. It was stated that the subject site is located at the intersection of two collector roadways, the site meets the locational criteria of the Comprehensive Plan and qualifies for consideration of non-residential uses.

No one spoke in support at the hearing.

The following people spoke in opposition at the hearing:

Arturo Talbot, 15602 Hutchison Road

Alan Shobert, 15604 Hutchison Road

Mercy Victor, 5234 Rawls Road

Linda Kent, 15708 Woodshed Place

Anita Kong, 15704 Woodshed Place

Stephen Suarez, 5224 Rawls Road

It was stated that traffic is a concern. There are 3 to 4 accidents a month at this location. Traffic tends to back up along Rawls Road blocking the residential driveway of the home closest to the intersection on the south side of Rawls Road.

It was stated that there is no need for office space at this location. There is plenty of office space to the south down at Ehrlich Road. That there is unused office space in an office building located just to the south on the west side of Hutchinson Road.

It was stated that the neighbors are concerned about the uses that could locate on this lot adjacent to their single-family homes.

In rebuttal, Michael Yates stated that Hutchison Road operates at an acceptable level of service, LOS D. It was stated that access would be on to Hutchison Road only and not on Rawls Road. It is also likely due to LDC spacing of driveways criteria, that the access point would be at the northern end of the parcel furthest away from the intersection located at the southwest corner of the subject site.

### **EVIDENCE SUBMITTED**

The applicant representatives provided oral testimony and graphics supplementing the file on record. The opposition provided oral testimony supplementing the file on record.

### **FINDINGS OF FACT**

The subject site is approximately 0.87 acres in size and is located at the northeast corner of Hutchison Road and Rawls Road in the greater Carrollwood area. The site is approximately one-half mile north of the Ehrlich Road/Hutchison Road intersection.

The subject parcel has approximately 105 ft. of frontage along Rawls Road and 300 ft. of frontage along Hutchison Road.

Both Hutchinson and Rawls are two lane collectors. The Hutchison/Rawls intersection is signalized. Hutchison Road is envisioned per the MPO Plan to be widened to 4 lanes. There currently are no plans to fund/design/construct this Hutchison Road improvement.

Single family homes back up to the northern and eastern property lines of the subject site. These homes, in large part, have existing 6 ft. tall fences along their property lines.

Single family homes exist to the south across Rawls Road. Single family homes are located to the west across Hutchison Road.

There is a cell tower and plant nursery located to the west/northwest across Hutchison Road.

The subject site is currently vacant. A day care operated on the site from approximately 2000-2016. The day care structure on the site was demolished in the 2016-time frame.

The proposed rezoning is BPO. This is a standard office zoning district with a maximum FAR of 0.20. Thus, based on a 0.87-acre parcel, the maximum office building size that could locate on the site is approximately 7,500 sq. ft.

The BPO zoning district requires a 30 ft. front yard setback along both Hutchison Road and Rawls Road. Per the LDC, a minimum 20 ft. buffer/setback and minimum 6 ft. tall landscaping materials or a wall/fence is required along the northern and eastern property boundaries.

County transportation staff indicates that an additional approximate 25 ft of width/property is needed along the Hutchison Road frontage to accommodate the future widening of Hutchison Road to four lanes.

Given: 1) the need to dedicate land to the County for the future widening of Hutchison Road; 2) the 30 ft front yard setbacks; and 3) the 20 ft. wide buffer yards/setbacks; the width of the parcel becomes a site constraint limiting the development potential of the subject site. Due to these constraints the only practical location for an office building on the subject lot is at the northern end of the site. The design/layout of the site will need to address and balance, building size, parking/site circulation, stormwater pond requirements and site landscaping. Due to the above-described site constraints and site development requirements, the result is likely to be an office use that is smaller than 7,500 sq. ft. in size.

Based on the evidence presented at the hearing it is likely that the only access to the site will be on Hutchison Road and this access point will be located at the northern end of the site. There will not likely be a connection to Rawls

Road as any access point to Rawls Road would be too close to the intersection and would not meet driveway spacing requirements.

Testimony from transportation staff at the hearing indicates that Hutchison Road currently operates at an acceptable level of service, LOS D and will continue to do so with project traffic.

Opposition testimony indicates that there are accidents occurring in this general location.

Site access will be evaluated at the time of design/permitting to address turn lanes if any that may be needed and site access visibility issues, if any.

Based upon the testimony at the hearing there may be, larger outside the scope of this rezoning, traffic accident safety issues. To the extent that the subject parcel dedicates r-o-w along Hutchison Road, does not access Rawls Road, locates its Hutchison Road access a sufficient distance north of the Hutchison Road/Rawls Road intersection, provides sufficient lighting and wayfinding/signage at its proposed project access, the subject parcel should not contribute, to any substantial extent, to any existing traffic safety issues in this area.

It is found that a small-scale office use at the subject site would be a compatible land use with the surrounding predominantly single-family homes in the area. Visual screening/setbacks are required along the northern and eastern boundaries of the site at the time of development which will provide separation and visual mitigation of the office use from the single-family homes located to the north and east.

It is found that the proposed rezoning is consistent with the Comprehensive Plan. It is found that the subject site meets the non-residential land use locational criteria and may be considered for office uses at this intersection.

It is found that a small-scale office use is an appropriate compatible land use at this location.

The subject site has not been utilized for single family home purposes for the past approximate 26 years. The site has been vacant for the past 10 years. It is found that an office use at this location is a reasonable viable alternative use to single family homes for the subject site.

**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 BPO rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

**DECISION**

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

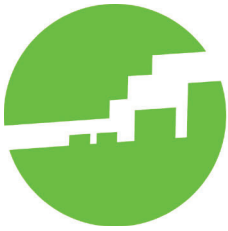
*Steven K. Luce*

7/13/2026

**Steven K. Luce**

**Date**

**Land Use Hearing Officer**



**Hillsborough County  
City-County  
Planning Commission**

**Plan Hillsborough**  
[planhillsborough.org](http://planhillsborough.org)  
[planner@plancom.org](mailto:planner@plancom.org)  
813 – 272 – 5940  
601 E Kennedy Blvd  
18<sup>th</sup> floor  
Tampa, FL, 33602

| Unincorporated Hillsborough County Rezoning Consistency Review              |                                                                                                                                           |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hearing Date:</b> June 22, 2026<br><b>Report Prepared:</b> June 11, 2026 | <b>Case Number:</b> RZ 26-0892<br><b>Folio(s):</b> 16129.0000<br><b>General Location:</b> North of Rawls Road and east of Hutchinson Road |
| <b>Comprehensive Plan Finding</b>                                           | <b>CONSISTENT</b>                                                                                                                         |
| <b>Adopted Future Land Use</b>                                              | Residential-4 (4 du/ga; 0.25 FAR)                                                                                                         |
| <b>Service Area</b>                                                         | Urban                                                                                                                                     |
| <b>Community Plan(s)</b>                                                    | Greater Carrollwood-Northdale                                                                                                             |
| <b>Rezoning Request</b>                                                     | Residential Single-family Conventional (RSC-4) to Business Professional Office (BPO)                                                      |
| <b>Parcel Size</b>                                                          | 0.87 ± acres                                                                                                                              |
| <b>Street Functional Classification</b>                                     | Rawls Road – <b>County Collector</b><br>Hutchinson Road – <b>County Collector</b>                                                         |
| <b>Commercial Locational Criteria</b>                                       | Meets                                                                                                                                     |
| <b>Evacuation Area</b>                                                      | None                                                                                                                                      |

| Table 1: COMPARISON OF SURROUNDING PROPERTIES |                             |                   |                                                   |
|-----------------------------------------------|-----------------------------|-------------------|---------------------------------------------------|
| Vicinity                                      | Future Land Use Designation | Zoning            | Existing Land Use                                 |
| Subject Property                              | Residential-4               | RSC-4             | Vacant                                            |
| North                                         | Residential-4               | PD                | Single Family + Public/Quasi-Public/Institutional |
| South                                         | Residential-4               | RSC-6 + PD        | Single Family + Vacant Land + Light Commercial    |
| East                                          | Residential-4               | ASC-1 + RSC-4 +PD | Single Family                                     |
| West                                          | Residential-4               | ASC-1 + PD        | Single Family + Public/Quasi-Public/Institutional |

**Staff Analysis of Goals, Objectives and Policies:**

The 0.87 ± acre subject site is north of Rawls Road and east of Hutchinson Road. The subject site is in the Urban Service Area (USA) and is within the limits of the Greater Carrollwood-Northdale Community Plan. The applicant is requesting a rezoning from Residential Single-family Conventional (RSC-4) to Business Professional Office (BPO).

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs 80 percent of the County’s anticipated growth. Consistent with this objective, FLUS Policy 3.1.3 requires that new development be compatible with surrounding uses, recognizing that “compatibility does not mean ‘the same as,’ but rather refers to the sensitivity of development proposals in preserving the character of existing development.” The subject property is currently vacant and surrounded by single-family residential uses. Surrounding land uses consist primarily of single-family residential development with some public/quasi-public/institutional uses to the north and west and light commercial to the south of the site. Collectively, these existing land use patterns establish a predominantly residential context that supports the proposed development. The proposal is compatible with the surrounding area and consistent with FLUS Objective 1.1 and FLUS Policy 3.1.3.

FLUS Objective 2.2 and Policy 2.2.1 establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the

character of uses permitted within the land use designation. The Residential-4 (RES-4) Future Land Use category allows for the consideration of agricultural, residential, neighborhood commercial, office uses and multi-purpose projects. The RES-4 Land Use category allows for a maximum of 4 dwelling units per gross acre (du/ga) and a maximum Floor Area Ratio (FAR) of 0.25. With 0.87 acres, the subject site can be considered for a maximum of 9,474 square feet (0.87 acres x 43,560 square feet/acre = 37,897 square feet x 0.25 FAR = 9,474 square feet). The proposed rezoning is consistent with the uses allowed under the existing Residential-4 Future Land Use category, and the request is therefore consistent with FLUS Goal 2 and Objective 2.1.

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 satisfies the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1, which require new development to be compatible with the surrounding neighborhood. In this case, single-family, two-family and vacant land are prominently present in the immediate vicinity. FLUS Policy 4.4.1 specifies that any increase in density or intensity must be compatible with existing, proposed, or planned development, and that development or redevelopment should be integrated with adjacent uses through the establishment of like or complementary uses, mitigation of adverse impacts, provision of transportation and pedestrian connections, and a gradual transition of intensity. Business professional office uses are lower in intensity compared to many commercial uses. Additionally, FLUS Objective 4.7 and Policy 4.7.2 dictates where neighborhoods serving commercial uses should be located based on the plans established Commercial Locational Criteria. The site is located at the intersection of Rawl Road and Hutchinson Road, both of which are classified as County Arterial roadways; therefore, the site is well within the 1,000-foot distance from this intersection and meets the required locational criteria. The proposed rezoning aligns with these principles, complements the surrounding development pattern, and is consistent with FLUS Objective 4.4 and FLUS Policy 4.4.1 and meets the locational criteria established in FLUS Objective 4.7 and Policy 4.7.2.

FLUS Objective 3.2 and Policy 3.2.4 require that all adopted community plans within the County be consistent with the Comprehensive Plan. The subject property is located within the boundaries of the Greater Carrollwood-Northdale Community Plan. There are no goals that are applicable to this proposed rezoning request.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

### **Recommendation**

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

---

## **FUTURE LAND USE SECTION**

### ***Urban Service Area***

**Objective 1.1:** Hillsborough County shall pro-actively direct new growth into the urban service area with the goal that at least 80% of all population growth will occur within the USA during the planning horizon of this Plan. Within the Urban Service Area, Hillsborough County will not impede agriculture. Building permit activity and other similar measures will be used to evaluate this objective.

### **Compatibility**

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

### **Land Use Categories**

**Objective 2.2:** The Future Land Use Map (FLUM) shall identify Land Use Categories summarized in the table below, that establish permitted land uses and maximum densities and intensities.

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

### **Community Planning**

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

#### **Relationship to Land Development Regulations**

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

#### **Relationship to Land Development Regulations**

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

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

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

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

### **Neighborhood/Community Development**

**Objective 4.4: Neighborhood Protection** – *The neighborhood is the functional unit of community development. There is a need to protect existing, neighborhoods and communities and those that will emerge in the future. To preserve, protect, and enhance neighborhoods and communities, all new development must conform to the following policies.*

**Policy 4.4.1:** *Development and redevelopment shall be integrated with the adjacent land uses through:*

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

### **Commercial Locational Criteria**

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

**Policy 4.7.2:** *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- 50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic).*

HILLSBOROUGH COUNTY  
FUTURE LAND USE  
RZ-STD 26-0892

Rezoning  
STATUS



PENDING



Tampa Service



Urban Service



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (25 FAR)



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



AGRICULTURAL-1/10 (25 FAR)



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



AGRICULTURAL ESTATE-1/2.5 (25 FAR)



RESIDENTIAL-1 (25 FAR)



RESIDENTIAL-2 (25 FAR)



RESIDENTIAL PLANNED-2 (35 FAR)



RESIDENTIAL-4 (25 FAR)



RESIDENTIAL-6 (25 FAR)



RESIDENTIAL-9 (.35 FAR)



RESIDENTIAL-12 (35 FAR)



RESIDENTIAL-16 (35 FAR)



RESIDENTIAL-20 (35 FAR)



RESIDENTIAL-35 (1.0 FAR)



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



SUBURBAN MIXED USE-6 (35 FAR)



COMMUNITY MIXED USE-12 (.50 FAR)



URBAN MIXED USE-20 (1.0 FAR)



REGIONAL MIXED USE-35 (2.0 FAR)



INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



OFFICE COMMERCIAL-20 (75 FAR)



RESEARCH CORPORATE PARK (1.0 FAR)



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



LIGHT INDUSTRIAL PLANNED (75 FAR)



LIGHT INDUSTRIAL (75 FAR)



HEAVY INDUSTRIAL (75 FAR)



PUBLIC/QUASI-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)



CITRUS PARK VILLAGE

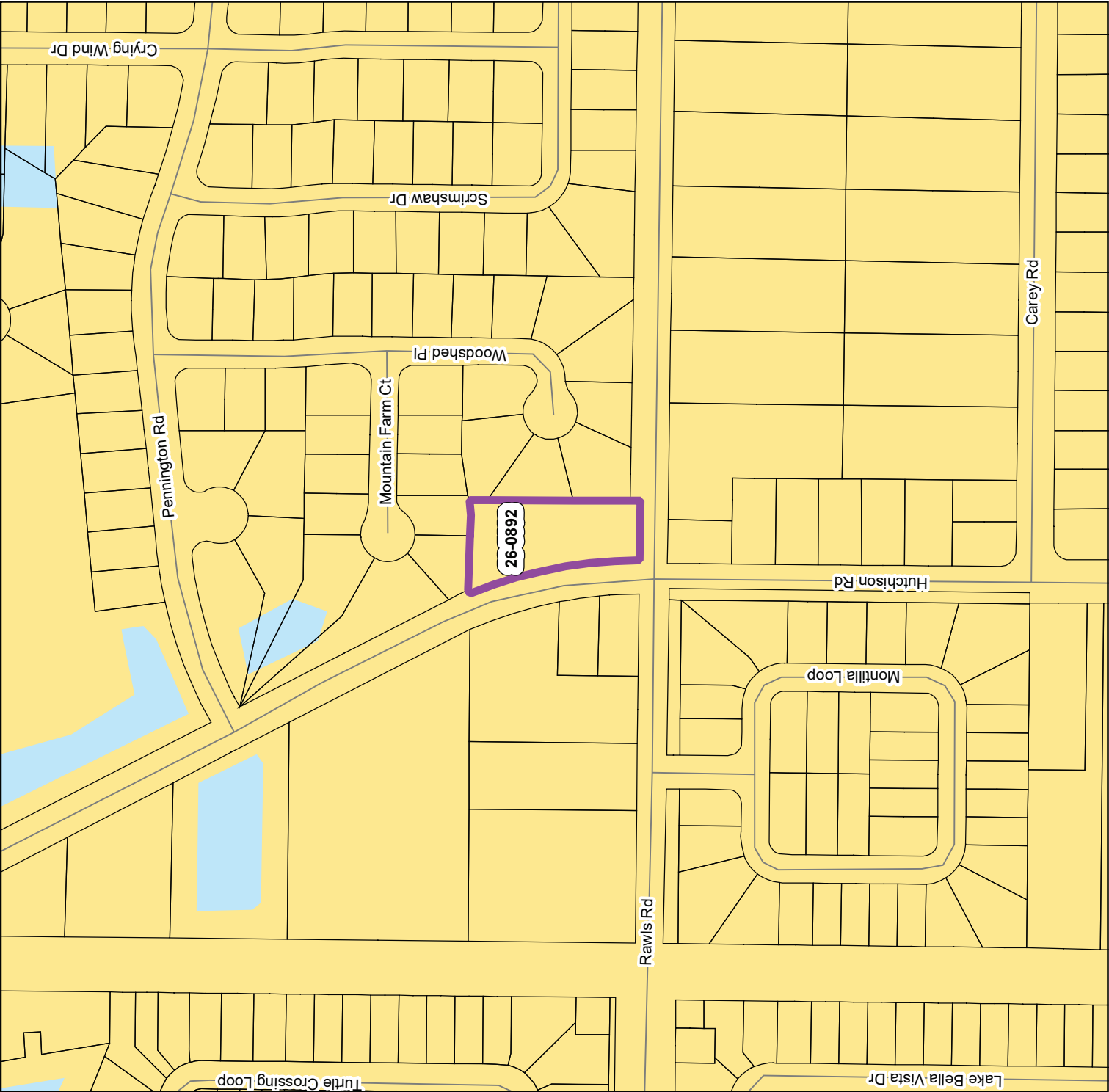
DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended to be used for any legal or financial purposes without specific approval of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of the City-County Planning Commission's knowledge. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate local code.



Map Printed from Rezoning System: 5/11/2026

Author: A. Cone

File: G:\Rezoning\System\MapProject\HCHalley\_jdrRezoning.mxd





# **AGENCY COMMENTS**

## AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 06/11/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: GCN

PETITION NO: RZ 26-0892

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

### **PROJECT SUMMARY AND ANALYSIS**

The applicant is requesting to rezone one parcel totaling +/- 0.87 acres from Residential Single Family Conventional – 4 (RSC-4) to Business Professional Office (BPO). The site is located on the northeast quadrant of the intersection of Hutchison Rd. and Rawls Rd. The Future Land Use designation of the site is Residential – 4 (R-4).

### **Trip Generation Analysis**

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. Data presented below is based on the Institute of Transportation Engineer's *Trip Generation Manual, 12th Edition*.

Approved Uses:

| Zoning, Land Use/Size                              | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|----------------------------------------------------|------------------------|-----------------------|----|
|                                                    |                        | AM                    | PM |
| RSC-4, Single Family Detached<br>(ITE 210) 3 Units | 28                     | 3                     | 3  |

Proposed Uses:

| Zoning, Land Use/Size                             | 24 Hour Two-Way Volume | Total Peak Hour Trips |    |
|---------------------------------------------------|------------------------|-----------------------|----|
|                                                   |                        | AM                    | PM |
| BPO, Medical-Dental Office<br>(ITE 720) 7,579sqft | 233                    | 23                    | 22 |

Trip Generation Difference:

| Zoning, Land Use/Size | 24 Hour Two-Way Volume | Total Peak Hour Trips |            |
|-----------------------|------------------------|-----------------------|------------|
|                       |                        | AM                    | PM         |
| <b>Difference</b>     | <b>+205</b>            | <b>+20</b>            | <b>+19</b> |

### **TRANSPORTATION INFRASTRUCTURE SERVING THE SITE**

The site has frontage on Hutchison Rd. and Rawls Rd.

Rawls. Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 10-foot-wide travel lanes, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 66ft of right-of-way.

Hutchison Rd. is a 2-lane, undivided, substandard, urban county-maintained collector roadway. The roadway is characterized by +/- 11-foot-wide travel lanes, no bike lanes on either side of the roadway within the vicinity of the project, +/- 4-foot-wide sidewalks along the east side of the roadway, and within a varying right of way width of +/- 60ft to +/- 64ft. Pursuant to the Hillsborough County Corridor Preservation Plan, Hutchison Rd. has been designated for a future 4-lane expansion. In accordance with Typical Section – 6 (TS-6) of the Hillsborough County Transportation Technical Manuel, which governs the design requirements for a 4-lane divided county collector roadway, a total right-of-way width of 110ft is required. When considering the existing right-of-way width, between 23ft to 25ft of additional right of way will be required to be preserved along the project’s Hutchison Rd. frontage to accommodate this expansion.

### **SITE ACCESS**

It is anticipated that the site will have access to Hutchison Rd.

Both Rawls Rd. and Hutchison Rd. have been identified as 2-lane, Class 5, county collector roadways with a posted speed of 45MPH. In accordance with the spacing standards outlined in the table provided in Section 06.04.07 of the LDC, both Rawls Rd. and Hutchison Rd. have a minimum spacing requirement of 245ft. Due to the subject site’s limited frontage along Rawls Rd. (+/- 96ft), no access onto Rawls Rd. would be able to meet this minimum spacing requirement. As the project has ample frontage along Hutchison Rd. (+/- 300) onto Hutchison Rd. would be able to meet the minimum spacing requirement.

Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

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

**ROADWAY LEVEL OF SERVICE (LOS) INFORMATION**

Rawls Rd. is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Level of Service (LOS) information for Hutchison Rd. is reported below

| FDOT Generalized Level of Service |             |            |              |                          |
|-----------------------------------|-------------|------------|--------------|--------------------------|
| Roadway                           | From        | To         | LOS Standard | Peak Hr. Directional LOS |
| Hutchinson Rd.                    | Ehrlich Rd. | Wilcox Rd. | D            | D                        |

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

## COMMISSION

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



## DIRECTORS

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

### AGENCY COMMENT SHEET

| REZONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| <b>HEARING DATE:</b> June 22, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>COMMENT DATE:</b> June 1, 2026                               |
| <b>PETITION NO.:</b> 26-0892                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>PROPERTY ADDRESS:</b> 15603 Hutchison Rd,<br>Tampa, FL 33625 |
| <b>EPC REVIEWER:</b> Shania Rodriguez                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>FOLIO #:</b> 0161290000                                      |
| <b>CONTACT INFORMATION:</b> (813) 627-2600 x 1246                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>STR:</b> 31-27S-18E                                          |
| <b>EMAIL:</b> <a href="mailto:rodriguezs@epchc.org">rodriguezs@epchc.org</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                 |
| <b>REQUESTED ZONING:</b> RSC-4 to BPO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                 |
| FINDINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                 |
| <b>WETLANDS PRESENT</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | NO                                                              |
| <b>SITE INSPECTION DATE</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                             |
| <b>WETLAND LINE VALIDITY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                                             |
| <b>WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | No wetlands                                                     |
| <p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p><b>INFORMATIONAL COMMENTS:</b></p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite.</p> |                                                                 |

*Environmental Excellence in a Changing World*

**Environmental Protection Commission - Roger P. Stewart Center**  
3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - [www.epchc.org](http://www.epchc.org)

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.

sr/dc

ec: HSW and Associates, Inc. - [christy@hswassociates.com](mailto:christy@hswassociates.com)  
Princess G Holdings LLC - [wmolloy@mjlw.us](mailto:wmolloy@mjlw.us)



## 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.

|                        |                                     |                      |           |
|------------------------|-------------------------------------|----------------------|-----------|
| <b>TO:</b>             | Zoning Review, Development Services | <b>REQUEST DATE:</b> | 6/3/2026  |
| <b>REVIEWER:</b>       | Kim Cruz, Environmental Supervisor  | <b>REVIEW DATE:</b>  | 6/12/2026 |
| <b>PROPERTY OWNER:</b> | HSW and Associates                  | <b>PID:</b>          | 26-0892   |
| <b>APPLICANT:</b>      | Princess G Holdings, LLC            |                      |           |
| <b>LOCATION:</b>       | 15603 Hutchison Rd. Tampa, FL 33624 |                      |           |
| <b>FOLIO NO.:</b>      | 16129.0000                          |                      |           |

### AGENCY REVIEW COMMENTS:

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the property 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 property 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).

Based on the above Wellhead and Surface Water Resource Protection information, Hillsborough County Environmental Services Division has no objection to the applicant's request at this time.

## AGENCY COMMENT SHEET

TO: **Zoning/Code Administration, Development Services Department**

FROM: **Reviewer:** Andria McMaugh **Date:** 05/27/2026

**Agency:** Natural Resources **Petition #:** 26-0892

- ☐ This agency has **no comment**
- ☒ This agency has **no objections**
- ☐ 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.

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

---

PETITION NO.: RZ-STD 26-0892    REVIEWED BY: John Rochelle    DATE: 5/19/2026

FOLIO NO.: 16129.0000

---

**WATER**

- ☐ The property lies within the \_\_\_\_ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- ☒ A 6 inch water main exists ☒ (approximately 50 feet from the site), ☐ (adjacent to the site), and is located west of the subject property within the west Right-of-Way of Hutchison Road. 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 4 inch wastewater forcemain exists ☒ (approximately 100 feet from the project site), ☐ (adjacent to the site) and is located southwest of the subject property within the south Right-of-Way of Rawls Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include \_\_\_\_\_ and will need to be completed by the \_\_\_\_\_ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.

## AGENCY REVIEW COMMENT SHEET

---

**TO: ZONING TECHNICIAN, Planning Growth Management**

**DATE:** 05-11-2026

**REVIEWER:** Jan Kirwan, Conservation and Environmental Lands Management

**APPLICANT:** William Molloy

**PETITION NO:** 26-0892

**LOCATION:** 15603 Hutchison Rd, Tampa 33624

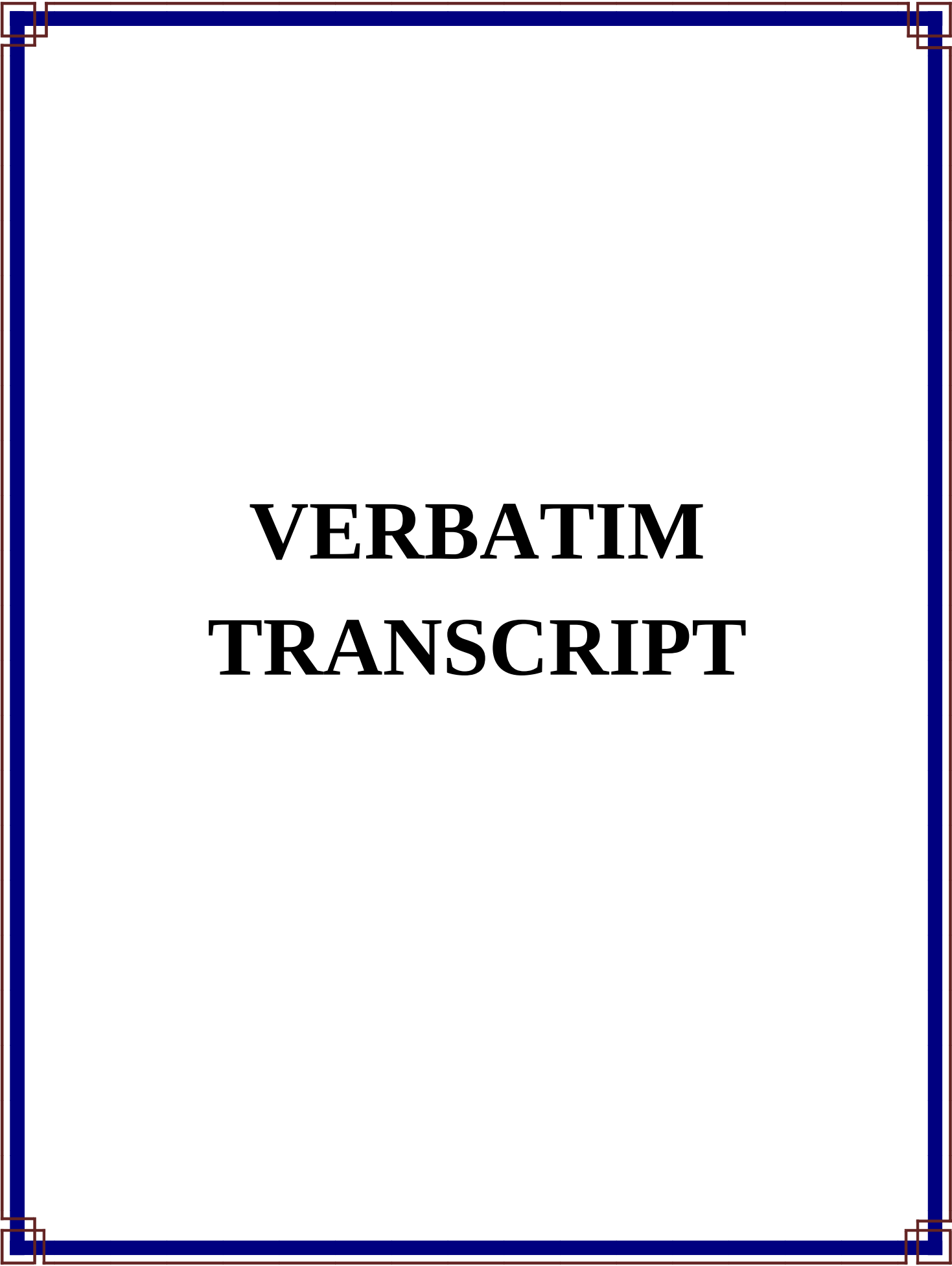
**FOLIO NO:** 16129.0000

**SEC:** 31 **TWN:** 27 **RNG:** 18

---

- ☒ This agency has no comments.
- ☐ This agency has no objection.
- ☐ This agency has no objection, subject to listed or attached conditions.
- ☐ This agency objects, based on the listed or attached conditions.

COMMENTS: \_\_\_\_\_.



# **VERBATIM TRANSCRIPT**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

HILLSBOROUGH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS

IN RE:  
ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING  
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce and Susan Finch  
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC  
Development Services Department  
601 East Kennedy Boulevard  
Second Floor  
Tampa, Florida 33602

Reported by:  
Kate Khvostova

1 MS. HEINRICH: Our next item is Item C.2. Standard  
2 Rezoning 26-0892.

3 The applicant is requesting to rezone property from  
4 RSC-4 to BPO.

5 Logan McKaig with Development Services has reviewed  
6 this for Development Services and will present staff findings  
7 after the applicant's presentation.

8 HEARING OFFICER LUCE: Okay. The applicant,  
9 please.

10 MS. PINSON: Hello.

11 HEARING OFFICER LUCE: Evening.

12 MS. PINSON: I'm Brice Pinson with Half  
13 Associates, 1000 North Ashley Drive, Suite 900, Tampa,  
14 Florida. I'm here representing the owner and applicant.

15 The subject site is a .87 acre site located in the  
16 Greater Carrollwood North Dale Community Plan area. The  
17 Future Land Use is Residential-4, and it has a current zoning  
18 of RSC-4. The request is to rezone to BPO.

19 It is located at the intersection of Rawls Road and  
20 Hutchison Road, both of which are classified as collector  
21 roadways.

22 There is single-family to the north and east of the  
23 site. There's a cell tower to the west of the site with  
24 associated infrastructure. There's also a nursery to the  
25 southwest -- or northwest of the site and another office

1 building located less than a quarter mile southwest of the  
2 site.

3 BPO offers a good transitional use between the  
4 single-family and the collector roadways, and more intensive  
5 land uses. They, generally have minimal external impacts  
6 because of their operating hours are usually during the  
7 daytime. The building scale is going to be compatible with  
8 the surrounding development, with the height of the building,  
9 the size of the building, and it'll have buffering and  
10 landscaping that will mitigate for any potential impacts.

11 The Development Services staff report also said  
12 that due to the property size dimensions, and location along  
13 the major roadways, use of the property as residential is not  
14 as viable as office or low-intensity commercial uses.

15 Staff found the request compatible with the  
16 surrounding area, and Planning Commission also found that it  
17 was consistent with the Unincorporated Hillsborough County  
18 Comprehensive Plan.

19 So I'm here if you have any further questions.

20 HEARING OFFICER LUCE: Thank you. Just one minor  
21 question for you is --

22 MS. PINSON: Okay. Sure.

23 HEARING OFFICER LUCE: I think you showed a graphic  
24 that showed the surrounding uses. Could you bring that  
25 up -- back up on the ELMO? Where that cell tower is, there

1 looks like there's a warehouse-type building. Do you know  
2 what that use is?

3 MS. PINSON: It just said wireless communication  
4 facilities. I don't really know exactly what that is.

5 HEARING OFFICER LUCE: Okay. All right. That's  
6 it. Thank you.

7 All right. Development Services staff.

8 MR. MCKAIG: Good evening. Logan McKaig,  
9 Development Services.

10 Rezoning 26-0892. Applicant requests to rezone the  
11 subject property from Residential Single Family Conventional  
12 to Business Professional Office.

13 Subject property is surrounded by residential and  
14 local zoning and uses, which can support BPO use.

15 Additionally, due to the property size, and  
16 dimensions, and the location along a major roadway, use of  
17 the property as residential is not as viable as office or  
18 low-intensity commercial uses.

19 No standard BPO zoning restrictions would prevent  
20 any compatibility with the adjacent residential uses, such as  
21 setbacks, building height, buffering, and screening  
22 requirements.

23 Staff recommends approval. I'm here to answer any  
24 questions.

25 HEARING OFFICER LUCE: The same question I had for

1 the applicant. The use that's across the street from the  
2 subject site --

3 MR. MCKAIG: Yes.

4 HEARING OFFICER LUCE: -- do you know what that  
5 might be?

6 MR. MCKAIG: Yes. That was noted in our review.  
7 It appears to have been a utilized as a full-scale business  
8 at some point in the past. It was cited for code enforcement  
9 violations related to open storage.

10 As of now, there's no commercial operation that we  
11 can identify on the site. And it currently functions as, for  
12 lack of a better term, an oversized garage for the  
13 residential property to the south of -- not the property to  
14 the south -- the residential structure to the south that's on  
15 the same property.

16 HEARING OFFICER LUCE: Okay. All right. Thank  
17 you.

18 Planning Commission staff.

19 MS. MICHIE: Willow Michie, Planning Commission  
20 staff.

21 The subject site is in the Residential-4 Future  
22 Land Use category. It's in the Urban Service Area and within  
23 the limits of the Greater Carrollwood Northdale Community  
24 Plan.

25 The Residential-4 Future Land Use category allows

1 for the consideration of agricultural, residential,  
2 neighborhood commercial, office uses, and multipurpose  
3 projects.

4 It allows for a maximum of four dwelling units per  
5 gross acre and a maximum Floor Area Ratio of 0.25.

6 The proposal is consistent with uses allowed under  
7 the RES-4 category.

8 The subject property is currently vacant, and  
9 surrounding land uses consist primarily of single-family  
10 residential development with some public-quasi-public uses to  
11 the north and west and light commercial to the south.

12 Collectively, these existing land use patterns  
13 establish a predominantly residential context that supports  
14 the proposed development.

15 Proposal satisfies the intent of Objective 4.4,  
16 which requires new development to be compatible with the  
17 surrounding neighborhood.

18 Policy 4.4.1 specifies that any increase in density  
19 or intensity must be compatible with existing, proposed, or  
20 planned development, and that development or redevelopment  
21 should be integrated with adjacent uses to the establishment  
22 of like or complementary uses.

23 Both business professional office uses are lower in  
24 intensity compared to many commercial uses.

25 Overall, staff finds that the proposed rezoning is

1 compatible with the existing development pattern within the  
2 surrounding area.

3 The proposed rezoning would allow for development  
4 that is consistent with the goals, objectives, and policies  
5 of the Unincorporated Hillsborough County Comprehensive Plan.

6 HEARING OFFICER LUCE: Okay. Thank you.

7 At this point in time, is there anyone in the  
8 audience that wishes to speak in support of the application?  
9 No one responding.

10 Anyone in the audience wish to speak in opposition  
11 to the application?

12 Okay. Yes, ma'am. Good evening.

13 MS. KONG: Good evening. My name is Anita Kong.  
14 I'm actually the back neighbor. My fence divided the joint  
15 property --

16 HEARING OFFICER LUCE: If you could give your  
17 address for the record as well.

18 MS. KONG: Oh, I'm 15704 Woodshed Place. You guys  
19 are from our neighborhood?

20 MR. TALBOTT: Yes.

21 MS. KONG: So we're all here for that. You guys  
22 can go ahead.

23 MR. TALBOTT: Yes. I live on 15602, right in front  
24 of the property. The traffic is extremely heavy.

25 HEARING OFFICER LUCE: Sir, can you state your name

1 and address?

2 MR. TALBOTT: Oh, Arturo Talbott. 15602 Hutchison  
3 Road, Tampa, Florida.

4 I live right in front of the property. The traffic  
5 is exaggerated. To add a office building there, it will just  
6 create more traffic. It's right on the crossroad. There's  
7 at least three to four accidents a month.

8 To add more traffic to that road, I think, is just  
9 not suitable for that.

10 And also, it will just drop my property price  
11 badly. And if you guys can just not allow that to happen, we  
12 will really appreciate it.

13 HEARING OFFICER LUCE: Thank you, sir. Go ahead.  
14 Please sign in.

15 Next, please. Good evening.

16 MR. SHOBERT: It's Alan Shobert, 15604 Hutchison.  
17 I live immediately across from the property, and I've lived  
18 there for 28 years.

19 Hutchison Road is busy enough. There's office  
20 spaces on the road that aren't -- as far as I know, aren't  
21 fully occupied already to begin with, and there's plenty of  
22 commercial enterprises and space at both the corners of  
23 Hutchison and Ehrlich and Ehrlich and then Turner.

24 And the cell phone tower is a very quiet neighbor.

25 HEARING OFFICER LUCE: Thank you.

1 MS. VICTOR: My name is Mercy Victor. I live just  
2 across from the property.

3 HEARING OFFICER LUCE: Your address, please.

4 MS. VICTOR: My address is 5234 Rawls Road. I just  
5 live across from the property.

6 HEARING OFFICER LUCE: Thank you.

7 MS. VICTOR: And I'm very concerned about the  
8 traffic. And there are several accidents, which I've  
9 witnessed and just in front. And the -- I mean the sheriff  
10 car or the police officers are right in front of my property,  
11 and it's object -- like it, it's just -- when I get to work,  
12 it's actually -- it's a problem. Like I cannot -- it's  
13 always like my driveway is always blocked, so it's really  
14 causing hazard. And I'm a nurse at the VA hospital, so it  
15 affects my work.

16 HEARING OFFICER LUCE: Okay. All right. Very  
17 good. Thank you, ma'am.

18 MS. VICTOR: Thanks.

19 MS. KENT: My name is Linda Kent. I live at 15708  
20 Woodshed Place, and my property is right beside Ms. Kong's.  
21 So I'm concerned about what's going to happen to that  
22 property. That's so close to our properties.

23 HEARING OFFICER LUCE: Okay. All right. Thank  
24 you, ma'am.

25 MS. KENT: It's in a very residential area.

1 MS. KONG: So this one -- it's my -- I'm sorry.

2 Anita Kong again, 15704 Woodshed Place. It's in my backyard.

3 It's the fence --

4 HEARING OFFICER LUCE: Okay.

5 MS. KONG: -- that's behind mine and there. So --

6 HEARING OFFICER LUCE: Understood.

7 MS. KONG: -- I'm just worried about what's going

8 to happen there.

9 HEARING OFFICER LUCE: Okay.

10 MS. KONG: Thank you.

11 HEARING OFFICER LUCE: All right. Thank you,

12 ma'am.

13 Good evening.

14 MR. SUAREZ: Stephen Suarez, 5224 Rawls Road. I'm  
15 about 300 foot east of this property in question on the south  
16 side perspective. I've lived out there for 51 years, when I  
17 came back there as a kid in 1967.

18 I'm opposed to this zoning tremendously from the  
19 RSC-4 to the BPO, business professional office.

20 It's all residential around there. I don't think  
21 we need to put a business at this address for several  
22 reasons.

23 I mean, you're going to have access. According to  
24 what I've read on the application, it's not going to have  
25 access on Rawls Road. It's strictly going to be on

1     Hutchison, which is great. But Hutchison -- it is a curve  
2     there. And as Mr. Talbott said, there's probably two or  
3     three accidents a month there.

4             Their entrance and exit, or ingress and egress, is  
5     going to be on that curve, and it's just -- to me, it's going  
6     to create more of an issue.

7             Traffic says it's going to be an increase of  
8     somewhere around 200 vehicles for the day -- plus 200. I  
9     think that's kind of -- adds quite a bit.

10            Another thing that I happened to note within this  
11     property it's 0.87 acres, okay? When I was a kid, when  
12     I -- out there, it was a residential house that was there,  
13     then a daycare went in there. It went vacant.

14            To answer your question on that building that is  
15     across the street or that cell tower, HSW & Associates, who  
16     fought to get that cell tower there -- we were against that  
17     as well -- has a property at 5305 Rawls Road, and it was  
18     incorporated, that warehouse. That warehouse was basically  
19     for his car collection that he had.

20            So it was -- the only reason he got that is because  
21     it is part of that residence, and I hope he never tries to  
22     split it, but I'll be here fighting that again if he tries to  
23     make it light commercial.

24            Talking about light commercial, they're saying it's  
25     0.25 south. It is. That used to be the Hillsborough County

1 Sheriff's Office District 3 office. It was put there for  
2 that. When District 3 decided to move to Gunn Highway, for  
3 some unknown reason, it's still PD.

4 There's businesses, light business, running out  
5 there. That's vacant most of the times. I don't even know  
6 why we need this additional light commercial BPO zoning when  
7 there is plenty.

8 You have that place, but also on Ehrlich Road,  
9 which is less than a half mile away, you have everything you  
10 could ever want. There's no need to add a business  
11 professional place here, which is going to increase traffic.

12 The other thing I noticed on traffic, because we  
13 talked about the long-term plan, they're going to  
14 do -- they're going to four-lane Rawls -- I mean, Hutchison  
15 Road. They're going to need 23 to 25 foot of right of way.

16 That's going to take that 0.87. It's going to move  
17 down to 0.71 or 0.7 of an acre. So we're going to have  
18 business (indiscernible), if that ever goes through. It may  
19 be like the other right-of-way that they've never done  
20 anything with. I'm not sure.

21 I'm trying to make sure I'm covering everything  
22 here. Yeah.

23 I mean Planning Commission states it is consistent.  
24 I don't know when we do this. I know we have all our  
25 planning stuff, people.

1           Do they ever go out there and actually look at  
2   what's there? There are no businesses there. There's a  
3   nursery. That's agriculture. He's been there forever.  
4   Okay.

5           I used to manage a property that's now homes on  
6   Rawls Road. It's not consistent for our area, so I'm kind of  
7   disappointed with the zoning saying there's no objections to  
8   that as well.

9           So you know -- and then their application basically  
10   saying that it's consistent. It's not really consistent to  
11   that area. Maybe to the south. If you go down to Ehrlich  
12   Road, there's plenty. You've got that. Unfortunately, the  
13   Hillsborough County Sheriff's Office that was turned into  
14   that -- to me, that should've never happened, but it did.

15          And then the other thing is on the notifications.  
16   I know they get the notifications from planning or somebody  
17   here when they do the zoning for who gets it, but what I  
18   didn't notice -- the -- one of the organizations that was not  
19   notified was the Country Place Community Association, which  
20   actually abuts this property. So I'm just kind of wondering,  
21   you know, was that just an oversight or what? It's still  
22   listed online that you can get to that.

23          HEARING OFFICER LUCE: I'll ask that in a moment.  
24   Why don't you conclude your comments? And make sure that --

25          MR. SUAREZ: Yeah.

1 HEARING OFFICER LUCE: -- (indiscernible) got  
2 notified.

3 MR. SUAREZ: All right. So I think that that  
4 pretty much -- and what is -- what is considered quasi-public  
5 institutional when it comes to --

6 HEARING OFFICER LUCE: I --

7 MR. SUAREZ: -- is that like the playground or  
8 stuff like that?

9 HEARING OFFICER LUCE: Ms. Heinrich, maybe you  
10 could expound on what quasi-public --

11 MS. HEINRICH: Quasi-public, which is also found in  
12 the Comprehensive Plan, is typically uses like a university,  
13 a college, a hospital, things that are mainly open for the  
14 public to serve their needs but are privately owned.

15 MR. SUAREZ: Okay. I mean, I don't know that  
16 there's any of that up there other than the playground at  
17 Country Place. That may be what it is.

18 Okay. I think that pretty much covers everything I  
19 have to say. And again, I am in opposition of the zoning  
20 change.

21 HEARING OFFICER LUCE: Thank you.

22 MR. SUAREZ: It needs to stay residential.

23 HEARING OFFICER LUCE: Thank you, sir. All right.

24 Does that conclude all those that wish to speak in  
25 opposition?

1                   Okay. Staff, any further?

2                   MS. HEINRICH: No.

3                   HEARING OFFICER LUCE: What about the community  
4 association?

5                   MS. HEINRICH: Sure. I have the notice pulled up  
6 here, and the registered neighborhood associations with  
7 Hillsborough County that were sent notice is Carrollwood  
8 Meadows HOA, Belle Meade HOA, Keystone Civic Association,  
9 Northdale Civic Association, and the Lutz Citizen Coalition.

10                  HEARING OFFICER LUCE: Did you mention the one that  
11 he just mentioned?

12                  MS. HEINRICH: No. They have to be registered  
13 with --

14                  HEARING OFFICER LUCE: Okay.

15                  MS. HEINRICH: -- at the beginning. These -- these  
16 are the ones that are registered --

17                  HEARING OFFICER LUCE: The ones that are  
18 registered.

19                  MS. HEINRICH: -- with Hillsborough County.  
20 Therefore, they do get our notice. You can certainly have an  
21 HOA or civic association but not have it registered with the  
22 county for notice purposes.

23                  HEARING OFFICER LUCE: Understood. All right.

24 Thank you.

25                  MS. DORMAN: Country Place has about 1,500 homes.

1 So I mean, I don't really know why they wouldn't be on that  
2 list.

3 MS. HEINRICH: It's initiated by the HOA or the  
4 civic association. If they're not designated by the county,  
5 they would come to the Neighborhood Services Division to  
6 become a registered neighborhood association or civic  
7 association.

8 HEARING OFFICER LUCE: So they're not required to  
9 do that, is what you're saying?

10 MS. HEINRICH: No.

11 HEARING OFFICER LUCE: Okay.

12 MS. DORMAN: A registered neighborhood  
13 organization. Thank you.

14 HEARING OFFICER LUCE: All right. All right. At  
15 this point in time, the applicant has an opportunity for  
16 rebuttal.

17 MR. MALLOY: William Malloy, 325 South Boulevard,  
18 Tampa, Florida.

19 Mr. Luce, I believe most of what we heard concern  
20 about was transportation and traffic related. I have Michael  
21 Yates with me, who I think can shed a little bit of flavor on  
22 the situation in particular right here.

23 HEARING OFFICER LUCE: Okay. Good evening.

24 MR. YATES: Good evening. Michael Yates with Palm  
25 Traffic, and I have been sworn.

1           Just want to go through a couple of the comments to  
2   address those on the record. I'm going to reference the  
3   staff report because this is a zoning.

4           We did not do a traffic study, but the staff report  
5   does go through and address the level of service on Hutchison  
6   as operating at an acceptable Level of Service, and it's  
7   operating at Level of Service D.

8           Both Hutchison and Rawls are collector roadways,  
9   and there is a signal at the intersection there at Rawls and  
10   Hutchison.

11          The right-of-way preservation is noted in the staff  
12   report. I think if not all, most of that right of way has  
13   already been dedicated to the County, so that has already  
14   been set aside. And whatever is not part of that will be as  
15   part of the requirements of this zoning for any future  
16   expansion of the roadway.

17          And then also related to the access, as the staff  
18   report notes, we have ample frontage on Hutchison for an  
19   access. The Rawls frontage is limited to about 100 feet, and  
20   so we may not meet connection spacing standards there, but we  
21   would on Hutchison.

22          Given the location of the driveway, probably on the  
23   northern end of the property, I do not see sight distance  
24   being an issue. I know that was raised with the curb there.

25          HEARING OFFICER LUCE: Say that again.

1 MR. YATES: I do not foresee sight distance --

2 HEARING OFFICER LUCE: Sight distance.

3 MR. YATES: -- being an issue related to the curb  
4 on Hutchison that was raised. But we will go through site  
5 engineering when we develop a site plan for the project, and  
6 that will be one of the requirements that we need to address.

7 HEARING OFFICER LUCE: Okay. You said Hutchison's  
8 currently operating at Level of Service D?

9 MR. YATES: Correct.

10 HEARING OFFICER LUCE: Background plus project,  
11 will it still operate at Level of Service D?

12 MR. YATES: Correct.

13 HEARING OFFICER LUCE: And will you have to do a  
14 southbound left turn lane into the project?

15 MR. YATES: If we exceed 20 cars -- per Section  
16 6.04.04 of the Land Development Code, if we exceed 20 cars,  
17 we would need to do a southbound left.

18 But until we get to the point of doing the -- what  
19 the anticipated use is, the square footage, and then generate  
20 the number of trips with the distribution, I foresee,  
21 probably, it will be limited to be below that threshold for  
22 the 20 trips.

23 HEARING OFFICER LUCE: And so will there be a  
24 northbound right turn into this then?

25 MR. YATES: If that is anything greater than 50

1 cars, but we will not be anywhere close to that.

2 HEARING OFFICER LUCE: Okay.

3 MR. YATES: The only one that would be the  
4 potential would be the southbound left. But I would  
5 anticipate, based on the size of the property, what they're  
6 going to be able to yield in square footage, they are going  
7 to be below that left turn lane. But that will be a  
8 requirement of site permitting.

9 HEARING OFFICER LUCE: Okay. All right. Anything  
10 else?

11 MR. YATES: I think we're good.

12 HEARING OFFICER LUCE: Okay. All right.

13 MR. YATES: Thank you.

14 HEARING OFFICER LUCE: With that, that concludes  
15 this application.

16 Ms. Heinrich, we're ready for the next item.

17

18

19

20

21

22

23

24

25



**EXHIBITS SUBMITTED  
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, (ZHM), PHM, LUHO

PAGE 1 OF 8

DATE/TIME: June 22, 2026 6PM

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

|                             |                                                                                                                                                                              |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br>RZ 260422  | PLEASE PRINT<br>NAME <u>Kamila Witkowski</u><br>MAILING ADDRESS <u>3010 W Azelee St</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-3919</u>      |
| APPLICATION #<br>RZ 24-0563 | PLEASE PRINT<br>NAME <u>William J Morley</u><br>MAILING ADDRESS <u>325 S 3rd</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32606</u> PHONE _____                           |
| APPLICATION #<br>RZ 25-1026 | PLEASE PRINT<br>NAME <u>Robert Martin</u><br>MAILING ADDRESS <u>4512 South 66th Street</u><br>CITY <u>Everett</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-843-5511</u> |
| APPLICATION #<br>RZ 25-1026 | PLEASE PRINT<br>NAME <u>Leonardo Colai</u><br>MAILING ADDRESS <u>4512 South 66th Street</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-403-7476</u>  |
| APPLICATION #<br>RZ 25-1026 | PLEASE PRINT<br>NAME <u>Scott Hendry</u><br>MAILING ADDRESS <u>4608 S. 66th Street</u><br>CITY <u>Tampa</u> STATE _____ ZIP <u>33619</u> PHONE <u>842-2123</u>               |
| APPLICATION #<br>RZ 25-1026 | PLEASE PRINT<br>NAME <u>Gordon J. Schiff</u><br>MAILING ADDRESS <u>4155 W Cypress St.</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-515-7979</u>    |

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                    |                                                                                                                                                                              |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #                      | PLEASE PRINT<br>NAME _____<br><br>MAILING ADDRESS _____<br><br>CITY _____ STATE _____ ZIP _____ PHONE _____                                                                  |
| APPLICATION #<br><u>RZ 24-0786</u> | PLEASE PRINT<br>NAME <u>Kayla Herrell</u><br>MAILING ADDRESS <u>2841 Executive Dr</u><br>CITY <u>Clematis</u> STATE <u>FL</u> ZIP _____ PHONE _____                          |
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>Brice Pinson</u><br>MAILING ADDRESS <u>1000 N Ashley Dr Ste 900</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>  |
| APPLICATION #<br><u>RZ-260892</u>  | PLEASE PRINT<br>NAME <u>Arturo Taiboth</u><br>MAILING ADDRESS <u>15602 Hutchinson road</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>813 385 4846</u>    |
| APPLICATION #<br><u>RZ-26-0892</u> | PLEASE PRINT<br>NAME <u>ALAN Shoket</u><br>MAILING ADDRESS <u>15604 Hutchison rd</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>913-240 8317</u>          |
| APPLICATION #<br><u>RZ-26-0892</u> | PLEASE PRINT<br>NAME <u>MERCY VICTOR</u><br>MAILING ADDRESS <u>5234 RAWLS RD TAMPA 33624</u><br>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>630 850 0227</u> |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 7DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                    |                                                                                                                                                                                    |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>Linda Kent</u><br>MAILING ADDRESS <u>15708 Woodshed Pl.</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>717-269-7718</u>                |
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>Anita Kona</u><br>MAILING ADDRESS <u>15704 Woodshed Pl Tampa</u><br>CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>646-369-4025</u>              |
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>Stephen Suarez</u> (Restricted)<br>MAILING ADDRESS <u>5224 Rawls Rd</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>83690-5929</u>      |
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>William J Mally</u><br>MAILING ADDRESS <u>325 S Riva</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>814-7152</u>                       |
| APPLICATION #<br><u>RZ 26-0892</u> | PLEASE PRINT<br>NAME <u>MICHAEL YATES PALM TRAFFIC</u><br>MAILING ADDRESS <u>4006 S MacDill Ave</u><br>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u> |
| APPLICATION #<br><u>mm 26-0063</u> | PLEASE PRINT<br>NAME <u>David M Smith</u><br>MAILING ADDRESS <u>401 E Jackson St 2100</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 226 5016</u>          |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                                     |                                                                                                                                                                                            |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br><br><u>mm 26-0063</u>              | PLEASE PRINT<br>NAME <u>Elise Batsel</u><br><br>MAILING ADDRESS <u>401 E. Jackson St-</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 222 5057</u>                  |
| APPLICATION #<br><br><u>RZ 26-0095</u>              | PLEASE PRINT<br>NAME <u>JESSE BLACKSTOCK</u><br><br>MAILING ADDRESS <u>1646 W SWAN AVE</u><br>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-455-2184</u>                 |
| APPLICATION #<br><br><u>mm 26-0270</u><br><u>VS</u> | PLEASE PRINT<br>NAME <u>TOOD Pressman</u><br><br>MAILING ADDRESS <u>200 2nd Ave S #451</u><br>CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u></u> PHONE <u></u>                         |
| APPLICATION #<br><br><u>mm 26-0270</u>              | PLEASE PRINT<br>NAME <u>Lodrey C Fisher</u><br><br>MAILING ADDRESS <u>2506 Orient Rd</u><br>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>294-4341</u>                         |
| APPLICATION #                                       | PLEASE PRINT<br>NAME <u></u><br><br>MAILING ADDRESS <u></u><br>CITY <u></u> STATE <u></u> ZIP <u></u> PHONE <u></u>                                                                        |
| APPLICATION #<br><br><u>mm 26-0422</u>              | PLEASE PRINT<br>NAME <u>Kami Corbett</u><br><br>MAILING ADDRESS <u>101 E Kerns Blvd Ste 3700 Tampa FL</u><br>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-83 227841</u> |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                       |                                                                                                                                                                                      |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br><br>mm 26-0422       | PLEASE PRINT NAME <u>STATHENRY</u><br>MAILING ADDRESS <u>5023 W. LAUREL ST</u><br>CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>                         |
| APPLICATION #<br><br>mm 26-0422       | PLEASE PRINT NAME <u>Jane Baham</u><br>MAILING ADDRESS <u>737 Main St, Suncys Safety Harbor</u><br>CITY <u>Safety Har</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727 291 9526</u> |
| APPLICATION #<br><br>mm 26-0422<br>VS | PLEASE PRINT NAME <u>Susan Swift</u><br>MAILING ADDRESS <u>3621 South Hesperides St</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE _____                            |
| APPLICATION #<br><br>mm 26-0422       | PLEASE PRINT NAME <u>Miles Scott</u><br>MAILING ADDRESS <u>18505 Dorman Rd</u><br>CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-203-4400</u>                      |
| APPLICATION #<br><br>mm 26-0422       | PLEASE PRINT NAME <u>Mia Stutzman</u><br>MAILING ADDRESS <u>18917 Boyette Rd</u><br>CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-240-4941</u>                    |
| APPLICATION #<br><br>mm 26-0422       | PLEASE PRINT NAME <u>Lisa Wolfser</u><br>MAILING ADDRESS <u>18330 Lithia Town Rd</u><br>CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-431 4001</u>                |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 8DATE/TIME: June 22, 2026 6pmHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                    |                                                                                                                                                                                  |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br><u>mm 26-0422</u> | PLEASE PRINT<br>NAME <u>Erica Taylor</u><br>MAILING ADDRESS <u>406 Swilley Rd</u><br>CITY <u>Hunt City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>316-737-6311</u>            |
| APPLICATION #<br><u>mm 26-0422</u> | PLEASE PRINT<br>NAME <u>McKayla McFadden</u><br>MAILING ADDRESS <u>4502 coconut cove place</u><br>CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>219-221-1156</u> |
| APPLICATION #<br><u>mm 26-0422</u> | PLEASE PRINT<br>NAME <u>Evan Pormen</u><br>MAILING ADDRESS <u>3010 W Azeele Street</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>574 849-0849</u>           |
| APPLICATION #<br><u>mm 26-0422</u> | PLEASE PRINT<br>NAME <u>Chris Okuley</u><br>MAILING ADDRESS <u>3010 W Azeele St</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223-3919</u>              |
| APPLICATION #<br><u>mm 26-0422</u> | PLEASE PRINT<br>NAME <u>Kayla Witkowski</u><br>MAILING ADDRESS <u>3010 W Azeele St</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>           |
| APPLICATION #<br><u>RZ 26-0433</u> | PLEASE PRINT<br>NAME <u>Gina Grimes</u><br>MAILING ADDRESS <u>1001 Water St. Suite 1000</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 494-8996</u>      |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO

PAGE 7 OF 8

DATE/TIME: June 22, 2026

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

|                             |                                                                                                                                                                                     |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br>RZ 26-0433 | PLEASE PRINT<br>NAME <u>MICHAEL YATES</u><br>MAILING ADDRESS <u>PAUM TRAFFIC 4006 S. MacDILL Ave</u><br>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u> |
| APPLICATION #<br>RZ 26-0651 | PLEASE PRINT<br>NAME <u>Anne Pollack</u><br>MAILING ADDRESS <u>200 Central Ave Ste 1600</u><br>CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-820-3989</u>       |
| APPLICATION #<br>RZ 26-0651 | PLEASE PRINT<br>NAME <u>Danielle Kimbell</u><br>MAILING ADDRESS <u>1215 W. RISK</u><br>CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813-759-3677</u>            |
| APPLICATION #<br>RZ 26-0651 | PLEASE PRINT<br>NAME <u>Darrell Meyer</u><br>MAILING ADDRESS <u>12130 McIntosh Rd</u><br>CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 777 5334</u>        |
| APPLICATION #<br>RZ 26-0651 | PLEASE PRINT<br>NAME <u>Joseph WALLAUER</u><br>MAILING ADDRESS <u>12601 Thonotosassa Rd</u><br>CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-444-7752</u>  |
| APPLICATION #<br>RZ 26-0651 | PLEASE PRINT<br>NAME <u>Lorie Walker</u><br>MAILING ADDRESS <u>13016 Countryview Rd</u><br>CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-369-3467</u>             |

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 8DATE/TIME: June 22, 2026HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

|                                    |                                                                                                                                                                                   |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICATION #<br><u>RZ 26-0651</u> | PLEASE PRINT<br>NAME <u>Jolie Gaviola</u><br>MAILING ADDRESS <u>10730 Skewlee road</u><br>CITY <u>Tamotosee</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE _____                      |
| APPLICATION #<br><u>RZ 26-0670</u> | PLEASE PRINT<br>NAME <u>Cynthia Spidell</u><br>MAILING ADDRESS <u>2002 W. Cleveland St. S-203</u><br>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3982</u> |
| APPLICATION #                      | PLEASE PRINT<br>NAME _____<br>MAILING ADDRESS _____<br>CITY _____ STATE _____ ZIP _____ PHONE _____                                                                               |
| APPLICATION #                      | PLEASE PRINT<br>NAME _____<br>MAILING ADDRESS _____<br>CITY _____ STATE _____ ZIP _____ PHONE _____                                                                               |
| APPLICATION #                      | PLEASE PRINT<br>NAME _____<br>MAILING ADDRESS _____<br>CITY _____ STATE _____ ZIP _____ PHONE _____                                                                               |
| APPLICATION #                      | PLEASE PRINT<br>NAME _____<br>MAILING ADDRESS _____<br>CITY _____ STATE _____ ZIP _____ PHONE _____                                                                               |

**HEARING TYPE:** ZHM, PHM, VRH, LUHO

**DATE:** June 22, 2026

**HEARING MASTER:** Steve Luce

**PAGE:** 1 of 1

[illegible]

JUNE 22, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 22, 2026, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Steve Luce, ZHM, called the meeting to order at 6:00 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, Development Services (DS), introduced staff and reviewed the changes/withdrawals/continuances.

Steve Luce, ZHM, overview of ZHM process.

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

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1026

Michelle Heinrich, DS, called RZ 25-1026.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1026.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0786

Michelle Heinrich, DS, called RZ 26-0786.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0786.

C.2. RZ 26-0892

Michelle Heinrich, DS, called RZ 26-0892.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0892.

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

D.1. MM 26-0063

MONDAY, JUNE 22, 2026

Michelle Heinrich, DS, called MM 26-0063.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0063.

D.2. RZ 26-0095

Michelle Heinrich, DS, called RZ 26-0095.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0095.

D.3. MM 26-0270

Michelle Heinrich, DS, called MM 26-0270.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0270.

D.4. MM 26-0422

Michelle Heinrich, DS, called RZ 26-0422.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0422.

D.5. RZ 26-0433

Michelle Heinrich, DS, called RZ 26-0433.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0433.

D.6. RZ 26-0553

Michelle Heinrich, DS, called RZ 26-0553.

Testimony provided.

Steve Luce, ZHM, continued RZ 26-0553 to October 19, 2026, ZHM hearing.

D.7. RZ 26-0651

Michelle Heinrich, DS, called RZ 26-0651.

MONDAY, JUNE 22, 2026

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0651.

D.8. RZ 26-0670

Michelle Heinrich, DS, called RZ 26-0670.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0670.

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

ADJOURNMENT

Steve Luce, ZHM, adjourned the meeting at 10:15 p.m.

Application No. 26-0892  
Name: Brice Pinson  
Entered at Public Hearing: ZNM  
Exhibit # 1 Date: 6-22-2026



**Hillsborough  
County Florida**  
Development Services

## Affidavit to Authorize Agent

(If applicant is other than owner)

State of Florida  
County of Hillsborough

William Molloy on behalf of HSW and Associates, Inc.

(Name of all property owners), being first duly sworn, depose(s) and say(s):

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:  
Address or general location: 15603 Hutchison Road, Tampa, FL Folio No(s): 16129.0000
2. That this property constitutes the property for which a request for a: standard rezoning  
(Nature of request)  
Is being applied to the Board of County Commissioners, Hillsborough County.
3. That the undersigned (has/have) appointed Brice Pinson, Half Associates, Inc.  
as (his/their) agent(s) to execute any permits or other documents necessary to affect such permit.
4. That this affidavit has been executed to induce Hillsborough County, Florida, to consider and act on the above-described property;
5. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

[Signature]  
Signed (Property Owner)  
William J. Molloy  
Type or Print Name attorney in fact

\_\_\_\_\_  
Signed (Property Owner)  
\_\_\_\_\_  
Type or Print Name

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

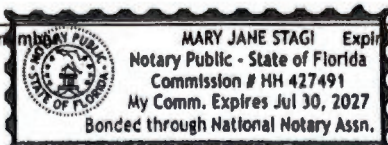
The foregoing instrument was acknowledged before me by  
means of ☐ physical presence or ☐ online notarization,  
this 22<sup>nd</sup> day of June, 2026, by  
William Molloy  
(name of person acknowledging)

☒ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

[Signature]  
(Signature of Notary taking acknowledgment)  
MARY JANE STAGI  
Type or Print Name of Notary Public

Commission number \_\_\_\_\_ Expiration date \_\_\_\_\_

RZ-STD



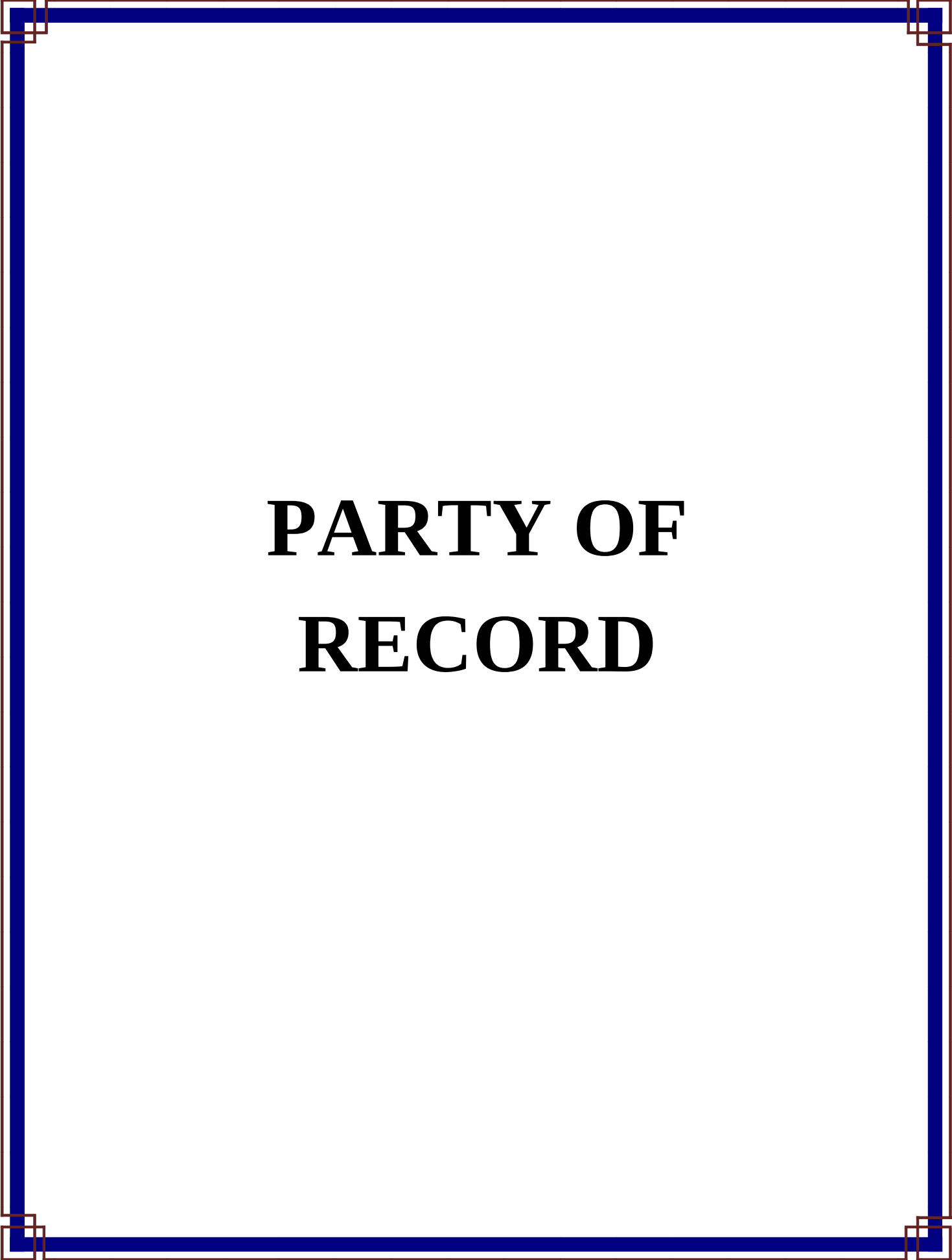
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by  
means of ☐ physical presence or ☐ online notarization,  
this \_\_\_\_\_ day of \_\_\_\_\_, by  
(name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification  
Type of Identification Produced \_\_\_\_\_

\_\_\_\_\_  
(Signature of Notary taking acknowledgment)  
\_\_\_\_\_  
Type or Print Name of Notary Public

Commission number \_\_\_\_\_ Expiration date \_\_\_\_\_



# **PARTY OF RECORD**

**Rivas, Keshia**

---

**From:** Alan Shobert <ashobert@gmail.com>  
**Sent:** Monday, June 1, 2026 7:07 PM  
**To:** Hearings  
**Subject:** Fwd: RZ-STD26-0892

You don't often get email from ashobert@gmail.com. [Learn why this is important](#)

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

----- Forwarded message -----

**From:** Alan Shobert <ashobert@gmail.com>  
**Date:** Mon, Jun 1, 2026 at 6:39 PM  
**Subject:** RZ-STD26-0892  
**To:** <[hearing@hcfl.gov](mailto:hearing@hcfl.gov)>

The rezoning request RZ-STD26-0892 is contrary to the neighborhood's interests. There is enough traffic already.

Homes would be more suitable.

Alan Shobert, FOLIO 9161286010  
Shobert the Way

--

Shobert the Way

## Rivas, Keshia

---

**From:** Arturo Talbott <arturotalbott@yahoo.com>  
**Sent:** Monday, June 1, 2026 12:34 PM  
**To:** Hearings  
**Cc:** McKaig, Logan  
**Subject:** RZ-STD 26-0892

You don't often get email from arturotalbott@yahoo.com. [Learn why this is important](#)

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

Hi

I totally oppose to the rezoning of 15603 Hutchinson Rd. From residential to business offices I own and live right in front of the property and the traffic is already brutal on noise and car and heavy truck and equipment all day everyday is so cant even getbinmuch pollution, it will ruin the look appealing of my property, neighborhood safety there is approximately 2 or 3 crashes a month, building a business offices building will add extra traffic for the neighborhood also bring homeless people and the most important cause all the above will drop the price on my property and neighborhood. Please do not allow this to happen.

I oppose because:

- Exaggerated traffic congestion already plus the extra traffic a commercial property will add
- property price drop cause no one want to live and see a commercial property congested with traffic all day everyday
- homelessness people that will hang at night in commercial like they do it in other commercial areas
- we are looking forward for new lexury homes only No commercial

Find evidence attached

Best regards

Arturo Talbott  
813.385.4846  
15602 hutchison rd  
Tampa fl 33625



















Sent from my iPhone

## Rivas, Keshia

---

**From:** Arturo Talbott <arturotalbott@yahoo.com>  
**Sent:** Monday, June 1, 2026 9:16 PM  
**To:** Hearings  
**Cc:** McKaig, Logan  
**Subject:** RZ-STD 26-0892

You don't often get email from arturotalbott@yahoo.com. [Learn why this is important](#)

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

I oppose because:

- Exaggerated traffic congestion already plus the extra traffic a commercial property will add
- property price drop cause no one want to live and see a commercial property congested with traffic all day everyday
- homelessness people that will hang at night in commercial like they do it in other commercial areas
- we are looking forward for new luxury homes only No commercial

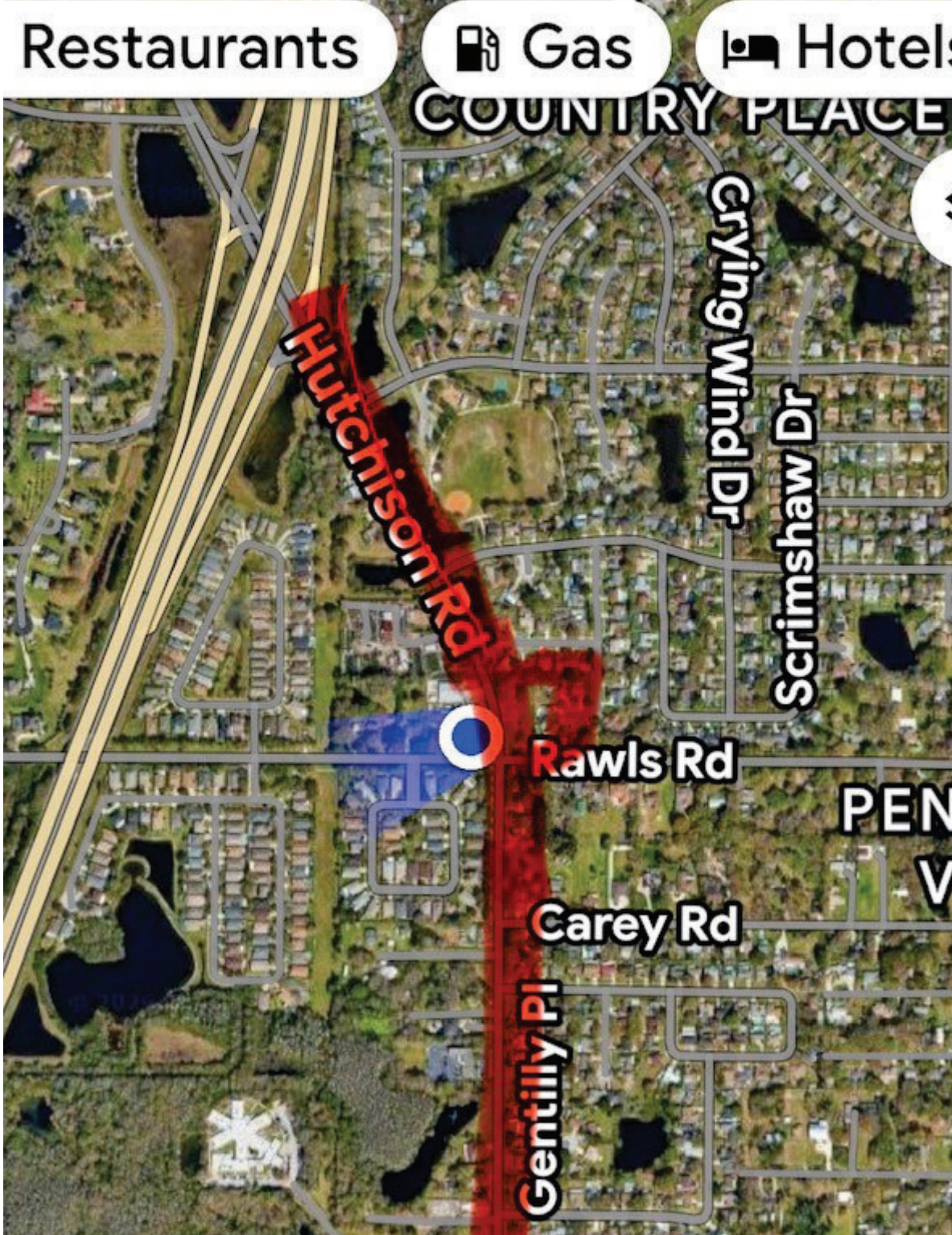
Find evidence attached

Best regards

Arturo Talbott  
813.385.4846  
15602 hutchison rd  
Tampa fl 33625



Search here





4:09

Q does building an officesbu



Yes, building an office b  
front of a residential are  
negatively impact near  
values, largely due to in













Sent from my iPhone