

Rezoning Application: PD 24-1075
Zoning Hearing Master Date: August 18, 2025
BOCC Land Use Meeting Date: October 7, 2025

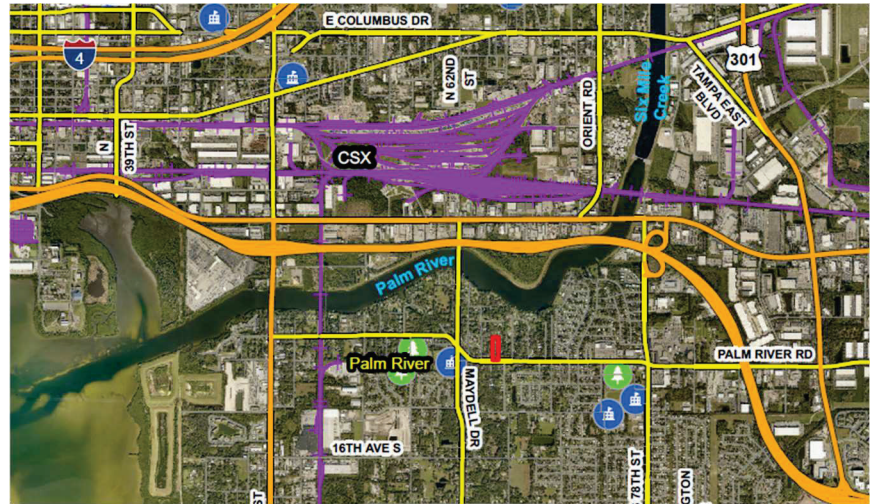


**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ram A. Goel
FLU Category: Res-9 (Residential – 9)
Service Area: Tampa
Site Acreage: 2.39
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The applicant is requesting to rezone 2.39 acres from RDC-12 to Planned Development to accommodate the development of 28 duplex-style structures together with an affordable housing density bonus.

The Res-9 allows a maximum of 9 dwelling units per acre for a total of 21 units. The applicant proposes an Affordable Density Bonus based on the Comprehensive Plan Bonus Affordable Housing to allow 12 dwelling units per acre. The Affordable Housing Density bonus would allow up to 28 units. The affordable housing element of the development is privately funded and would be subject to the terms of a land use restriction agreement (LURA).

Zoning	Existing	Proposed
Districts	RDC-12	PD
Typical General Uses	Two-Family Residential	Two-Family Residential
Acreage	2.39	2.39
Density/Intensity	9 DU/GA	11.7 DU/GA
Mathematical Maximum*	21 (Res-9)	28 units (Res-12)

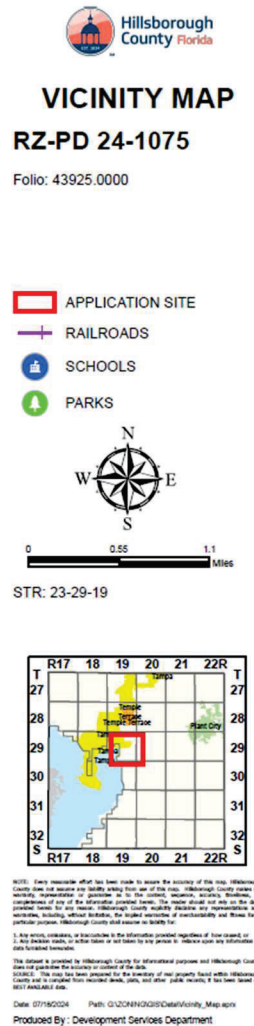
*number represents a pre-development approximation

Development Standards	Existing	Proposed
Districts	RDC-12	PD 24-1075
Lot Size (SF) / Lot Width (Ft.)	3,500/40'	NA
Setbacks/Buffering & Screening	Front: 20' Side: 5' Rear: 20'	Front: 174' Side: 9' Rear: 105' – 10"
Height	35'	22'

Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

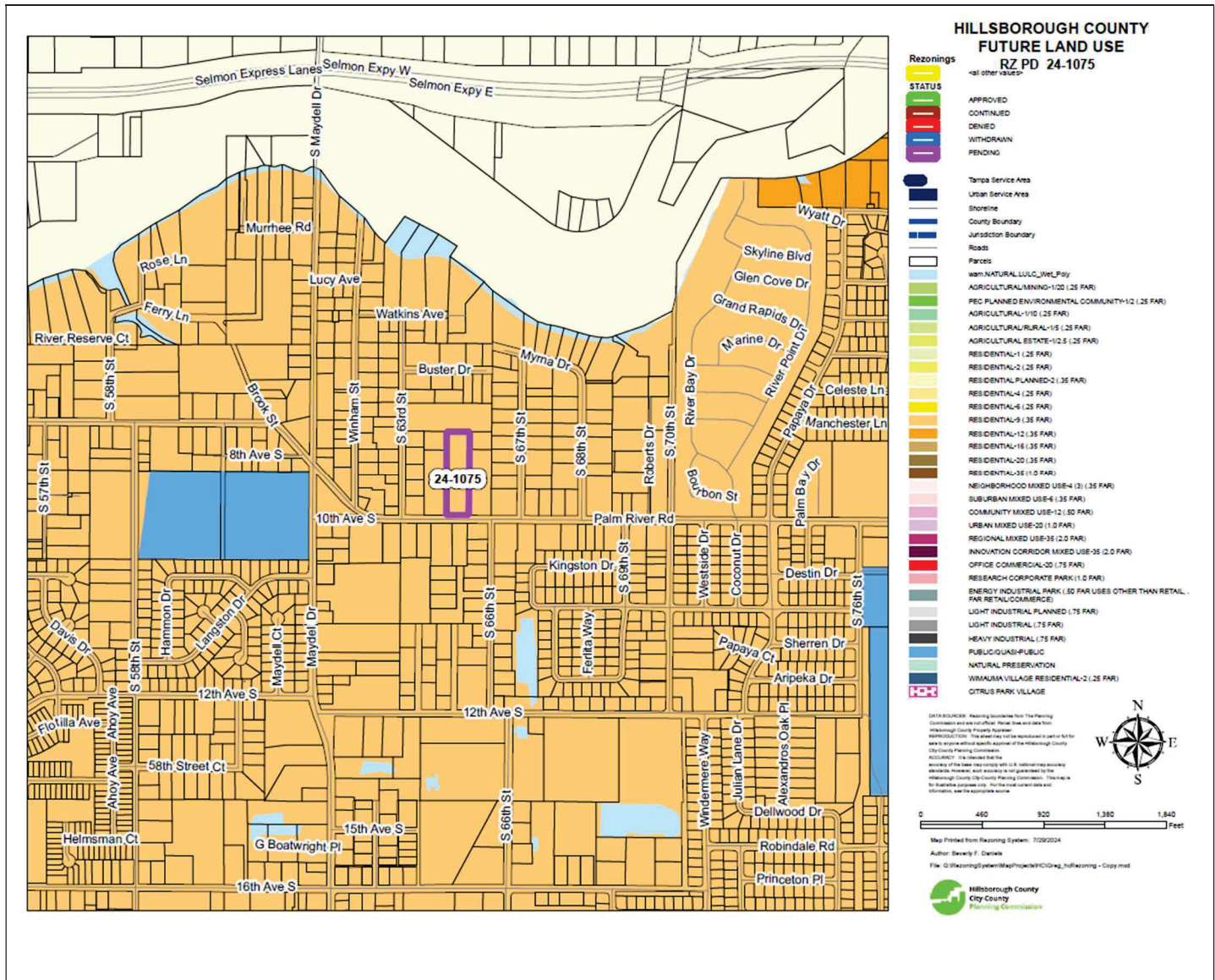
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---



The predominant zoning and development pattern consists of single family and duplex zoning with properties developed for single-family and religious use as well as undeveloped vacant land.

2.0 LAND USE MAP SET AND SUMMARY DATA

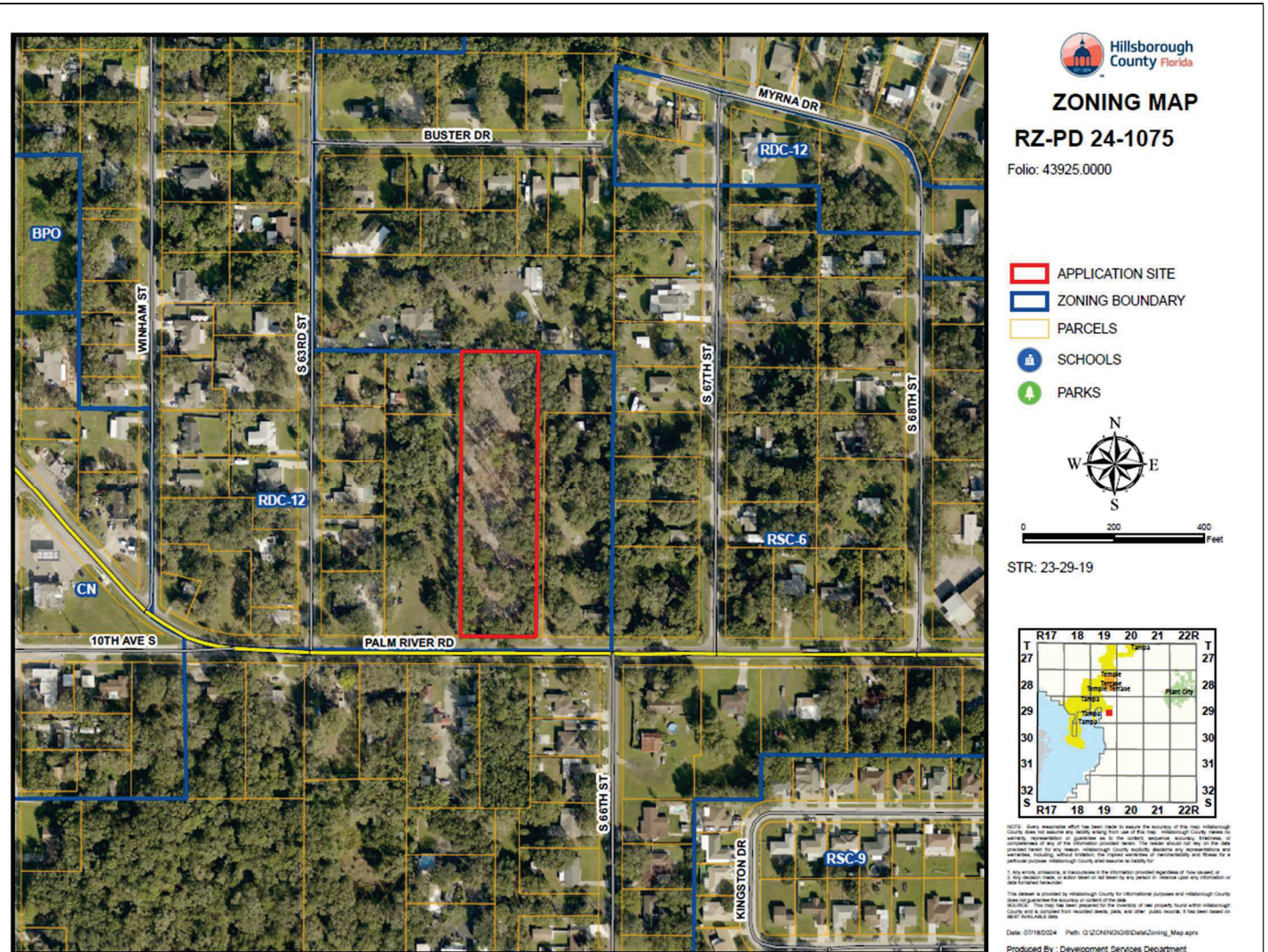
2.2 Future Land Use Map



Subject Site Future Land Use Category	Residential – 9 (Res – 9)
Maximum Density/FAR	9 Dwellings per Gross Acre 0.50 FAR up to 175,000 SF
Typical Uses	Residential, urban scale neighborhood commercial, office, multi-purpose, and mixed use.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	RSC-6	6 DU per GA/NA	Single-Family, Conventional	Single-Family
South	RSC-6	6 DU per GA/NA	Single-Family, Conventional	Vacant and Church
East	RDC-12	9 DU per GA/NA	Two-Family Residential, Conventional and Zero-Lot Line	Single-Family
West	RDC-12	9 DU per GA/NA	Two-Family Residential, Conventional and Zero-Lot Line	Single-Family and Vacant

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



APPLICATION NUMBER: PD 24-1075

ZHM HEARING DATE: AUGUST 18, 2025

BOCC LUM MEETING DATE: OCTOBER 7, 2025

CASE REVIEWER: SAM BALL

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
Palm River Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other – TBD

Project Trip Generation ☐ Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	312	24	30
Proposed	162	9	15
Difference (+/-)	(-) 150	(-) 15	(-) 15

*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		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
West		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC

Notes: Shared Access Facility provided.

Design Exception/Administrative Variance ☒ Not applicable for this request

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

Notes: There are required Transportation Related Administrative Reviews (TRARs) which have been deferred to the site/construction plan review phase.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY																													
Environmental	Comments Received	Objections	Conditions Requested	Additional Information/Comments																									
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																										
Environmental Services Division	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Conservation & Environmental Lands Management	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area ☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____																													
Public Facilities	Comments Received	Objections	Conditions Requested	Additional Information/Comments																									
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																										
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No																										
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Impact/Mobility Fees Discounted Affordable Housing rates are only eligible if the project is going through approved Affordable Housing Department process and the Affordable Housing Department can provide documentation that states the income level breakdown of the unit occupants. Townhouse (fee estimate is based on an 800SF, 1-2 Story) (per unit) <table border="1"> <thead> <tr> <th></th> <th>Full Rate</th> <th>HH income < 50% SHIP</th> <th>HH income b/t 50-80% SHIP</th> <th>Total potential Range</th> </tr> </thead> <tbody> <tr> <td>Mobility:</td> <td>\$6,661</td> <td>\$3,793</td> <td>\$4,453</td> <td>\$106,204 - \$186,508</td> </tr> <tr> <td>Parks:</td> <td>\$1,368</td> <td>\$1,368</td> <td>\$1,368</td> <td>\$38,304</td> </tr> <tr> <td>School:</td> <td>\$1,645</td> <td>\$1,645</td> <td>\$1,645</td> <td>\$46,060</td> </tr> <tr> <td>Fire:</td> <td>\$ 249</td> <td>\$ 249</td> <td>\$ 249</td> <td>\$ 6,972</td> </tr> </tbody> </table>						Full Rate	HH income < 50% SHIP	HH income b/t 50-80% SHIP	Total potential Range	Mobility:	\$6,661	\$3,793	\$4,453	\$106,204 - \$186,508	Parks:	\$1,368	\$1,368	\$1,368	\$38,304	School:	\$1,645	\$1,645	\$1,645	\$46,060	Fire:	\$ 249	\$ 249	\$ 249	\$ 6,972
	Full Rate	HH income < 50% SHIP	HH income b/t 50-80% SHIP	Total potential Range																									
Mobility:	\$6,661	\$3,793	\$4,453	\$106,204 - \$186,508																									
Parks:	\$1,368	\$1,368	\$1,368	\$38,304																									
School:	\$1,645	\$1,645	\$1,645	\$46,060																									
Fire:	\$ 249	\$ 249	\$ 249	\$ 6,972																									

ZHM HEARING DATE: AUGUST 18, 2025

BOCC LUM MEETING DATE: OCTOBER 7, 2025

CASE REVIEWER: SAM BALL

Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Residential buildings within the proposed development will be limited to 2 dwelling units per building and the density will be limited to 11.7 units per acre, which is consistent with the RDC-12 zoned properties that adjoin the property to the east and west. The single-family property to the north will be separated from the building envelope by 105 feet, a storm pond and Type "A" screening. The variation to 6.06.06 to allow for two 50-foot portions of landscape buffering to be reduced from a required 5-foot type "A" to zero buffer is required to meet cross access requirements. Staff finds that because these two sections of zero buffer and screening are located south of the building envelope the variation will have minimal impact on the neighboring properties. Based on these considerations, staff finds the proposed planned development compatible with the zoning and land use pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to conditions.

6.0 PROPOSED CONDITIONS

Prior to certification, the site plan shall be revised to address the following items:

- indicate Type “A” screening and to call-out a 5-foot Type “A” buffer along the north boundary,
- revise note 12 to indicate that a variation to 6.06.06 is proposed to allow for cross access,
- revise note 9 to remove “related parking area” and to indicate 1600 SF maximum living area per building, and
- remove the “Required” column from the setback summary table.
- Remove Zoning Note #6 (Property to be covered by hedge on all sides.
- Delineate the 12-foot-strip of right-of-way along the project’s frontage to be dedicated and conveyed to the County (as described in the narrative) and label as “12-foot-wide Right-of-way Dedication and Conveyance – See Conditions of Approval”;
- Correct the label reading “TS-3 Driveway” to instead state “TS-3 Roadway”
- Correct the Shared Access Facility labels to include all folios, including the subject property, and correct folio number errors. Folios specified should include 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000; and,
- Remove any portions of the fence from the far yard which interfere with clear site distances or are otherwise located within the right-of-way to be dedicated and conveyed to the County

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted June 26, 2024.

1. The project shall be developed in general conformance with the June 26, 2025, site plan and be limited to the following uses:
 - a. Two-Family residential with no Affordable Housing Density Bonus: a maximum of 21 dwelling units.
 - b. Two-Family residential with an Affordable Housing Density Bonus: 22 to a maximum of up to 28 dwelling units. The developer shall enter into the Declaration of Covenants and Restrictions a Land Use Restriction Agreement (LURA) with the Hillsborough County, included as part of these conditions of approval (LURA). Affordable Housing Department which shall that provides for implementation of the below criteria. The County Administrator, or designee, is hereby authorized to execute the LURA if required for development pursuant to these conditions of approval. The LURA shall be executed and recorded prior to any application for site development permits beyond 62 multi-family units. Development of more than 21 units shall comply with the following:
 - 1) Twenty percent (20%) of the proposed units in the Project must be affordable to households making 100% or less of the area median income ("AMI") for a period of at least 30 years, with a minimum of 50% of the affordable units set aside for incomes at or below 60% AMI;
 - 2) The Affordable Units shall be intermixed with, and not segregated from, the Dwelling Units in the Project which are not designated as Affordable Units ("Market Rate Units"). At all times, the Affordable Units must be at least reasonably comparable in terms of size, features and number of bedrooms to the Market Rate Units. Eligible Households shall not be excluded from using common area amenities within the Project;
 - 3) No Affordable Unit shall be occupied by the Owner or any person related to or affiliated with the Owner or the operator of the project;

- 4) The Owner shall maintain complete and accurate income records pertaining to each eligible household occupying an Affordable Unit. These records must be updated annually and shall be maintained for at least six years following the date of each such record; and
 - 5) The Owner shall, during the affordability period as defined herein, provide an annual report to the County's Affordable Housing Services Department ("Department") between May 1 and July 31 of each year, unless the Department, in its sole discretion, agrees in writing to a different reporting period. The annual report shall provide the following information regarding each affordable unit:
 - a) the unit address;
 - b) the number of persons residing in the affordable unit;
 - c) the Adjusted Gross Income of the persons residing in the affordable unit;
 - d) the monthly rent charged; and
 - e) any other information reasonably required to ensure compliance with this LURA and requested by the County. The annual report shall identify the dates of both the initial and the final certificates of occupancy for the Project.
2. Each residential building is limited to two dwelling units and 1,600 SF of living area.
3. Minimum setback requirements are as follows:

North: 105 feet 10 inches

South: 174 feet

East: 9 feet

West: 9 feet
4. Buildings shall be spaced not less than 10 feet apart.
5. Buffering and screening shall consist of the following:

A 9-foot Type "A" buffer with a six-foot-tall evergreen hedge with an overall screen opacity of 75% or shall be required along the east and west property boundaries except as approved through a variation to LDC Section 6.06.06; and

A 5-foot Type "A" buffer with a six-foot-tall evergreen hedge with an overall screen opacity of 75% or greater shall be required along the northern property boundary.
6. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
7. The project shall be served by (and limited to) one (1) vehicular access connection to Palm River Road.
8. The developer shall construct a type Typical Section – 3 (TS-3) local roadway as generally shown on the PD site plan. Such roadway shall be stubbed out to the eastern and western project boundaries as shown on the PD plan. This roadway shall be considered a Shared Access Facility, serving folios 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000. Prior to or concurrent with the initial increment of development, the developer shall records any easements necessary in the Official Records of Hillsborough County necessary to permit the adjacent properties to utilize the Shared Access Facility without further consultation.
9. The developer shall be permitted to install a fence or a wall across the TS-3 roadway stubouts until such time as (re)development occurs on the adjacent property; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.

10. All units within the proposed project shall be located on a single parcel. Subdivision of individual units within the parcel shall not be permitted.
11. Construction access shall be limited to the project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
12. As proffered by the developer, prior to or concurrent with the initial increment of development the property owner shall dedicate and convey to Hillsborough County a 12-foot-wide strip of land along the project's frontage to accommodate future site access improvements (by others).
13. As proposed, the project requires several Section 6.04.02.B. Administrative Variances (AVs) and/or Transportation Technical Manual (TTM) Design Exceptions (DEs) before site/construction plans can be approved. Specifically, the developer shall be required to obtain all AVs and DEs which, at a minimum, shall include the following: .
 - a. An AV from the Section 6.04.07 access spacing requirements for the project access; and,
 - b. An AV or DE for the Palm River Road substandard roadway improvements.
14. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal.
15. 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.
16. The construction and location of any proposed environmental impacts are not approved by this correspondence but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
17. 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.
18. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Prepared by and After Recording Return to:
Hillsborough County Affordable Housing Services
Attention: Director
601 E. Kennedy Blvd. 24th Floor
Tampa, FL 33602

Folio No.: _____

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

DECLARATION
OF COVENANTS AND RESTRICTIONS

for

AFFORDABLE MULTI-FAMILY RENTAL UNITS THROUGH THE AFFORDABLE
HOUSING DENSITY BONUS POLICY OF THE UNINCORPORATED
HILLSBOROUGH COUNTY COMPREHENSIVE PLAN

THIS DECLARATION OF COVENANTS AND RESTRICTIONS, also known as the Land Use Restriction Agreement, hereinafter referred to as the "LURA", is entered into this _____ day of _____, 20__ (the "Effective Date"), by and between Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County", and _____, a _____ (state) _____ (corporate form) hereinafter referred to as "Owner".

R E C I T A L S

WHEREAS, the Owner is the owner in fee of that certain real property located in Hillsborough County, Florida, as legally described in **Exhibit "A"** attached hereto and incorporated herein by reference, hereinafter referred to as the "Property"; and

WHEREAS, the Owner seeks to rezone the Property from _____ to _____, and proposes to develop multifamily rental housing on the Property utilizing a density bonus (the "Project"), as generally depicted on the site plan submitted with rezoning application # _____, which rezoning was applied for in order to obtain approval for the Project; and

WHEREAS, rezoning # _____ proposes an increase in allowable dwelling units per acre from _____ to _____ pursuant to Objective 1.3 of the Housing Component of the Unincorporated Hillsborough County Comprehensive Plan (the "Density Bonus Policy"), which provides that the maximum residential density of a project may be increased when the purpose for the increase is to provide affordable housing for households of moderate or lower income; and

WHEREAS, under the Density Bonus Policy, twenty percent (20%) of the proposed units in the Project must be affordable to households making 100% or less of the area median income (“AMI”) for a period of at least 30 years, with a minimum of 50% of the affordable units set aside for incomes at or below 60% AMI; and

WHEREAS, the Density Bonus Policy provides that the bonus shall be memorialized in a Land Use Restriction Agreement; and

WHEREAS, in compliance with the provisions of the Density Bonus Policy and in order to obtain the additional dwelling units for the Owner’s Project, the Owner agrees to restrict at least 20% of the total number of residential units to be developed on the Property as affordable housing, as defined herein; and

WHEREAS, to maintain compliance with the Density Bonus Policy, the Owner and the County wish to ensure that the restricted units are maintained as affordable housing for a period of not less than thirty (30) years, regardless of any subsequent changes in ownership of the Property; and

WHEREAS, on _____, 2025, the Hillsborough County Board of County Commissioners approved the form of this LURA and delegated authority to execute the LURA to the County Administrator or designee.

NOW, THEREFORE, in consideration of the mutual covenants and undertakings set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the County and the Owner do hereby contract and agree as follows:

1. RECITALS.

The recitals set forth above are true and correct and incorporated into this LURA by reference.

2. PROPERTY.

The Property subject to this LURA is further described in **Exhibit “A”**, attached hereto and incorporated herein by reference.

3. DEFINITIONS.

Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the following terms shall have the respective meanings set forth below:

a. **“Adjusted Gross Income”** means all wages, assets, regular cash or noncash contributions or gifts from persons outside the Eligible Household, and such other resources and benefits as may be determined to be income by the United States Department of Housing and Urban Development, adjusted for family size, less deductions allowable under s. 62 of the Internal Revenue Code.

b. “**Affordable**” means that monthly rents including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the annual median Adjusted Gross Income for an Eligible Household.

c. “**Affordable Unit**” or “**Affordable Units**” means those Dwelling Units that are Affordable to an Eligible Household. Affordable Unit(s) need not be limited to particular designated Dwelling Units within the Project but may be floating units that change over time. If the Project, as defined herein, is developed with the Maximum Number of Units, the number of Affordable Units within the Project shall be no fewer than _____ (____) Affordable Units. Of the total number of Affordable Units within the Project, one-half of the units shall be affordable to Low Income Households.

d. “**Dwelling Units**” means the residential rental units within the Project, including Affordable Units and those units which are market-rate. The Project is approved for no more than _____ (____) Dwelling Units (the “**Maximum Number of Units**”), of which at least 20 percent (20%) shall be Affordable Units.

e. “**Eligible Household(s)**” means one or more natural persons or a family, the total annual adjusted gross household income of which is at or below 100 percent (100%) of the median annual Adjusted Gross Income for households within the state or the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, whichever is greater.

f. “**Low Income Household(s)**” is an Eligible Household with a total annual adjusted gross household income which is at or below sixty percent (60%) of the median annual Adjusted Gross Income for households within the state or the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area, whichever is greater.

g. “**Project**” means the multifamily rental housing development on the Property for which the Owner is applying to obtain rezoning approval from the County.

4. USE AND OCCUPANCY OF THE PROPERTY.

The Owner shall comply with the following restrictions regarding the use and occupancy of the Project for the duration of the Affordability Period as defined and established in Section 5 hereof:

a. The Owner shall develop and maintain the Project as a multifamily rental housing development and shall rent and hold available for rental no fewer than twenty percent (20%) of the Dwelling Units as Affordable Units for rent exclusively to Eligible Households, with one-half the number of Affordable Units set aside for Low Income Households.

b. In order to receive a certificate of occupancy for a building within the Project containing Dwelling Units, the number of Affordable Units in the building must, at a minimum be greater than or equal to 20% of the Dwelling Units within that building.

c. For each Affordable Unit, the Owner shall be responsible for accepting rental applications and determining and verifying the Adjusted Gross Income of prospective tenants to ensure such tenants qualify as an Eligible Household. Adjusted Gross Income shall be calculated

by annualizing verified sources of income for the household as the amount of income to be received by the household during the 12 months following the effective date of determination.

d. Rents for all Affordable Units shall be Affordable to the Eligible Household occupying the Affordable Unit.

e. The Affordable Units shall be intermixed with, and not segregated from, the Dwelling Units in the Project which are not designated as Affordable Units (“**Market Rate Units**”). At all times, the Affordable Units must be at least reasonably comparable in terms of size, features and number of bedrooms to the Market Rate Units. Eligible Households shall not be excluded from using common area amenities within the Project.

f. No Affordable Unit shall be occupied by the Owner or any person related to or affiliated with the Owner or the operator of the Project.

5. AFFORDABILITY PERIOD.

The Affordability Period shall commence upon the issuance of the first certificate of occupancy for the Project, and end after a period of no less than thirty (30) years from the last certificate of occupancy for the Project.

6. RECORDS.

The Owner shall maintain complete and accurate income records pertaining to each Eligible Household occupying an Affordable Unit. These records must be updated annually and shall be maintained for at least six (6) years following the date of each such record.

At a minimum, Owner shall maintain the following records for each occupied Affordable Unit:

a. An Eligible Household’s complete application for tenancy and related information including the name of each household member, proof of identity, and employment, income and asset information for each household member;

b. A copy of the lease agreement listing the term of tenancy, the unit occupied, the rent, and identifying each tenant residing in the Affordable Unit;

c. Verification that the household is an Eligible Household as defined herein; and

d. Verification that the Eligible Household’s rent is Affordable as defined herein.

7. ANNUAL REPORT; MONITORING FEE.

a. The Owner shall, during the Affordability Period as defined herein, provide an Annual Report to the County’s Affordable Housing Services Department (“**Department**”) between May 1 and July 31 of each year, unless the Department, in its sole discretion, agrees in writing to a different reporting period. The Annual Report shall provide the following information regarding each Affordable Unit: (a) the unit address; (b) the number of persons residing in the Affordable Unit; (c) the Adjusted Gross Income of the persons residing in the Affordable Unit; (d) the monthly rent charged; and (e) any other information reasonably required to ensure compliance

with this LURA and requested by the County. The Annual Report shall identify the dates of both the initial and the final certificates of occupancy for the Project.

b. Subsequent to submittal of each Annual Report, the Department shall provide the Owner with a written fee statement for County's actual costs of monitoring the Project for the reporting period. The Owner shall pay the monitoring fee to the County within thirty (30) days of receipt of the fee statement. Failure to make a full and timely payment shall be a violation of this LURA, subject to the enforcement provisions of Section 11.

8. MAINTENANCE OF THE PROPERTY AND COMPLIANCE WITH APPLICABLE LAWS.

a. The Owner shall at all times operate the Project in conformity with all federal, state and local laws, rules, regulations, ordinances and orders which may be applicable to the Project, including but not limited to the Federal Fair Housing Act, as implemented by 24 CFR Part 100, the Florida Fair Housing Act, the Americans with Disabilities Act of 1990, and the Florida Americans with Disabilities Accessibility Implementation Act, as amended.

b. The Owner shall maintain the Project and the Property in a condition which is consistent with the County's Land Development Code and Property Maintenance Code (Hillsborough County Code of Laws and Ordinances, Part A, Chapter 8, Article IV).

9. MONITORING AND INSPECTION.

The Owner shall permit the County or its designee to inspect all records, in person or virtually, including but not limited to financial statements and rental records, pertaining to Affordable Units upon reasonable notice and within normal working hours, and shall submit to the County such documentation as required by the County to document compliance with this LURA. The County may, from time to time, make or cause to be made inspections of the Affordable Units and Project rental records to determine compliance with the conditions specified herein. The County shall notify the Owner prior to scheduled inspections, and the Owner shall make any and all necessary arrangements to facilitate the County's inspection. The County may make, or cause to be made, other reasonable entries upon and inspections of the Property, provided that the County shall give the Owner notice prior to any such inspection, specifying reasonable cause therefor related to the County's interest in enforcing this LURA.

10. COVENANTS RUN WITH THE LAND.

All conditions, covenants, and restrictions contained in this LURA shall be covenants running with the land, and shall, in any event, and without regard to technical classification or designation, legal or otherwise, be, to the fullest extent permitted by law and equity, binding for the benefit and in favor of, and enforceable by the County, its successors and assigns, against the Owner, its successors and assigns, to or of the Property or any portion thereof or any interest therein, and any party in possession or occupancy of said Property or portion thereof. Each and every contract, deed, or other instrument hereafter executed covering or conveying the Property or the Project or any portion thereof or interest therein shall conclusively be held to have been executed, delivered and accepted subject to such covenants, reservations and restrictions,

regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instruments. If a portion or portions of the Property or the Project are conveyed, all of such covenants, reservations and restrictions shall run to each portion of the Property or the Project. Prior to any transfer of interest in the Property or the Project, the Owner shall provide written notice to the County of the Owner's intent to transfer the Property or the Project in accordance with Section 17.

11. ENFORCEMENT.

If the Owner violates any of the terms and conditions of this LURA or breaches a restriction, warranty, covenant, obligation or duty set forth herein, and if such violation or breach remains uncured for a period of thirty (30) days after written notice thereof, the County shall be entitled, in its sole discretion, to any or all of the remedies described below:

a. If the County, by and through the Department, determines that the Owner has taken and diligently continues corrective action and that the breach cannot be corrected within the thirty (30) day period, the County may, in its sole discretion, allow the Owner up to six (6) months after first notice to cure the breach.

b. The County may institute and prosecute any proceeding at law or in equity to abate, prevent, or enjoin any such violation or attempted violation and to compel specific performance. The County shall be entitled to recover its costs and expenses and reasonable attorneys' fees in any such judicial proceeding where the County shall prevail.

c. The County may require that the Annual Report required pursuant to Section 7 hereof be provided quarterly for so long as the County deems reasonable and necessary.

d. In the event that the violation or breach requires that the County undertake additional monitoring of the Project, the County, in its sole discretion, may require the Owner to pay to the County a compliance monitoring fee for supplemental monitoring in the amount necessary to reimburse the County for performing such supplemental monitoring. This fee shall be in addition to, and distinct from, any reimbursement of costs and legal fees to which the County may be entitled as a result of judicial enforcement action and any fines payable to the County pursuant to Subsection 11.e. hereof and shall be payable without respect to whether the County undertakes or succeeds in judicial enforcement or code enforcement activities. The County's right to be compensated for additional monitoring shall, at the Department's discretion, extend for a period of up to two years following the most recent finding of noncompliance with this LURA. The County shall submit written fee statements to the Owner on a quarterly basis which shall be paid by the Owner within thirty (30) days of receipt.

e. The rezoning for this Project was approved by the County in consideration of the Owner's agreement to comply with the terms and conditions of this LURA for the duration of the Affordability Period. Therefore, a violation of the terms and conditions of this LURA constitutes a violation of the approved zoning for the Project and such violation may, at the election of the County, be enforced as provided in Chapter 162, Parts I and II, of the Florida Statutes and Part A, Chapter 14, Articles II and III, of the Hillsborough County Code of Laws and Ordinances, which,

among other remedies, would enable the County to impose fines or issue citations for noncompliance and to place liens on the Property. The Owner irrevocably consents to the jurisdiction of the Hillsborough County Code Enforcement Board and Hillsborough County Code Enforcement Special Magistrate for all purposes related to enforcement of this LURA and expressly waives any objection or defense to such jurisdiction.

f. The provisions hereof are imposed upon and made applicable to the land and shall run with the land and shall be enforceable against the Owner or any other person or entity that has or had an ownership interest in the Project at the time of such violation or attempted violation.

g. Any failure of the County to enforce this LURA shall not be deemed a waiver of the right to do so thereafter.

12. SUBORDINATION.

The Owner shall obtain and record in the official public records of Hillsborough County the written consent and subordination to this LURA and the requirements hereof of any prior recorded lienholder of record on the Property in a form substantially similar to that attached as **Exhibit “B”**. Copies of the executed and acknowledged lienholder’s consent(s), if any, shall be provided to the County for review and approval along with a current title opinion or property information report prior to the acceptance by the County of a preliminary site development plan application or site development construction plans for the Project.

13. REPRESENTATIONS AND WARRANTIES OF OWNER.

The Owner warrants and represents that:

a. The Owner has the full power, authority and capacity to enter into this LURA and to carry out the Owner’s obligations as described in this LURA; and

b. The execution and performance of this LURA by the Owner will not violate or, as applicable, has not violated any provision of any indenture, agreement, mortgage, mortgage note or other instrument to which the Owner is a party or by which it or the Property is bound, and will not result in the creation or imposition of any prohibited lien, charge or encumbrance of any nature.

14. RELEASE.

The Owner hereby releases the County and the Hillsborough County Board of County Commissioners, and the respective agents and employees of the County and the Hillsborough County Board of County Commissioners, from and against any and claims, demands, damages, actions or causes of action, whether in law or in equity, which the Owner has or may have, by reason of the Owner’s decision to proceed with the Project in reliance on this LURA.

15. RECORDATION, EFFECTIVE DATE AND DURATION.

a. This LURA and any amendments hereto shall be recorded by the County in the Official Public Records of Hillsborough County, Florida, and the County shall pay all fees and charges incurred in connection therewith.

b. This LURA shall become effective as of the Effective Date set forth above and upon recording of this LURA in the Official Public Records of Hillsborough County, Florida.

c. This LURA and the restrictions provided herein shall run with the Property and shall remain in effect until the termination of the Affordability Period.

d. Upon conclusion of the Affordability Period, the covenants herein shall be deemed satisfactory complied with unless documents properly and timely recorded with the Hillsborough County Clerk of the Circuit Court indicate otherwise, and the County and the Owner will execute a recordable document further evidencing such termination.

16. MODIFICATION OF AGREEMENT.

The County and its successors and assigns and Owner and the successors and assigns of Owner in and to all or any part of the fee title to the Property, shall have the right to consent and agree to changes in, or to eliminate in whole or in part, any of the covenants, conditions, or restrictions contained in this LURA without the consent of any tenant, lessee, easement holder, licensee, mortgagee, trustee, beneficiary under a deed of trust, or any other person or entity having any interest less than a fee in the Property. Any amendment or modification to this LURA must be in writing and signed by the County and the Owner, or their successors and assigns.

The County and Owner, and their respective successors and assigns, agree to amend or modify this LURA in the event that subsequent changes in state or federal law require such amendments or modifications.

17. NOTICE.

All notices which may be given pursuant to this LURA shall be in writing and shall be delivered by personal service or by certified mail return receipt requested addressed to the parties at their respective addresses indicated below or as the same may be changed in writing from time to time.

COUNTY:

Attn: Director
Hillsborough County
Affordable Housing Services Department
P.O. Box 1110
Tampa, FL 33601

OWNER:

18. SEVERABILITY.

If any provision hereof shall be invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

19. ENTIRE AGREEMENT.

This LURA together with the Exhibits embodies the entire agreement and understanding between the parties hereto and there are no other agreements and/or understandings, oral or written, with respect to the subject matter hereof, that are not merged herein and superseded hereby.

20. VENUE AND GOVERNING LAW.

Each party covenants and agrees that any and all legal actions arising out of or connected with this LURA shall be instituted in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida, or in the United States District Court for the Middle District of Florida, as the exclusive forums and venues for any such action, subject to any right of either party to removal from state court to federal court, which is hereby reserved, and each party further covenants and agrees that it will not institute any action in any other forum or venue and hereby consents to immediate dismissal or transfer of any such action instituted in any other forum or venue. This LURA is entered into within, and with reference to the internal laws of, the State of Florida, and shall be governed, construed, and applied in accordance with the internal laws (excluding conflicts of law) of the State of Florida.

21. MULTIPLE COUNTERPARTS.

This LURA may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

22. ELECTRONIC SIGNATURES AUTHORIZED.

The County and the Owner agree that this LURA and all documents associated with the transaction contemplated herein may be executed by electronic signature in a manner that complies with Chapter 668, Florida Statutes, and as approved by the Hillsborough County Board of County Commissioners in Resolution R15-025 on February 4, 2015.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS HERETO, the parties herein have caused this LURA to be executed at the place and on the day specified hereinabove.

HILLSBOROUGH COUNTY, FLORIDA

Signed, sealed and
delivered in the presence
of:

By: _____
County Administrator/Designee

Witness Signature

Name typed or printed

Witness Signature

Name typed or printed

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____(date) by _____ (name of officer or agent, title of officer or agent) as Hillsborough County Administrator or their designee, on behalf of the County. He/she is personally known to me or has produced _____(type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

OWNER:

Signed, sealed and
delivered in the presence
of:

Witness Signature

Name printed or typed

[Name, Title]
[Organization]

Witness Signature

Name typed or printed

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of officer or agent, title of officer or agent) of _____ (name of company acknowledging) , a _____ (state or place of incorporation) company, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

EXHIBIT A
to
LAND USE RESTRICTION AGREEMENT
LEGAL DESCRIPTION

Folio:

Address:

Legal Description:

EXHIBIT B
to
LAND USE RESTRICTION AGREEMENT
CONSENT AND SUBORDINATION OF LIENHOLDER

Prepared by:
[*name*]
[*title, organization*]
[*address*]

After Recording Return to:
Hillsborough County Affordable Housing Services
Attention: Director
601 E. Kennedy Blvd. 24th Floor
Tampa, FL 33602

Folio No.: _____

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

CONSENT AND SUBORDINATION OF LIENHOLDER

The undersigned Lender hereby consents to the execution of the Declaration of Covenants and Restrictions ("LURA") by and between Hillsborough County, a political subdivision of the State of Florida, and _____, a _____ ("Owner") the owner of the property identified as Exhibit "A" to the LURA (the "Property"). A copy of the LURA is attached hereto as Exhibit "1".

The undersigned Lender hereby subordinates its lien(s) on the Property to the LURA and the covenants, conditions, and restrictions therein, such that a foreclosure (or the execution of an instrument in lieu of foreclosure) of the Lender's lien(s) shall not extinguish the LURA.

The Lender acknowledges and agrees, and this Consent and Subordination of Lienholder shall be recorded by the Owner in the official public records of Hillsborough County, Florida, and a copy of the recorded document shall be provided by the Owner to the Lender.

LENDER:

Signed, sealed and
delivered in the presence
of:

Witness Signature

Name printed or typed

[Name, Title]
[Organization]

Witness Signature

Name typed or printed

STATE OF _____)

COUNTY OF _____)

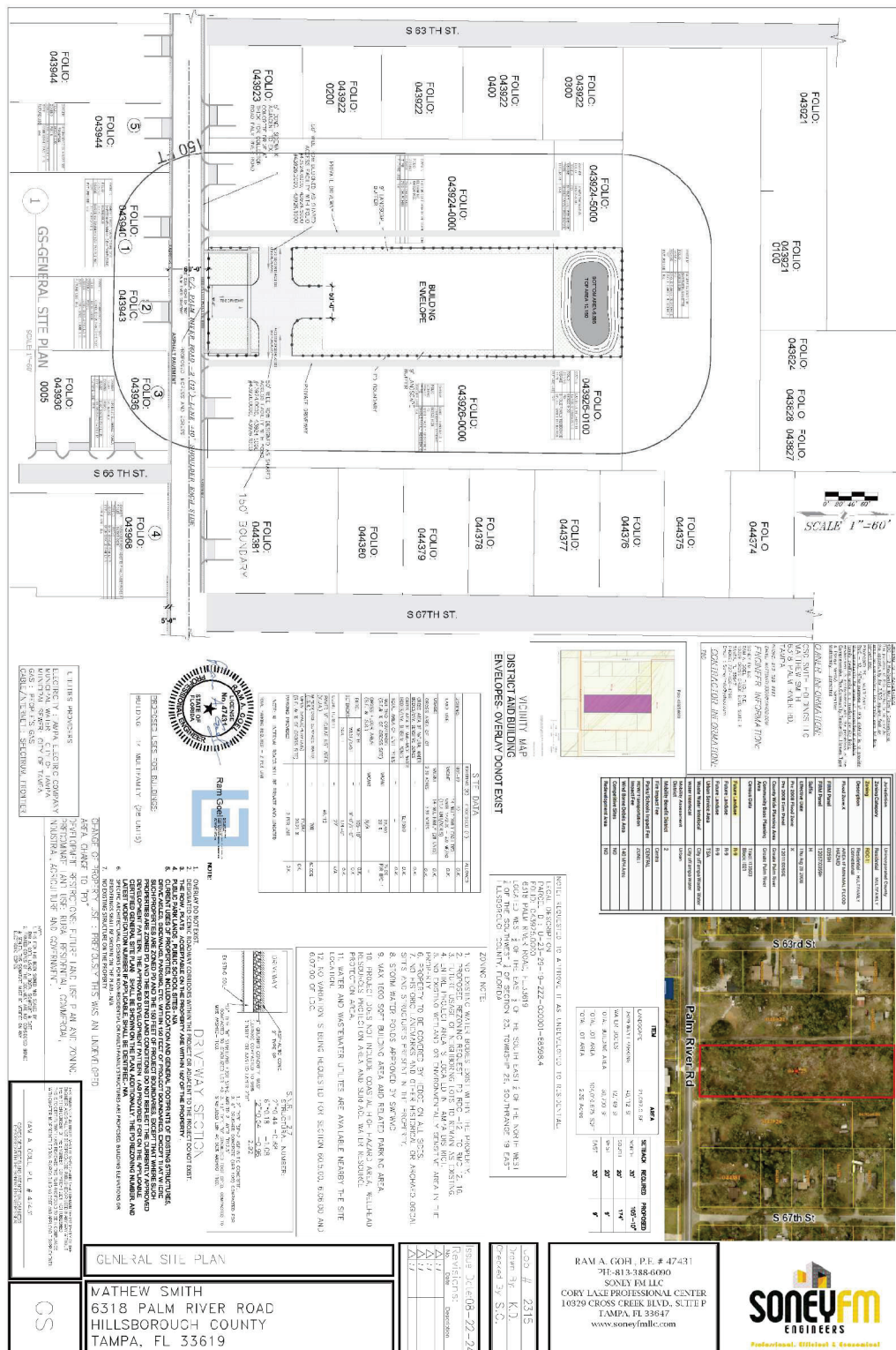
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ (date) by _____ (name of officer or agent, title of officer or agent) of _____ (name of company acknowledging) , a _____ (state or place of incorporation) company, on behalf of the company. He/she is personally known to me or has produced _____ (type of identification) as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped
My Commission Expires: _____

8.0 PROPOSED SITE PLAN (FULL)



9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/10/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: PR

PETITION NO: RZ 24-1075

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by (and limited to) one (1) vehicular access connection to Palm River Rd.
3. The developer shall construct a type Typical Section – 3 (TS-3) local roadway as generally shown on the PD site plan. Such roadway shall be stubbed out to the eastern and western project boundaries as shown on the PD plan. This roadway shall be considered a Shared Access Facility, serving folios 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000. Prior to or concurrent with the initial increment of development, the developer shall records any easements necessary in the Official Records of Hillsborough County necessary to permit the adjacent properties to utilize the Shared Access Facility without further consultation.
4. The developer shall be permitted to install a fence or a wall across the TS-3 roadway stubouts until such time as (re)development occurs on the adjacent property; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.
5. All units within the proposed project shall be located on a single parcel. Subdivision of individual units within the parcel shall not be permitted.
6. Construction access shall be limited to the project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
7. As proffered by the developer, prior to or concurrent with the initial increment of development the property owner shall dedicate and convey to Hillsborough County a 12-foot-wide strip of land along the project's frontage to accommodate future site access improvements (by others).
8. As proposed, the project requires several Sec. 6.04.02.B. Administrative Variances (AVs) and/or Transportation Technical Manual (TTM) Design Exceptions before site/construction plans can be

approved. Specifically, the developer shall be required to obtain all AVs and DEs which, at a minimum, shall include the following:

- a. An AV from the Sec. 6.04.07 access spacing requirements for the project access; and,
- b. An AV or DE for the Palm River Rd. substandard roadway improvements.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Delineate the 12-foot-strip of right-of-way along the project's frontage to be dedicated and conveyed to the County (as described in the narrative) and label as "12-foot-wide Right-of-way Dedication and Conveyance – See Conditions of Approval";
 - Correct the label reading "TS-3 Driveway" to instead state "TS-3 Roadway"
 - Correct the Shared Access Facility labels to include all folios, including the subject property, and correct folio number errors. Folios specified should include 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000; and,
 - Remove any portions of the fence from the far yard which interfere with clear site distances or are otherwise located within the right-of-way to be dedicated and conveyed to the County.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 2.4 ac. parcel, from Residential Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The applicant is requesting approval of 28 multi-family units, within 2 dwelling structures. Given the form proposed (i.e. a two-family duplex structure) and the applicant's desire for this to be considered multi-family rental housing, staff has including a condition requiring all units to existing on a single lot which may not be subdivided. This will permit the applicant to access the individual units via a driveway rather than a roadway (which would otherwise be required to serve a fee-simple duplex product).

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of 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 (ITE) Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, 28 Single-Family Dwelling Units (ITE LUC 210)	312	24	30

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 28 Duplex Style Multi-Family Dwelling Units (ITE Code 215)	162	9	15

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 150	(-) 15	(-) 15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Palm River Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 60-foot-wide right-of-way in the vicinity of the project. There is a +/- 5-foot-wide sidewalk along the south side of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

SITE ACCESS, CONNECTIVITY AND SHARED ACCESS

The applicant is proposing a single access connection to Palm River Rd. The proposed project access cannot meet access spacing standards, as it is located +/- 66 feet and +/- 73 feet from the next closest access connections on the same side of the roadway (i.e. driveways serving adjoining properties to the west and east). Palm River Rd. is a Class 5 facility with a posted speed of 35 mph in the vicinity of the proposed project. As such, minimum access spacing between connections (on the same or opposite sides of the roadway) is 245 feet. Since the applicant does not meet these minimum standards, a Sec. 6.04.02.B. Administrative Variance will be needed.

Although the applicant is proposing to defer the access spacing variance as further discussed below, in order to facilitate a safer project and PD approval which may lead to a favorable variance adjudication in the future, the applicant has proposed constructing a TS-3 roadway within a portion of the site which will be stubbed out to the east and west project boundaries. These stubouts and the roadway will serve as Shared Access Facilities with those properties to the east and west. In the event those properties redevelop, the subject PD will be required to provide access to those properties (in order to allow them to intensify and their driveways to close, thereby achieving a more compliant access spacing while allowing for safer and more efficient access to the collector roadway.

While the proposed project does not meet Sec. 6.04.04.D. turn lane warrants, staff meet with the applicant and asked how they wanted to address the issue of the adjacent properties (who are planned to share this PD's access in the future) potentially triggering those turn lane warrants, given that there is insufficient right-of-way to accommodate any needed turn lanes. In lieu of the applicant providing an analysis to demonstrate whether the highest and best use on the adjacent properties (under their existing zoning) may trigger turn lanes, the developer opted to dedicate and convey a 12-foot strip of land along the project's frontage in order to facilitate future construction of such turn lane.

Lastly, staff notes that pedestrian cross access is required pursuant to Sec. 6.04.03.Q of the LDC. The roadway stubouts proposed to the east and west also serve to fulfill this requirement.

DEFERRED TRANSPORTATION RELATED ADMINISTRATIVE REVIEWS (TRARs) FOR ACCESS SPACING AND SUSTANDARD ROAD IMPROVEMENTS

Given the above access spacing issues, the applicant was required to submit a LDC Sec. 6.04.02.B. Administrative Variance from the Sec. 6.04.07 access spacing requirements. The applicant chose to defer submittal of the required access spacing variance until the plat/site/construction plan review stage.

Given that Palm River Rd. is a substandard collector roadway, and in accordance with Sec. 6.04.03.L. of the LDC, the developer is required to improve the public roadway network between the project driveway and the nearest roadway meeting an applicable standard. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) may be considered through the Design Exception (DE) or Design Deviation Memoranda (DDM) process, as applicable. Given there does not appear to be sufficient right-of-way to construct the roadway to the full standard, a DE is anticipated.

The applicant initially submitted TRARs for the above items, but subsequently chose to withdraw them and assume the risk of deferring adjudication to the plat/site/construction plan review stage. The applicant will be required to formally obtain all required AVs and DEs before being allowed to move through the site/construction process. Deferrals of such AVs and DEs are consistent with recent policy changes which no longer require most transportation related AVs and DEs to be approved concurrent with PD rezonings. It should be noted that if the applicant is unable to obtain a required AV or DE, the project would be rendered unconstructable until a supportable request is received.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Palm River Rd.	US 41	78th St.	E	D

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ PD 24-1075
DATE OF HEARING:	August 18, 2025
APPLICANT:	Ram A. Goel
PETITION REQUEST:	The request is to rezone a parcel of land from RDC-12 to PD
LOCATION:	6318 Palm River Road
SIZE OF PROPERTY:	2.4 acres m.o.l.
EXISTING ZONING DISTRICT:	RDC-12
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Greater Palm River

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 24-1075
Zoning Hearing Master Date: August 18, 2025
BOCC Land Use Meeting Date: October 7, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Ram A. Goel
FLU Category: Res-9 (Residential – 9)
Service Area: Tampa
Site Acreage: 2.39
Community Plan Area: Greater Palm River
Overlay: None



Introduction Summary:

The applicant is requesting to rezone 2.39 acres from RDC-12 to Planned Development to accommodate the development of 28 duplex-style structures together with an affordable housing density bonus.

The Res-9 allows a maximum of 9 dwelling units per acre for a total of 21 units. The applicant proposes an Affordable Density Bonus based on the Comprehensive Plan Bonus Affordable Housing to allow 12 dwelling units per acre. The Affordable Housing Density bonus would allow up to 28 units. The affordable housing element of the development is privately funded and would be subject to the terms of a land use restriction agreement (LURA).

Zoning	Existing	Proposed
Districts	RDC-12	PD
Typical General Uses	Two-Family Residential	Two-Family Residential
Acreage	2.39	2.39
Density/Intensity	9 DU/GA	11.7 DU/GA
Mathematical Maximum*	21 (Res-9)	28 units (Res-12)

*number represents a pre-development approximation

Development Standards	Existing	Proposed
Districts	RDC-12	PD 24-1075
Lot Size (SF) / Lot Width (Ft.)	3,500/40'	NA
Setbacks/Buffering & Screening	Front: 20' Side: 5' Rear: 20'	Front: 174' Side: 9' Rear: 105' – 10"
Height	35'	22'

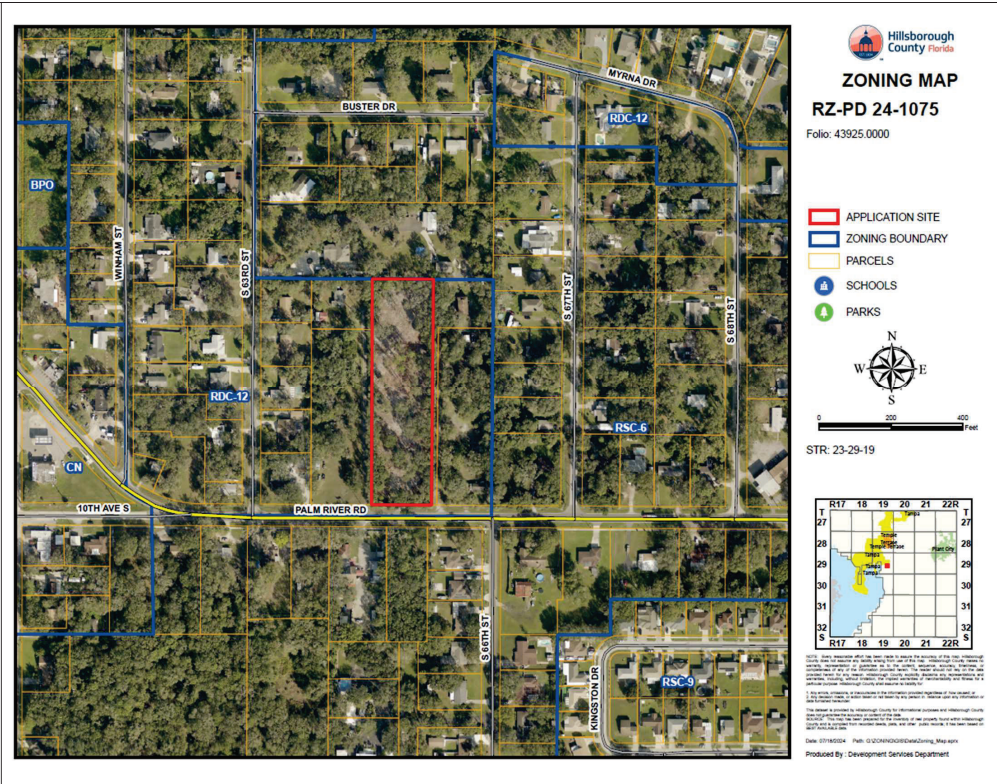
Additional Information:

PD Variation(s)	LDC Part 6.06.00 (Landscaping/Buffering)
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions
--	---

2.0 LAND USE MAP SET AND SUMMARY DATA

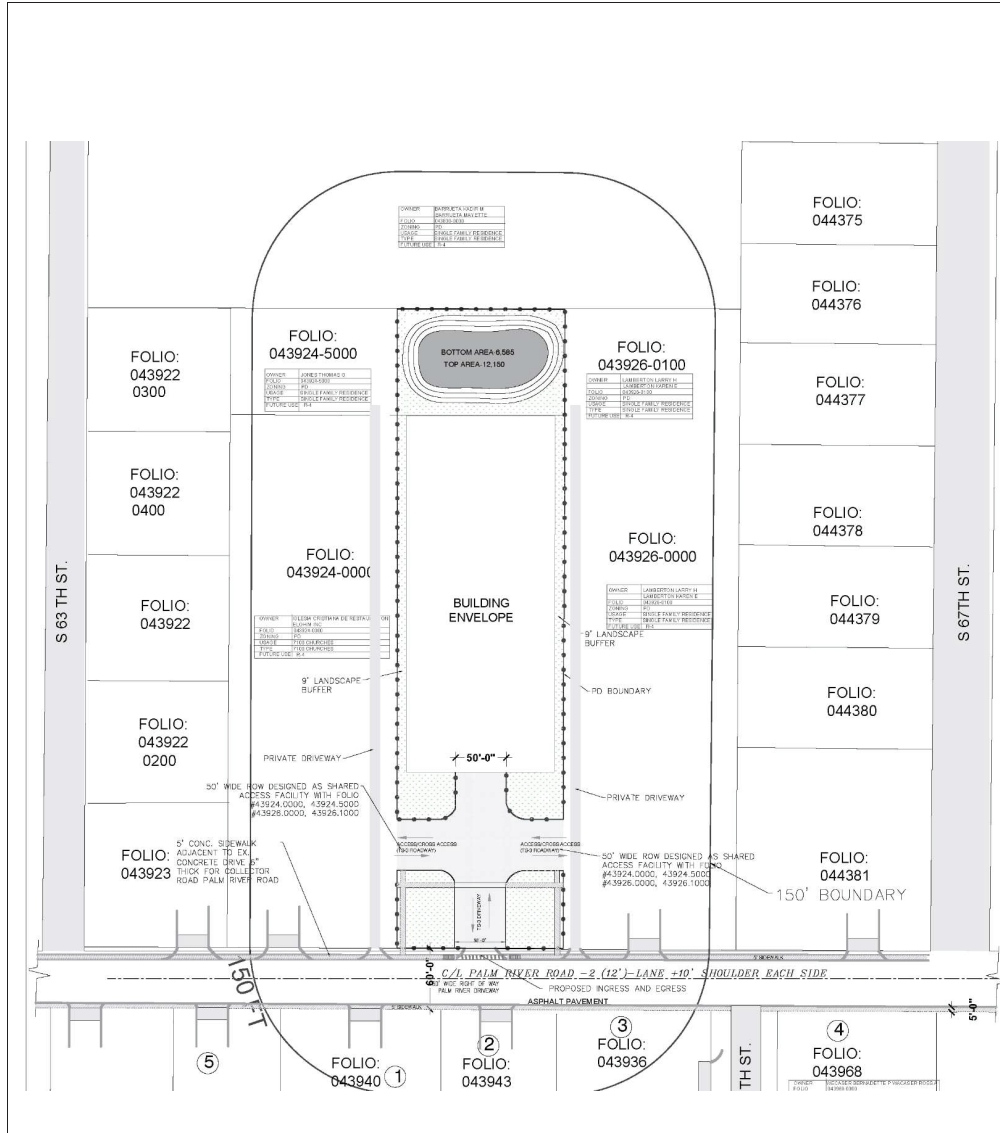
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location	Zoning	Maximum Density/FAR Permitted by Zoning District	Allowable Use	Existing Use
North	RSC-6	6 DU per GA/NA	Single-Family, Conventional	Single-Family
South	RSC-6	6 DU per GA/NA	Single-Family, Conventional	Vacant and Church
East	RDC-12	9 DU per GA/NA	Two-Family Residential, Conventional and Zero-Lot Line	Single-Family
West	RDC-12	9 DU per GA/NA	Two-Family Residential, Conventional and Zero-Lot Line	Single-Family and Vacant

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)



APPLICATION NUMBER:	PD 24-1075
ZHM HEARING DATE:	AUGUST 18, 2025
BOCC LUM MEETING DATE:	OCTOBER 7, 2025
CASE REVIEWER: SAM BALL	

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
Palm River Rd.	County Collector - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☒ Other – TBD

Project Trip Generation ☐ Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	312	24	30
Proposed	162	9	15
Difference (+/-)	(-) 150	(-) 15	(-) 15

*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		None	None	Meets LDC
South	X	Pedestrian & Vehicular	None	Meets LDC
East		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
West		Pedestrian & Vehicular	Vehicular & Pedestrian	Meets LDC
Notes: Shared Access Facility provided.				

Design Exception/Administrative Variance ☒ Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes: There are required Transportation Related Administrative Reviews (TRARs) which have been deferred to the site/construction plan review phase.		

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY	Comments Received	Objections	Conditions Requested	Additional Information/Comments																									
Environmental																													
Environmental Protection Commission	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Natural Resources	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																										
Environmental Services Division	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Conservation & Environmental Lands Management	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Check if Applicable: ☐ Wetlands/Other Surface Waters ☐ Use of Environmentally Sensitive Land Credit ☐ Wellhead Protection Area ☐ Surface Water Resource Protection Area	☐ Potable Water Wellfield Protection Area ☐ Significant Wildlife Habitat ☐ Coastal High Hazard Area ☐ Urban/Suburban/Rural Scenic Corridor ☐ Adjacent to ELAPP property ☐ Other _____																												
Public Facilities																													
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	☒ Yes ☐ No	☐ Yes ☒ No	☒ Yes ☐ No																										
Service Area/ Water & Wastewater ☒ Urban ☒ City of Tampa ☐ Rural ☐ City of Temple Terrace	☐ Yes ☒ No	☐ Yes ☐ No	☐ Yes ☐ No																										
Hillsborough County School Board Adequate ☒ K-5 ☒ 6-8 ☒ 9-12 ☐ N/A Inadequate ☐ K-5 ☐ 6-8 ☐ 9-12 ☐ N/A	☒ Yes ☐ No	☐ Yes ☒ No	☐ Yes ☒ No																										
Impact/Mobility Fees Discounted Affordable Housing rates are only eligible if the project is going through approved Affordable Housing Department process and the Affordable Housing Department can provide documentation that states the income level breakdown of the unit occupants. Townhouse (fee estimate is based on an 800SF, 1-2 Story) (per unit) <table border="1"> <thead> <tr> <th></th> <th>Full Rate</th> <th>HH income < 50% SHIP</th> <th>HH income b/t 50-80% SHIP</th> <th>Total potential Range</th> </tr> </thead> <tbody> <tr> <td>Mobility:</td> <td>\$6,661</td> <td>\$3,793</td> <td>\$4,453</td> <td>\$106,204 - \$186,508</td> </tr> <tr> <td>Parks:</td> <td>\$1,368</td> <td>\$1,368</td> <td>\$1,368</td> <td>\$38,304</td> </tr> <tr> <td>School:</td> <td>\$1,645</td> <td>\$1,645</td> <td>\$1,645</td> <td>\$46,060</td> </tr> <tr> <td>Fire:</td> <td>\$ 249</td> <td>\$ 249</td> <td>\$ 249</td> <td>\$ 6,972</td> </tr> </tbody> </table>						Full Rate	HH income < 50% SHIP	HH income b/t 50-80% SHIP	Total potential Range	Mobility:	\$6,661	\$3,793	\$4,453	\$106,204 - \$186,508	Parks:	\$1,368	\$1,368	\$1,368	\$38,304	School:	\$1,645	\$1,645	\$1,645	\$46,060	Fire:	\$ 249	\$ 249	\$ 249	\$ 6,972
	Full Rate	HH income < 50% SHIP	HH income b/t 50-80% SHIP	Total potential Range																									
Mobility:	\$6,661	\$3,793	\$4,453	\$106,204 - \$186,508																									
Parks:	\$1,368	\$1,368	\$1,368	\$38,304																									
School:	\$1,645	\$1,645	\$1,645	\$46,060																									
Fire:	\$ 249	\$ 249	\$ 249	\$ 6,972																									

APPLICATION NUMBER:	PD 24-1075
ZHM HEARING DATE:	AUGUST 18, 2025
BOCC LUM MEETING DATE:	OCTOBER 7, 2025
CASE REVIEWER: SAM BALL	

Comprehensive Plan	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission ☐ Meets Locational Criteria ☒ N/A ☐ Locational Criteria Waiver Requested ☐ Minimum Density Met ☐ N/A	☒ Yes ☐ No	☐ Inconsistent ☒ Consistent	☐ Yes ☐ No	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

Residential buildings within the proposed development will be limited to 2 dwelling units per building and the density will be limited to 11.7 units per acre, which is consistent with the RDC-12 zoned properties that adjoin the property to the east and west. The single-family property to the north will be separated from the building envelope by 105 feet, a storm pond and Type "A" screening. The variation to 6.06.06 to allow for two 50-foot portions of landscape buffering to be reduced from a required 5-foot type "A" to zero buffer is required to meet cross access requirements. Staff finds that because these two sections of zero buffer and screening are located south of the building envelope the variation will have minimal impact on the neighboring properties. Based on these considerations, staff finds the proposed planned development compatible with the zoning and land use pattern in the area.

5.2 Recommendation

Based on the above considerations, staff recommends approval subject to conditions.

Zoning conditions, which were presented Zoning Hearing Master hearing, were reviewed and are incorporated by reference as a part of the Zoning Hearing Master recommendation.

SUMMARY OF HEARING

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

Dr. Ram Goel 6318 Palm River Road testified as the applicant and stated that the request is to rezone the subject property from RDC-1 to PD to develop 28 two-family affordable housing dwelling units. He showed a graphic and stated that County staff has found the request compatible with the surrounding land uses and that he is requesting a density bonus associated with affordable housing.

Ms. Elizabeth Rodriguez 18156 Sandy Pointe Drive testified on behalf of the applicant regarding transportation issues. Ms. Rodriguez stated that a design exception has been requested for driveway spacing which is deferred until the site plan review stage. She added that the number of units requested is because of an agreement with Hillsborough County to provide affordable housing.

Hearing Master Finch asked Ms. Rodriguez to confirm that the Planned Development Variation to reduce the required 5-foot buffer to 0-feet is to provide cross access to the adjacent property. Ms. Rodriguez replied that was correct.

Mr. Sam Ball Development Services staff, testified regarding the County's staff report. Mr. Ball stated that the applicant is requesting a rezoning of 2.4 acres from RDC-12 to Planned Development to accommodate the development of 28 duplex-style dwelling units. He stated that the affordable housing density bonus would increase the maximum number of dwelling units from 21 units to 28 units. Mr. Ball described the surrounding land uses and project density. He also detailed the buffering and screening and testified that staff recommends approval.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is located in the Residential-9 Future Land Use category, the Urban Service Area and the Greater Palm River Community Planning Area. She testified that the rezoning complies with policies relating to compatibility as well as the Community Design component of the Future Land Use Element. Ms. Linehan stated that staff found the rezoning compatible with the development pattern and consistent with the Hillsborough County Comprehensive Plan.

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

Hearing Master Finch asked for members of the audience in opposition to the application.

Ms. Karen Lamberton 6322 Palm River Road testified in opposition and stated that she lives on the east side of the subject property. She stated that the rezoning would affect her property with shared access that she is not agreeing to. Ms. Lamberton testified that there is a 50-foot-wide open access that will stop on her property, and she questioned how she will keep the traffic off her property. She stated that the request is being pushed through as it is an affordable housing project and that it is too much for the area. She stated she had concerns relating to possible flooding, no infrastructure in the area and a lack of sidewalks on Palm River Road.

Hearing Master Finch asked Ms. Lamberton to clarify the location of her property. She replied that she is on the east side of the property with a 15-foot-wide road that goes back to her other 2-acre property.

Ms. Heinrich of the Development Services Department stated that the increase in density is due to the Affordable Housing Density Bonus which requires a Land Use Restriction Agreement to maintain affordability for a certain period of time and percentage of income that runs with the land.

Mr. James Ratliff of the County's transportation review section testified that the shared access is not mandatory or conditioned. If the resident wants to live there and continue to have their individual driveway access, that is fine. He added that the shared access is being set up for the future when the applicant no longer wishes to live there or develop some day to provide the ability to meet access spacing. Mr. Ratliff testified that zoning condition 9 provides for the developer to install a fence or wall across the stub out access point until development occurs. He concluded his comments by stating that the applicant will have to install sidewalks along their road frontage and that the lane width of 11 feet allow emergency vehicle access.

Ms. Rodriguez testified on behalf of the applicant during the rebuttal period and stated that the project is not causing people to drive on the neighbor's property but that the County is requiring stub outs for development in the future. She added that the applicant would agree to some kind of barricade to keep people from driving onto adjacent parcels. She stated that the applicant is required to maintain their own stormwater runoff and construct the sidewalk along their frontage.

The hearing was then concluded.

EVIDENCE SUBMITTED

No documents were submitted into the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 2.4 acres in size and is currently zoned Residential Duplex Conventional-12 (RDC-12) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Palm River Community Planning Area.
2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 28 duplex-style dwelling units utilizing the affordable housing density bonus. The RES-9 land use category permits a maximum of 21 dwelling units (9 dwelling units per acre). The affordable housing density bonus permits an additional 7 dwelling units on-site for a total of 28 dwelling units.
3. No waivers are requested.
4. A Planned Development Variation is requested to reduce the required five-foot buffer to zero feet to allow the project to meet the cross-access requirement.

The Variation meets Land Development Code Section 5.03.06.C.6(b) as it is necessary to achieve cross access and will not substantially interfere with adjacent property owners.

5. The Planning Commission staff supports the rezoning request. Staff found the application to be consistent with the Comprehensive Plan.
6. The surrounding area is zoned both RSC-6 and RDC-12 and developed with residential land uses as well as a church.

7. One person testified in opposition was provided at the Zoning Hearing Master hearing. Her concerns pertained to a possible shared access that she perceived could potentially negatively affect her neighboring property.

In response, the County's transportation review section staff person testified that the shared access is being set up for future development when the applicant no longer wishes to live there or develop some day to provide the ability to meet access spacing. Staff testified that zoning condition #9 provides for the developer to install a fence or wall across the stub out access point until development occurs.

8. The County's transportation staff person testified that the applicant is required to install sidewalks along the project road frontage and that the lane width of 11 feet allow emergency vehicle access.
9. It is emphasized that the subject property is currently zoned RDC-12 which permits duplex residential dwelling units at a maximum of 21 dwelling units. The applicant is requesting an additional 7 dwelling units using the affordable housing density bonus for a total of 28 duplex dwelling units.
10. The applicant will be required to sign and record a Land Use Restriction Agreement (LURA) to maintain the housing affordability component for a certain period of time and percentage of income that runs with the land.
11. The rezoning request to PD for the development of 28 duplex-style affordable housing dwelling units is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from RDC-12 to the PD zoning district for the development of 28 duplex-style affordable housing dwelling units. No waivers are requested. A Planned Development Variation is requested to reduce the required five-foot buffer to zero feet to allow the project to meet the cross-access requirement. The Variation meets Land Development Code Section 5.03.06.C.6(b) as it is necessary to achieve cross access and will not substantially interfere with adjacent property owners.

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

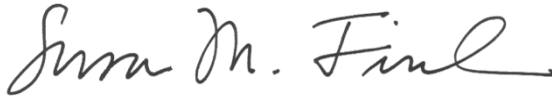
One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns expressed pertained to a possible shared access that she perceived could potentially negatively affect her neighboring property. In response, the County's transportation review section staff person testified that the shared access is being set up for future development when the applicant no longer wishes to live there or develop some day to provide the ability to meet access spacing. Staff testified that zoning condition #9 provides for the developer to install a fence or wall across the stub out access point until development occurs.

It is emphasized that the subject property is currently zoned RDC-12 which permits duplex residential dwelling units at a maximum of 21 dwelling units. The applicant is requesting an additional 7 dwelling units using the affordable housing density bonus for a total of 28 duplex dwelling units.

The rezoning request to PD for the development of 28 duplex-style affordable housing dwelling units is compatible with the area. The request is consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

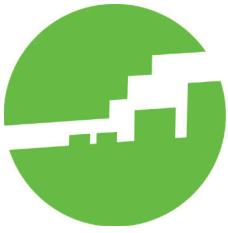
Based on the foregoing, this recommendation is for **APPROVAL** of the Planned Development rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above subject to the zoning conditions prepared by the Development Services Department.



September 9, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: August 18, 2025 Report Prepared: August 7, 2025	Case Number: PD 24-1075 Folio(s): 43925.0000 General Location: East of Maydell Drive, north of Palm River Road, south of the Selmon Expressway and west of 78 th Street South
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (RES-9) (9 du/ga, 0.50 FAR)
Service Area	Urban Service Area
Community Plan(s)	Greater Palm River
Rezoning Request	Planned Development (PD) to allow for 28 affordable housing units
Parcel Size	+/- 2.39 acres
Street Functional Classification	Maydell Drive – County Collector Palm River Road – County Collector Selmon Expressway – State Principal Arterial 78 th Street South – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	RDC-12	Vacant
North	Residential-9	RSC-6	Single Family/Mobile Home
South	Residential-9	RDC-12 + RSC-6	Vacant + Public/Quasi-Public
East	Residential-9	RDC-12 + RSC-6	Single Family/Mobile Home
West	Residential-9	RDC-12	Single Family/Mobile Home + Public/Quasi-Public

Staff Analysis of Goals, Objectives and Policies:

The 2.39 ± acre subject site is located east of Maydell Drive, north of Palm River Road, south of the Selmon Expressway and west of 78th Street South. The subject property is located in the Urban Service Area (USA) and is within the limits of the Greater Palm River Community Plan. The applicant is requesting a rezoning from Residential Duplex Conventional-12 (RDC-12) to Planned Development (PD) for 28 affordable multi-family housing units. The applicant requests to be considered for an affordable housing density bonus.

The proposal meets the intent of Objective 1 and Policy 1.4 of the Future Land Use Element of the Comprehensive Plan (FLUE) by providing residential use within the Urban Service Area where 80 percent of future growth is to be directed. The proposal meets the compatibility requirements of FLUE Policy 1.4, as the character of the area contains similar residential uses along the north and south side of Palm River Road. Single family residential uses extend to the north and south.

FLUE Objective 8 and its associated policies establish Land Use Categories which outline the maximum level of intensity or density, and range of permitted land uses allowed and planned for an area. The subject site is currently designated as Residential-9 (RES-9) on the Future Land Use Map which allows for the consideration of 9 dwelling units per gross acre. With 2.39 acres the subject site can be considered for up to 21 dwelling units. The applicant is also requesting to be considered for an affordable housing density bonus, which increases the allowable number of dwelling units per acre from 21 to 28. The proposed total of 28 units is approximately 11.47 units per acre. With approval of the affordable housing density bonus applied, the proposal is consistent with Objective 8 and its associated policies.

FLUE Objective 16 and its associated neighborhood protection policies seek compatible development within and around established neighborhoods. The proposal is consistent with FLUE Objectives 16.2 and 16.3, as it provides an adequate transition and buffer area on the north side of the subject site. The location of the stormwater pond on the north side allows for an adequate transition between the single family uses north of the site. The proposed density increase is compatible with the surrounding area and is therefore consistent with FLUE Policy 16.10 as well.

The Community Design Component within the FLUE establishes guidelines on compatible development. Goal 12 and Objective 12-1 encourage new developments to match the predominant character of their surroundings. The RES-9 designation surrounding the site allows for the consideration of up to 9 dwelling units per acre. The nature and requested density of 11 dwelling units per acre is a gradual increase and compatible with the surrounding area and is therefore consistent with this policy direction.

The Greater Palm River Community Plan within the Livable Communities Element establishes guidance on community identity and planning growth. Strategy 4 under Goal 2 seeks to encourage the availability of affordable/attainable privately owned housing stock that is safe, decent and community compatible. The proposal for affordable housing on this site is consistent with this goal. Similarly, Goal 5a seeks to provide compatible residential growth. The subject site is located along the Palm River Road and Maydell Drive, which is an area identified for a neighborhood node. The proposal also allows for a range of affordable housing options. Overall, the request is consistent with these policy directions established by the Greater Palm River Community Plan and is therefore consistent with the Livable Communities Element.

Overall, the proposed Planned Development is consistent with the Goals, Objectives, and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*, as it is compatible with the surrounding development pattern and meets the affordable housing density bonus requirements.

Recommendation

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

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

FUTURE LAND USE ELEMENT

Urban Service Area (USA)

Objective 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.

Policy 1.2: Minimum Density

All new residential or mixed-use land use categories within the USA shall have a density of 4 du/ga or greater unless environmental features or existing development patterns do not support those densities.

Within the USA and in categories allowing 4 units per acre or greater, new development or redevelopment shall occur at a density of at least 75% of the allowable density of the land use category, unless the development meets the criteria of Policy 1.3.

Policy 1.4: *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 8: *The Future Land Use Map will include Land Use Categories which outline the maximum level of intensity or density and range of permitted land uses allowed and planned for an area. A table of the land use categories and description of each category can be found in Appendix A.*

Policy 8.1: *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.*

Policy 8.2: *Each potential use must be evaluated for compliance with the goals, objectives, and policies of the Future Land Use Element and with applicable development regulations.*

Policy 8.3: Calculating Density

Densities are applied on a gross residential acreage basis which means that each development proposal is considered as a "project". Only those lands specifically within a project's boundaries may be used for calculating any density credits. Acreage dedicated to commercial, office and industrial land uses that fall within a project's boundaries are excluded.

Density may be transferred between non-contiguous parcels in accordance with the County's transferable development rights regulations or when the parcels are physically separated from each other by a roadway, wetlands, stream, river, lake or railway.

The following lands may be included when calculating gross residential density: planned but unconstructed roads and road rights-of-ways, utility rights-of-way, public and private parks and recreation sites, sites for schools and churches, open space sites and land uses, and community facilities sites such as sewage treatment plants, community centers, well fields, utility substations, and drainage facility sites.

Relationship to Land Development Regulations

Objective 9: *All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.*

Policy 9.1: *Each land use plan category shall have a set of zoning districts that may be permitted within that land use plan category, and development shall not be approved for zoning that is inconsistent with the plan.*

Policy 9.2: *Developments must meet or exceed the requirements of all land development regulations as established and adopted by Hillsborough County, the state of Florida and the federal government unless such requirements have been previously waived by those governmental bodies.*

Neighborhood/Community Development

Objective 16: Neighborhood Protection *The neighborhood is a functional unit of community development. There is a need to protect existing neighborhoods and communities and those that will emerge in the future. To preserve, protect and enhance neighborhoods and communities, all new development must conform to the following policies.*

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

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

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

Policy 16.10: *Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of different uses or activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor and architecture. Compatibility does not mean “the same as”. Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.*

Community Design Component

5.0 NEIGHBORHOOD LEVEL DESIGN

5.1 COMPATIBILITY

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

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

HOUSING SECTION

Policy 1.1.10: Support rental housing opportunities, encouraging permanently affordable rental units.

Objective 1.3: Density bonuses will be utilized as an incentive to encourage the development of more affordable housing.

Policy 1.3.1: The maximum level of residential density and/or the maximum retail commercial Floor Area Ratio (FAR) permitted in each land use category may be increased, with project specific approval by the Board of County Commissioners and without requiring a Comprehensive Plan amendment, when the purpose for the increase is to provide moderate, low, very low, or extremely low-income affordable housing. Such an increase in density and/or Floor Area Ratio shall be part of an official request to rezone the subject parcel.

Policy 1.3.2: In order to qualify for use of the Affordable Housing Density Bonus, the project shall meet the following criteria:

- a. The site shall be wholly located within the Urban Service Area.
- b. The site shall be in one of the residential or commercial Future Land Use categories as indicated in Table 1: Allowable Densities and Intensities for the Provision of Affordable Housing. The density bonus does not change the Future Land Use Map designation.
- c. The site shall be serviced by public water and sewer and have access to public streets.
- d. The units shall remain affordable for a minimum of 30 years.
- e. The bonus shall be memorialized in a Development Order as well as a deed restriction, Land Use Restriction Agreement, or other mechanism as determined by the County Attorney's Office.
- f. For projects that are proposed to be a mix of market rate and affordable units: The affordable units must be developed within the same project site as any market rate units provided; the affordable units shall not be transferred to a different site.
- g. Units shall be equitably and evenly distributed by location, type, and construction.
- h. A minimum 20% of the total number of units proposed shall be deemed affordable to households making 100% or less Area Median Income. The distribution of affordable units shall be as follows for properties greater than one acre:
 - i. A minimum fifty percent (50%) of affordable units shall be set aside for incomes at 60% or below Area Median Income,
 - ii. The remaining affordable units not to exceed fifty percent (50%) shall be set aside for incomes at 100% or below Area Median Income.
- i. To encourage residential infill and appropriate scale of transition, properties one acre or less may provide all required affordable units at or below 80% AMI.

LIVABLE COMMUNITIES ELEMENT: Greater Palm River Community Plan

Goal 2: Create and support a community identity that is a safe place for community activities and events, and fosters a high quality of life.

Strategies

4. Encourage the availability of affordable/attainable privately owned housing stock that is safe, decent and community compatible.

Planning and Growth /Economic Development

Goal 5a: Planning and Growth – to promote and provide for opportunities for compatible well designed public use, residential, and business growth and jobs

Strategies

1. The Vision of Greater Palm River Area Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment is required to comply with the adopted Concept Map.

3. Encourage and support new, infill and redevelopment compatible with existing community patterns that maintains and enhances the Community's unique character and sense of place.

8. Support well designed, compatible densities and intensities at appropriate locations.

14. Support:

H. New residential or residential redevelopment shall have the following characteristics of desirable growth and design approaches:

- a. Create walkable neighborhoods;
- b. Support housing choice and affordability
- c. Expand transportation choices
- d. Support infrastructure expenditure
- e. Support the economic health of the community
- f. Improve security
- g. Protect the environment

**GENERAL
SITE PLAN
FOR
CERTIFICATION**



Hillsborough
County Florida

DEVELOPMENT SERVICES

PO Box 1110, Tampa, FL 33601-1110
(813) 272-5600

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

**BOARD OF COUNTY
COMMISSIONERS**

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: METHEWS PROJECT, 6318 PALM RIVER ROAD

Zoning File: RZ PD 24-1075 Modification: None

Atlas Page: None Submitted: 09/22/2025

To Planner for Review: 09/22/25 Date Due: ASAP

Contact Person: Dr. RAM A. GOEL Phone: (727) 420-4796/rg@soneyfmllc.com

Right-Of-Way or Land Required for Dedication: Yes ☒ No ☐

☒ The Development Services Department HAS NO OBJECTION to this General Site Plan.

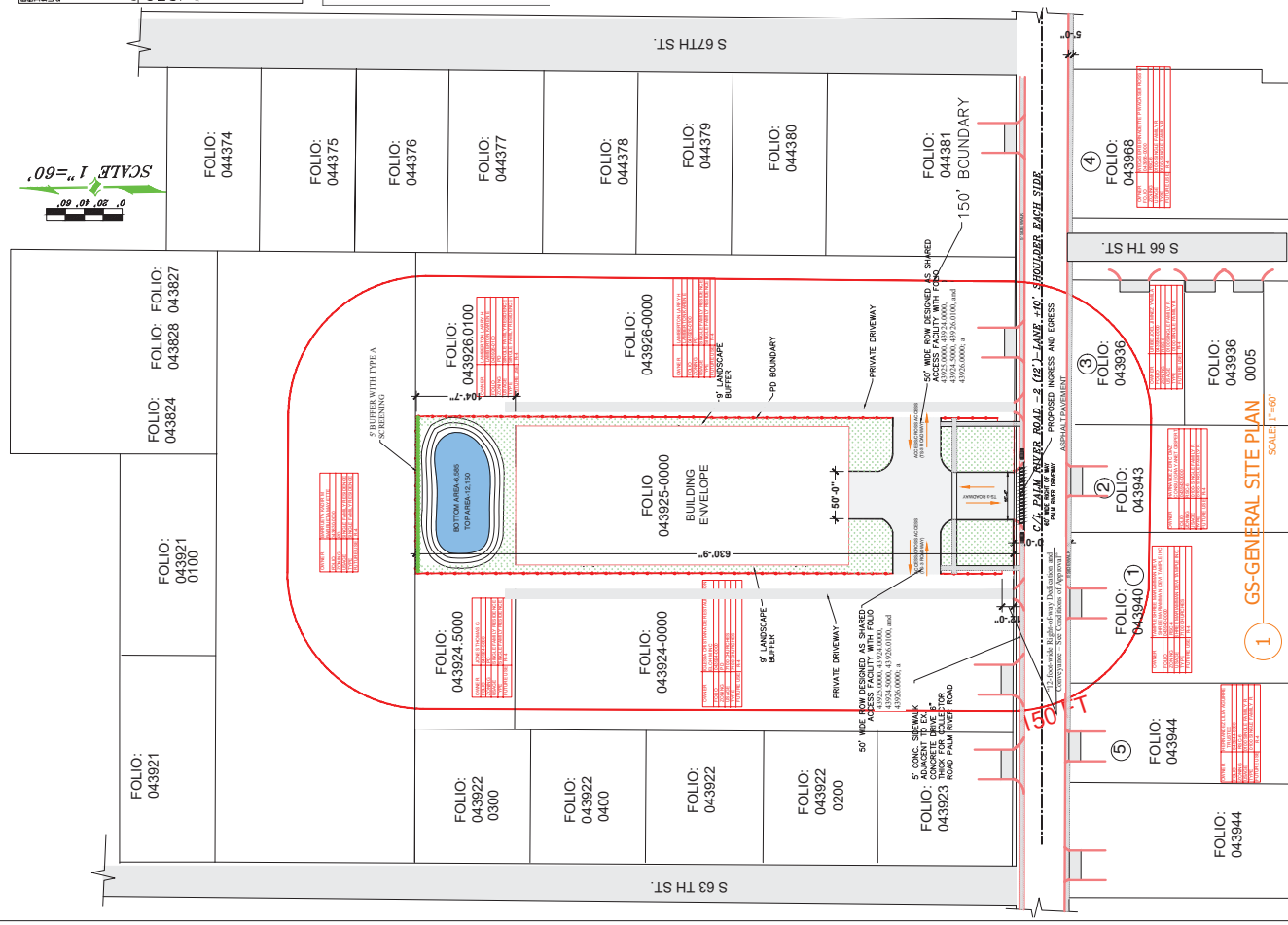
☐ The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:

Reviewed by: Sam Ball Date: 09-22-25

Date Agent/Owner notified of Disapproval: _____



PROPOSED USES FOR BUILDINGS:
BUILDING - 14-MULTIFAMILY (28 UNITS)





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 8/10/2025

REVIEWER: James Ratliff, AICP, PTP, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: PR

PETITION NO: RZ 24-1075

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

CONDITIONS OF APPROVAL

1. Notwithstanding anything herein or shown on the PD site plan or herein these conditions to the contrary, bicycle and pedestrian access may be permitted anywhere along the PD boundaries.
2. The project shall be served by (and limited to) one (1) vehicular access connection to Palm River Rd.
3. The developer shall construct a type Typical Section – 3 (TS-3) local roadway as generally shown on the PD site plan. Such roadway shall be stubbed out to the eastern and western project boundaries as shown on the PD plan. This roadway shall be considered a Shared Access Facility, serving folios 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000. Prior to or concurrent with the initial increment of development, the developer shall records any easements necessary in the Official Records of Hillsborough County necessary to permit the adjacent properties to utilize the Shared Access Facility without further consultation.
4. The developer shall be permitted to install a fence or a wall across the TS-3 roadway stubouts until such time as (re)development occurs on the adjacent property; however, such fence or wall shall be removed prior to or concurrent with utilization of the Shared Access Facility. Such fence or wall shall be designed to facilitate the quick removal of those sections which are necessary to effectuate the above referenced Shared Access.
5. All units within the proposed project shall be located on a single parcel. Subdivision of individual units within the parcel shall not be permitted.
6. Construction access shall be limited to the project access connections shown on the PD site plan. The developer shall include a note in each site/construction plan submittal which indicates same.
7. As proffered by the developer, prior to or concurrent with the initial increment of development the property owner shall dedicate and convey to Hillsborough County a 12-foot-wide strip of land along the project's frontage to accommodate future site access improvements (by others).
8. As proposed, the project requires several Sec. 6.04.02.B. Administrative Variances (AVs) and/or Transportation Technical Manual (TTM) Design Exceptions before site/construction plans can be

approved. Specifically, the developer shall be required to obtain all AVs and DEs which, at a minimum, shall include the following:

- a. An AV from the Sec. 6.04.07 access spacing requirements for the project access; and,
- b. An AV or DE for the Palm River Rd. substandard roadway improvements.

Other Conditions

- Prior to PD Site Plan Certification, the developer shall revise the PD site plan to:
 - Delineate the 12-foot-strip of right-of-way along the project's frontage to be dedicated and conveyed to the County (as described in the narrative) and label as "12-foot-wide Right-of-way Dedication and Conveyance – See Conditions of Approval";
 - Correct the label reading "TS-3 Driveway" to instead state "TS-3 Roadway"
 - Correct the Shared Access Facility labels to include all folios, including the subject property, and correct folio number errors. Folios specified should include 43925.0000, 43924.0000, 43924.5000, 43926.0100, and 43926.0000; and,
 - Remove any portions of the fence from the far yard which interfere with clear site distances or are otherwise located within the right-of-way to be dedicated and conveyed to the County.

PROJECT SUMMARY AND TRIP GENERATION

The applicant is requesting to rezone a +/- 2.4 ac. parcel, from Residential Duplex Conventional – 12 (RDC-12) to Planned Development (PD). The applicant is requesting approval of 28 multi-family units, within 2 dwelling structures. Given the form proposed (i.e. a two-family duplex structure) and the applicant's desire for this to be considered multi-family rental housing, staff has including a condition requiring all units to existing on a single lot which may not be subdivided. This will permit the applicant to access the individual units via a driveway rather than a roadway (which would otherwise be required to serve a fee-simple duplex product).

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a letter indicating that the project falls below the threshold by which a trip generation and site access analysis was required. Staff has prepared a comparison of the number of 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 (ITE) Trip Generation Manual, 11th Edition.

Existing Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RDC-12, 28 Single-Family Dwelling Units (ITE LUC 210)	312	24	30

Proposed Zoning:

Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
PD, 28 Duplex Style Multi-Family Dwelling Units (ITE Code 215)	162	9	15

Trip Generation Difference:

Land Use/Size	24 Hour Two-Way Volume	Total Net Peak Hour Trips	
		AM	PM
Difference	(-) 150	(-) 15	(-) 15

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

Palm River Rd. is a 2-lane, undivided, substandard, collector roadway characterized by +/- 11-foot-wide travel lanes in average condition. The roadway lies within a +/- 60-foot-wide right-of-way in the vicinity of the project. There is a +/- 5-foot-wide sidewalk along the south side of the roadway in the vicinity of the proposed project. There are no bicycle facilities on the roadway in the vicinity of the proposed project.

SITE ACCESS, CONNECTIVITY AND SHARED ACCESS

The applicant is proposing a single access connection to Palm River Rd. The proposed project access cannot meet access spacing standards, as it is located +/- 66 feet and +/- 73 feet from the next closest access connections on the same side of the roadway (i.e. driveways serving adjoining properties to the west and east). Palm River Rd. is a Class 5 facility with a posted speed of 35 mph in the vicinity of the proposed project. As such, minimum access spacing between connections (on the same or opposite sides of the roadway) is 245 feet. Since the applicant does not meet these minimum standards, a Sec. 6.04.02.B. Administrative Variance will be needed.

Although the applicant is proposing to defer the access spacing variance as further discussed below, in order to facilitate a safer project and PD approval which may lead to a favorable variance adjudication in the future, the applicant has proposed constructing a TS-3 roadway within a portion of the site which will be stubbed out to the east and west project boundaries. These stubouts and the roadway will serve as Shared Access Facilities with those properties to the east and west. In the event those properties redevelop, the subject PD will be required to provide access to those properties (in order to allow them to intensify and their driveways to close, thereby achieving a more compliant access spacing while allowing for safer and more efficient access to the collector roadway.

While the proposed project does not meet Sec. 6.04.04.D. turn lane warrants, staff meet with the applicant and asked how they wanted to address the issue of the adjacent properties (who are planned to share this PD's access in the future) potentially triggering those turn lane warrants, given that there is insufficient right-of-way to accommodate any needed turn lanes. In lieu of the applicant providing an analysis to demonstrate whether the highest and best use on the adjacent properties (under their existing zoning) may trigger turn lanes, the developer opted to dedicate and convey a 12-foot strip of land along the project's frontage in order to facilitate future construction of such turn lane.

Lastly, staff notes that pedestrian cross access is required pursuant to Sec. 6.04.03.Q of the LDC. The roadway stubouts proposed to the east and west also serve to fulfill this requirement.

DEFERRED TRANSPORTATION RELATED ADMINISTRATIVE REVIEWS (TRARs) FOR ACCESS SPACING AND SUSTANDARD ROAD IMPROVEMENTS

Given the above access spacing issues, the applicant was required to submit a LDC Sec. 6.04.02.B. Administrative Variance from the Sec. 6.04.07 access spacing requirements. The applicant chose to defer submittal of the required access spacing variance until the plat/site/construction plan review stage.

Given that Palm River Rd. is a substandard collector roadway, and in accordance with Sec. 6.04.03.L. of the LDC, the developer is required to improve the public roadway network between the project driveway and the nearest roadway meeting an applicable standard. Deviations from Transportation Technical Manual (TTM) or Transportation Design Manual (TDM) may be considered through the Design Exception (DE) or Design Deviation Memoranda (DDM) process, as applicable. Given there does not appear to be sufficient right-of-way to construct the roadway to the full standard, a DE is anticipated.

The applicant initially submitted TRARs for the above items, but subsequently chose to withdraw them and assume the risk of deferring adjudication to the plat/site/construction plan review stage. The applicant will be required to formally obtain all required AVs and DEs before being allowed to move through the site/construction process. Deferrals of such AVs and DEs are consistent with recent policy changes which no longer require most transportation related AVs and DEs to be approved concurrent with PD rezonings. It should be noted that if the applicant is unable to obtain a required AV or DE, the project would be rendered unconstructable until a supportable request is received.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Roadway	From	To	LOS Standard	Peak Hr Directional LOS
Palm River Rd.	US 41	78th St.	E	D

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: October 15, 2024 PETITION NO.: 24-1075 EPC REVIEWER: Kelly M. Holland CONTACT INFORMATION: (813) 627-2600 X 1222 EMAIL: hollandk@epchc.org	COMMENT DATE: August 1, 2024 PROPERTY ADDRESS: 6318 Palm River Road, Tampa FOLIO #: 0439250000 STR: 23-29S-19E
REQUESTED ZONING: : Rezoning to PD	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	09/14/2023
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands present
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. INFORMATIONAL COMMENTS: The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval. EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.	

Environmental Excellence in a Changing World

Roger P. Stewart Center

3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

An Affirmative Action / Equal Opportunity Employer

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.

Kmh / app

Ec: Matt Smith, Property Owner – mattsmith3300@yahoo.com
Ram A. Goel, Applicant – soneymllc@yahoo.com



Adequate Facilities Analysis: Rezoning

Date: December 17, 2024

Acreage: 2.39 (+/- acres)

Jurisdiction: Hillsborough County

Proposed Zoning: Planned Development

Case Number: 24-1075

Future Land Use: R-9

HCPS #: RZ 653

Maximum Residential Units: 28

Address: 6318 Palm River Road

Residential Type: Multifamily

Parcel Folio Number(s): 043925.0000

School Data	Palm River Elementary	Dowdell Middle	Blake High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	707	1128	1705
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	359	666	1624
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	51%	59%	95%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 12/16/2024	42	251	81
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	4	2	2
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	57%	81%	100%

Notes: At this time, adequate capacity exists at Palm River Elementary and Dowdell Middle for the residential impact of the proposed amendment. Although Blake High School is projected to be at capacity given existing approved development and the proposed rezoning, state law requires the school district to consider whether capacity exists in adjacent concurrency service areas (i.e., school attendance boundaries). At this time, additional capacity exists in adjacent concurrency service areas at the high school level.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

Andrea A. Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools
E: andrea.stingone@hcps.net
P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

NOTE: THIS IS ONLY FOR ESTIMATE PURPOSES, BASED ON THE FEES AT THE TIME THE REVIEW WAS MADE. ACTUAL FEES WILL BE ASSESSED BASED ON PERMIT APPLICATIONS RECEIVED AND BASED ON THE FEE SCHEDULE AT THE TIME OF BUILDING PERMIT APPLICATION.

TO: Zoning Review, Development Services

DATE: 05/02/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Ram A Goel

PETITION NO: 24-1075

LOCATION: 6318 Palm River Rd

FOLIO NO: 43925.0000

Estimated Fees:

Townhouse (Fee estimate is based on a 800 s.f., 1-2 Story)
(Per unit)

	Full Rate	HH income < 50% SHIP	HH income b/t 50-80% SHIP	Total potential Range
Mobility:	\$6,661	\$3,793	\$4,453	\$106,204 - \$186,508
Parks:	\$1,368	\$1,368	\$1,368	\$38,304
School:	\$1,645	\$1,645	\$1,645	\$46,060
Fire:	\$249	\$249	\$249	\$6,972

Project Summary/Description:

Urban Mobility, Central Parks/Fire - 28 Affordable Housing Townhome units (1600 sq ft buildings, estimate at 800 sq ft per unit, 2 per building 14 buildings)

Discounted Affordable Housing rates are only eligible if project is going through approved Affordable Housing Department process and the Affordable Housing Department can provide documentation that states the income level breakdown of the unit occupants.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Andria McMaugh **Date:** 02/11/2025

Agency: Natural Resources **Petition #:** 24-1075

☐ 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. The proposed plan amendment submitted 2/5/2025 does not affect Natural Resource comments dated 8/6/2024. Please reference the comments dated 8/6/2024 for specific conditions of approval.

AGENCY COMMENT SHEET

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

FROM: **Reviewer:** Carla Shelton Knight **Date:** August 6, 2024

Agency: Natural Resources **Petition #:** 24-1075

- ☐ 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. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. **The site plan may be modified from the Certified Site Plan to avoid tree removal.**
2. 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.
3. 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.
4. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

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

TO:	Zoning Review, Development Services	REQUEST DATE:	7/18/2024
REVIEWER:	Kim Cruz, Environmental Supervisor	REVIEW DATE:	7/30/2024
PROPERTY OWNER:	CSG Smith Holdings LLC	PID:	24-1075
APPLICANT:	Ram A. Goel		
LOCATION:	6318 Palm River Rd. Tampa, FL 33619		
FOLIO NO.:	43925.0000		

AGENCY REVIEW COMMENTS:

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

Hillsborough County EVSD has no recommended conditions and no request for additional information.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 18 Jul. 2024

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

APPLICANT: Ram Goel

PETITION NO: RZ-PD 24-1075

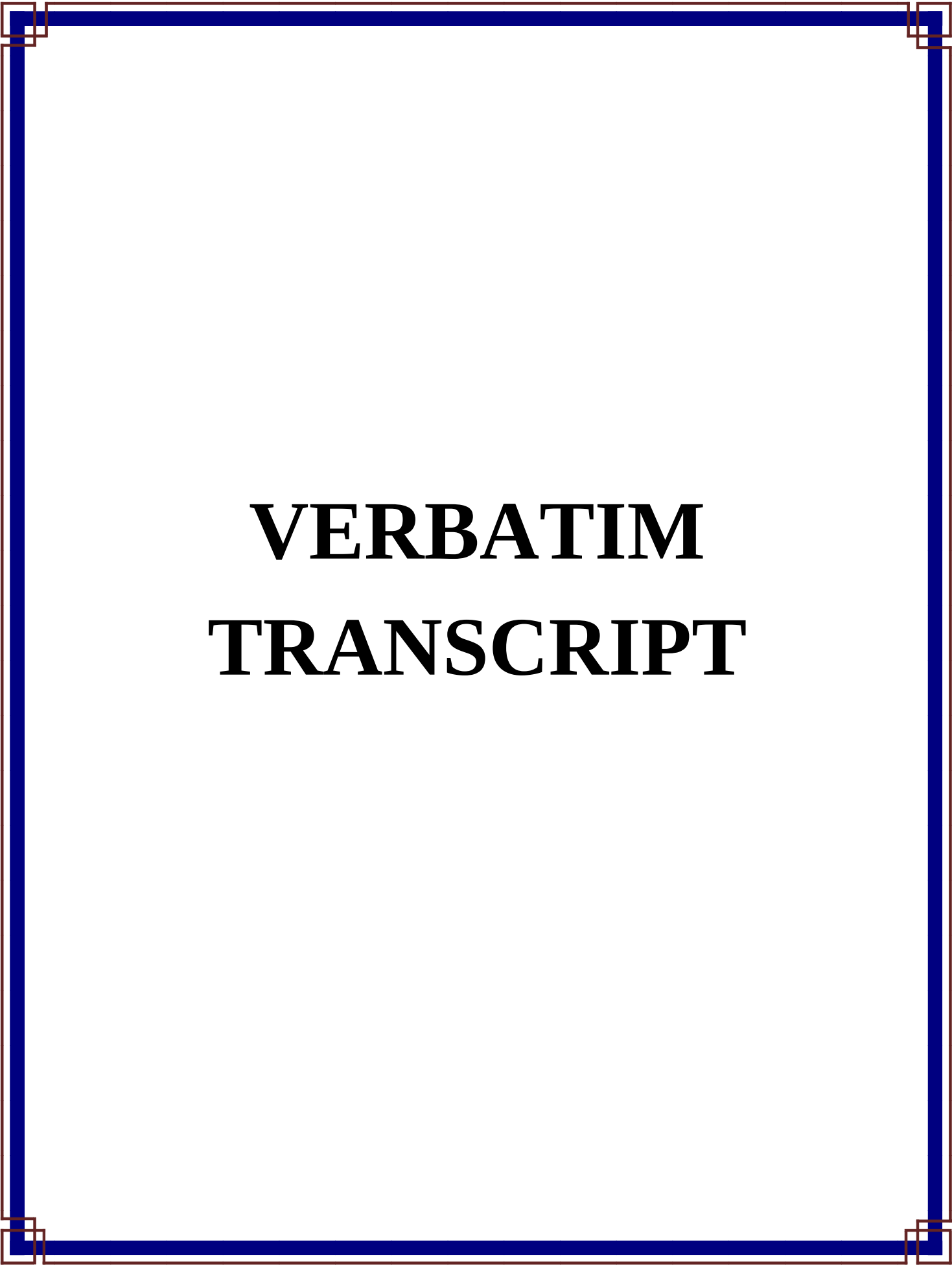
LOCATION: 6318 Palm River Rd., Tampa, FL 33619

FOLIO NO: 43925.0000

SEC: 23 TWN: 29 RNG: 19

- ☒ 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

Transcript of Proceedings
August 18, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, August 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 11:54 p.m.

LOCATION: Hillsborough County BOCC -
Development Services Dept.
(LUHO, ZHM, Phosphate)
Second Floor Boardroom
Tampa, Florida 33601

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

1 MS. HEINRICH: Our next application is Item D.3, PD
2 24-1075. The applicant is requesting to rezone property from
3 RDC-12 to Planned Development. Sam Ball with Development
4 Services will present staff findings after the applicant's
5 presentation.

6 HEARING MASTER: Good evening.

7 MR. GOEL: Hi. Good evening. My name is Doctor Ram
8 Goel. I'm the applicant for this project. I (indiscernible),
9 it's 6318 Palm River Road is currently zoned RDC-12 and we are
10 requesting a deed to allow 28 multiple use affordable housing
11 units.

12 The staff has found us compatible with the surrounding
13 land uses, mainly because we have already several properties
14 both to the east and west of our site. We are getting
15 Affordable Density Bonus between ourselves and the County. And
16 also we have met all the conditions of the staff. The staff
17 supports us. And can show you the site map.

18 HEARING MASTER: No, you had it. Turn it over. There
19 you go. Perfect.

20 MR. GOEL: It's the site here.

21 THE CLERK: Bring the microphone.

22 HEARING MASTER: Just bring the microphone over with
23 you. There you go.

24 MR. GOEL: Our site is -- drove by right here. And
25 I'd like to introduce Elizabeth Rodriguez, our transportation

1 engineer. She will explain more.

2 HEARING MASTER: All right. Thank you, sir. If you
3 could please sign in with the Clerk's Office.

4 Good evening.

5 MS. RODRIGUEZ: Good evening. Elizabeth Rodriguez.
6 18156 Sandy Pointe Drive, Tampa, Florida 33647.

7 He basically covered everything. We have a variance
8 in design exception, but those are deferred until site plan.
9 The variance is for driveway spacing. The design exception is
10 for substandard roads.

11 In terms of the variance for driveway spacing, one of
12 the ways that we are, kind of, justifying that is that we're --
13 can you see this? I don't -- we are stepping out to our
14 neighbors to the east and west so that we can have a shared
15 access point among the three properties when they
16 develop/redevelop. So we're using that, again, as justification
17 when we do our driveway spacing variants.

18 And I think he mentioned that we are -- part of the
19 reason we're getting this number of units is that we're entering
20 into an agreement with the County to do affordable housing. And
21 that's attached to the staff report, as are the zoning
22 conditions. And that's it.

23 HEARING MASTER: Just to clarify, Ms. Rodriguez, the
24 variation to reduce the buffer from 5 feet to 0 feet is to meet
25 that cross access requirement to the adjacent property.

1 MS. RODRIGUEZ: Exactly.

2 HEARING MASTER: Okay. Perfect. That's all I have.

3 Thank you so much. If you could please sign. Does that
4 complete the presentation, by the way?

5 MS. RODRIGUEZ: Yes. Right?

6 MR. GOEL: Yes.

7 HEARING MASTER: You're good? All right. Thank you,
8 sir. Appreciate it.

9 We'll go to Development Services. Good evening.

10 MR. BALL: Good evening. Sam Ball with Hillsborough
11 County Development Services.

12 The applicant is requesting to rezone approximately
13 2.4 acres from RDC-12 to Planned Development to accommodate the
14 development of 28 duplex-style dwellings. The Affordable
15 Housing Density Bonus that would increase the number of
16 dwellings from 21 to 28.

17 The predominant zoning and development pattern
18 consists of single-family and duplex zoning, with properties
19 developed for single-family and religious use, as well as
20 undeveloped vacant land. The residential buildings within the
21 proposed development would be limited to two dwelling units per
22 building, and the buildings would be spaced at least 10 feet
23 apart. The density would be limited to 11.7 units per acre,
24 which is consistent with RDC-12 zoned properties that adjoin the
25 property to the east and west.

1 The single-family property to the north will be
2 separated from the building envelope by 105 feet, a storm pond,
3 and type A screening. The properties to the east and west will
4 be separated by a nine-foot type A buffer. And the required
5 landscaping also requires six-foot hedge on the northeast and
6 west property lines. And the property would not be allowed to
7 be subdivided, based on the proposed use and development
8 standards.

9 Recommends approval, subject to conditions.

10 HEARING MASTER: Thank you so much. I appreciate it.
11 Planning Commission.

12 MS. LINEHAN: Lilyann Linehan, Planning Commission
13 staff.

14 The subject property is located in the Residential-9
15 Future Land Use Category. It is in the Urban Service Area and
16 is located within the limits of the Greater Palm River Community
17 Plan. Residential-9 Future Land Use surrounds the site on all
18 sides and is the predominant Future Land Use Category in the
19 area. There is some Public/Quasi-Public Future Land Use further
20 west of the site.

21 The proposal meets the intent of Objective 1 and
22 Policy 1.4 of the Future Land Use Element of the Comprehensive
23 Plan by providing residential uses within this Urban Service
24 Area, where 80 percent of future growth is to be directed. The
25 proposal meets the compatibility requirements of FLUE Policy

1 1.4, as the character of the area contains similar residential
2 uses along the north and south side of Palm River Road. Single-
3 family residential uses extend to the north and south.

4 The Community Design component within the FLUE
5 establishes guidelines of compatible development. Goal 12 and
6 Objective 12-1 encourage new developments to match the
7 predominant character of their surroundings. The Res-9
8 designation surrounding the site allows for the consideration of
9 up to nine dwelling units per acre. The nature and requested
10 density of 11 dwelling units per acre is gradual increase and
11 compatible with the surrounding area, and is therefore,
12 consistent with this policy direction.

13 The subject site new Strategy 4, under Goal 2, in
14 Greater Palm River Community Plan, which seeks to encourage the
15 availability of affordable and attainable privately owned
16 housing stock that is safe, decent, and community compatible.
17 The proposal for affordable housing on this site is consistent
18 with this goal.

19 Similarly, Goal 5a seeks to provide compatible
20 residential growth. And the subject site is located along Palm
21 River Road and Maydell Drive, which is an area identified for a
22 neighborhood node. The proposal also allows for a range of
23 affordable housing options.

24 Based upon those considerations, Planning Commission
25 staff finds the proposed rezoning consistent with the

1 Unincorporated Hillsborough County Comprehensive Plan.

2 HEARING MASTER: Thank you so much.

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

5 Anyone in opposition to this request? Yes, ma'am.

6 You can come forward. While she's coming forward. Is there
7 anyone else who would like to speak in opposition? Anyone
8 online for this case?

9 HTV STAFF: I don't have anyone online.

10 HEARING MASTER: All right. Thank you.

11 Give us --

12 My name's

13 HEARING MASTER: -- your name and address.

14 MS. LAMBERTON: My name's Karen Lamberton. 6322 Palm
15 River Road, Tampa, Florida, 33619.

16 We live on the east side. We own and live on two
17 parcels on the east side of this property. This rezoning would
18 affect both pieces of my property with this shared access that
19 we are not agreeing to share, coming right up to my property
20 line, taking away the five-foot buffer that they just said they
21 got rid of. I'm sorry.

22 HEARING MASTER: It's okay. Go ahead.

23 MS. LAMBERTON: It's a 50-foot open access that will
24 stop on my property. How am I going to keep their traffic off
25 my private road, off my property, with a 50-foot open access? I

1 doubt anybody in this room would like that being shoved on their
2 property.

3 The only way they're pushing this through, I was told
4 by someone at the County, is by calling it affordable housing.
5 Pushing it through under affordable housing. This has been
6 tried to be developed before. It's always been told to us that
7 there is not enough room for fire, rescue, anybody to get in and
8 out. Now they're wanting to increase it and put more units. I
9 know that to you all it might not seem like six or seven more
10 units is a lot, but when you live there -- we've lived there
11 over 45 years. My husband was born on that property. That's a
12 lot.

13 The rezoning calls for 28 units, which is too much for
14 this two-acre area. The area we have does not support this kind
15 of development. We have no infrastructure. There's no drainage
16 systems in place. This much building has got to affect our
17 properties with runoff, creating more flooding problems which we
18 already have. All the adjacent properties have septic tanks and
19 wells. There's no sidewalks on this side of Palm River Road.
20 We don't even have streetlights except the ones we have to pay
21 for.

22 The zoning was there when the property was bought.
23 Now, they're trying -- there's nothing on the property now.
24 It's already zoned for 21 units, which I didn't know until
25 recently. And they're trying to make it 28.

1 Please consider the people that live there and have
2 lived there for 40, 50 years. Our neighbors on the west side,
3 he's disabled, he couldn't come to the meeting. He's got over
4 50 years there. And take into consideration the people that
5 live there and what 28 units is going to do to that. And do not
6 rezone this.

7 HEARING MASTER: Let me ask you a question before you
8 go. Just to clarify, make sure I understand where you are. So
9 you -- are you at the intersection of Palm River --

10 MS. LAMBERTON: No.

11 HEARING MASTER: -- and 67?

12 MS. LAMBERTON: I'm the east side of that property. I
13 have two properties. One is a 15-foot-wide road that goes all
14 the way to the back to that property. And the other one is two
15 acres.

16 HEARING MASTER: I see. I understand now. Thank you
17 so much.

18 MS. LAMBERTON: They're wanting the access to go
19 through the first -- my road, and then into the other property.
20 And it affects my resale and what can be done on my property.

21 HEARING MASTER: Okay. All right. Thank you for
22 coming.

23 MS. LAMBERTON: Thank you.

24 HEARING MASTER: I appreciate it. If you could please
25 sign in.

1 Anyone else to speak in opposition before we move on?

2 All right. Seeing no one.

3 We'll go back to Development Services. Ms. Heinrich,
4 anything else?

5 MS. HEINRICH: The only thing I would add for zoning
6 is just to confirm it is an increase due to Affordable Housing
7 Density Bonus. And as you'll see in the conditions and in the
8 backup, it does require a Land Use Restriction Agreement with
9 the County to maintain the affordability for a certain time and
10 percentage of income.

11 HEARING MASTER: And that runs with the land.

12 MS. HEINRICH: It does run with the land. And also, I
13 believe Transportation would like to speak in regards to some of
14 the comments made.

15 HEARING MASTER: All right. Thank you.

16 Mr. Ratliff.

17 MR. RATLIFF: Yes. Director James Ratliff,
18 Transportation Review.

19 With respect to the shared access, it's not set up as
20 a mandatory issue, or item, or condition, if you will. If they
21 want to live there and continue to have their individual
22 driveway access, that's totally fine. The shared access is
23 being set up so that it provides, in the future, when, you know,
24 the applicant no longer wishes to live there, maybe one day
25 sells it and somebody wants to develop that property to the, you

1 know, its highest and best use, that it would provide for an
2 ability to meet access spacing.

3 Because otherwise, all of these properties, none of
4 them can meet access spacing if we don't try to start piecing
5 together shared access arrangement. And none of them would be
6 able to reach their highest and best use. And so again, it's
7 just set there so that if they just want to keep what they have
8 there, then it will stay with the individual access. And that
9 is just, this property is providing the possibility for those to
10 tie in so that they can have a more compliant access arrangement
11 in the future.

12 With respect to the issue of the buffering the
13 property line, I would point out Condition 9 allows the
14 developer to install a fence or a wall across those stub outs
15 until such time as redevelopment occurs. Now, it doesn't
16 mandate that. If that's something that the applicant wants to,
17 you know, agree that they will do in order to kind of preserve
18 the compatibility, that's completely fine.

19 It basically says that at such time as they -- if the
20 adjacent property owner were to redeveloped, then that fence or
21 wall piece would have to come out. So that could potentially be
22 something that would help, you know, with that compatibility
23 issue that the applicants can speak to.

24 With regard to sidewalks, the applicant will have to
25 put sidewalks in along their piece of the road. Because they

1 deferred substandard road, that's something that will be
2 evaluated at the time of site review per current policy, whether
3 they're required to make substandard road improvements or
4 whether they seek an administrative variance to potentially
5 waive improvements.

6 The lane widths are 11 feet, so that does meet minimum
7 life safety standards. So I know that the speaker was concerned
8 about emergency services. But that lane -- those limits would
9 be, you know, fine for allowing emergency vehicles to access in
10 that situation, so --

11 HEARING MASTER: All right. Thank you for those
12 clarifying comments. I really appreciate it.

13 All right. We are now --

14 MS. LAMBERTON: Can I --

15 HEARING MASTER: I'm sorry. No, ma'am. I'm sorry.
16 If that -- we've got to move on.

17 All right. We go back to the applicant who has five
18 minutes for rebuttal.

19 Ms. Rodriguez.

20 MS. RODRIGUEZ: Elizabeth Rodriguez, again.

21 So James pretty much said what I was going to say on
22 the access. We're not causing people to drive on other -- on
23 the neighbor's property. We're literally creating these county
24 required stub outs so that in the future, if/when the property
25 to the east or the west were to redevelop, they could tie into

1 our shared driveway, which just makes, kind of, a better access
2 situation for everybody, rather than have a whole bunch of
3 driveways that are too close together, and not, you know,
4 keeping with the Code.

5 And we would agree in this -- you know, be stipulated
6 however we want to. But we would certainly agree to putting
7 some kind of barricades and wall -- that sounds kind of
8 permanent, but like, maybe some kind of signage and something
9 that would keep people from driving over there. Maybe also,
10 kind of, stripe it off in the meanwhile, the two cross accesses,
11 stripe it off so that it's very evident that it's not to be
12 driven on. And then some type of barricade at the end. Again,
13 just to make it very clear that it's not to be driven on. But
14 our intent is certainly not to, you know, send traffic onto
15 somebody else's property. It never has been.

16 HEARING MASTER: That fence or wall is contemplated,
17 as Mr. Ratliff mentioned, in existing -- or proposed Condition
18 9 --

19 MS. RODRIGUEZ: Okay. Okay. I didn't --

20 HEARING MASTER: -- to put a wall or a fence across
21 those stub outs --

22 MS. RODRIGUEZ: Okay.

23 HEARING MASTER: -- until such time as the shared
24 access.

25 MS. RODRIGUEZ: Okay. Great. And then, as far as

1 drainage, and Ram could probably speak to this much better than
2 I, but we have to, you know, maintain our runoff and so forth on
3 our site.

4 And as far as sidewalks, again, you have to construct
5 sidewalks along that frontage, and maybe beyond our frontage,
6 depending on how our substandard road design exception pans out.

7 HEARING MASTER: All right. Does that conclude the
8 rebuttal testimony?

9 MS. RODRIGUEZ: Ram, will it --

10 MR. GOEL: Yes.

11 MS. RODRIGUEZ: Yes.

12 HEARING MASTER: All right. Thank you so much. I
13 appreciate it.

14 Then we'll close Rezoning 24-1075 and go to the next
15 case.

16

17

18

19

20

21

22

23

24

25

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

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Tuesday, February 18, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:02 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660

1 withdrawals and continuance from the agenda.

2 HEARING MASTER: Okay.

3 MS. HEINRICH: The first one is Item A.1, PD 24-0591.
4 This application is out of order to be heard and is being
5 continued to the May 19, 2025 ZHM hearing.

6 Item A.2, Major Mod 24-0675. This application is out
7 of order to be heard and is being continued to the
8 March 24, 2025 ZHM hearing.

9 Item A.3, PD 24-1013. This application is being
10 continued by the applicant to the March 24, 2025 ZHM hearing.

11 Item A.4, PD 24-1075. This application is out of
12 order to be heard and is being continued to the April 15, 2025
13 ZHM hearing.

14 Item A.5, PD 24-1116. This application is out of
15 order to be heard and is being continued to the March 24, 2025
16 ZHM hearing.

17 Item A.6, PD 24-1139. This application is being
18 continued by the applicant to the March 24, 2025 ZHM hearing.

19 Item A.7, PD 24-1147. This application is out of
20 order to be heard and is being continued to the April 15, 2025
21 ZHM hearing.

22 Item A.8, Major Mod 24-1152. This application is out
23 of order to be heard and is being continued to the
24 March 24, 2025 ZHM hearing.

25 Item A.9, PD 24-1169. This application is out of

Zoning Hearing Master Hearing
January 14, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
IN RE:)
ZONE HEARING MASTER)
HEARINGS)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Land Use Hearing Master

DATE: Tuesday, January 14, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 9:09 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard,
Second Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
DIGITAL REPORTER

1 continuances.

2 Item A.1 is application Rezoning 24-0591. The
3 applicant is Allen Goins. This application is out of order to
4 be heard and is being continued to the February 18, 2025 Zoning
5 Hearing Master Hearing.

6 Item A.2, Major Modification 24-0675. The applicant
7 is Turkey Creeks Preserve, LLC, Dennis Carlton Senior. This
8 application is out of order to be heard and is being continued
9 to February 18, 2025 Zoning Hearing Master Hearing.

10 Item A.3, Rezoning 24-0858. The applicant is David
11 Wright. This application has been withdrawn from the hearing
12 process.

13 Item A.4, Rezoning 24-1013. The applicant is R and L
14 Enterprises III of Tampa. This application is out of order to
15 be heard and is being continued to the February 18, 2025 Zoning
16 Hearing Master Hearing.

17 Item A.5, Rezoning 20 -- 24-1075. The applicant is
18 Ram A. Goel. This application is out of order to be heard and
19 is being continued to the February 18, 2025 Zoning Hearing
20 Master Hearing.

21 Item A.6, Major Modification 24-1110. The applicant
22 is Todd Pressman. This application is out of order to be heard
23 and being continued to the February 18, 2025 Zoning Hearing
24 Master Hearing.

25 Item A.7, Rezoning 24-1116. The applicant is

Zoning Hearing Master Hearing CORRECTED
December 16, 2024

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

-----X
)
IN RE:)
)
ZONE HEARING MASTER)
HEARINGS)
)
-----X

ZONING HEARING MASTER HEARING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Pamela Jo Hatley
Land Use Hearing Master

DATE: Monday, December 16, 2024

TIME: Commencing at 6:00 p.m.
Concluding at 9:07 p.m.

LOCATION: Hillsborough County BOCC
601 East Kennedy Boulevard, Second
Floor
Tampa, Florida 33601

Reported by:
Crystal Reyes, AAERT No. 1660
Digital Reporter

1 order to be heard and is being continued to the January 14, 2025
2 ZHM Hearing.

3 Item A.8, PD 24-0921. This application is out order
4 to be heard and is being continued to the March 24, 2025 ZHM
5 Hearing.

6 Item A.9, PD 24-0924. This application is being
7 continued by the applicant to the January 14, 2025 ZHM Hearing.

8 Item A.10, PD 24-1013. This application is out of
9 order to be heard and is being continued to the January 14, 2025
10 ZHM Hearing.

11 Item A.11, PD 24-1075. This application is out of
12 order to be heard and is being continued to the January 14, 2025
13 ZHM Hearing.

14 Item A.12, Major Mod 24-1110. This application is out
15 of order to be heard and is being continued to the
16 January 14, 2025 ZHM Hearing.

17 Item A.13, PD 24-1116. This application is out of
18 order to be heard and is being continued to the January 14, 2025
19 ZHM Hearing.

20 Item A.14, PD 24-1135. This application is out of
21 order to be heard and is being continued to January 14, 2025
22 ZHM Hearing.

23 Item A.15, Major Mod 24-1137. This application is out
24 of order to be heard and is being continued to the
25 January 14, 2025 ZHM Hearing.

1 Item A.9. PD 24-1075. This application is out of
2 order to be heard and is being continued to the December 16th,
3 2024 ZHM hearing.

4 Item A.10. Major Mod 24-1110. This application is out
5 of order to be heard and is being continued to the December
6 16th, 2024 ZHM hearing.

7 Item A.11. PD 24-1116. This application is out of
8 order to be heard and is being continued to the December 16th,
9 2024 ZHM hearing.

10 Item A.12. PD 24-1135. This application is out of
11 order to be heard and is being continued to the December 16th,
12 2024 ZHM hearing.

13 Item A.13. Major Mod 24-1137. This application is out
14 of order to be heard and is being continued to the December
15 16th, 2024 ZHM hearing.

16 Item A.14. PD 24-1139. This application is being
17 continued by the applicant to the December 16th, 2024 ZHM
18 hearing.

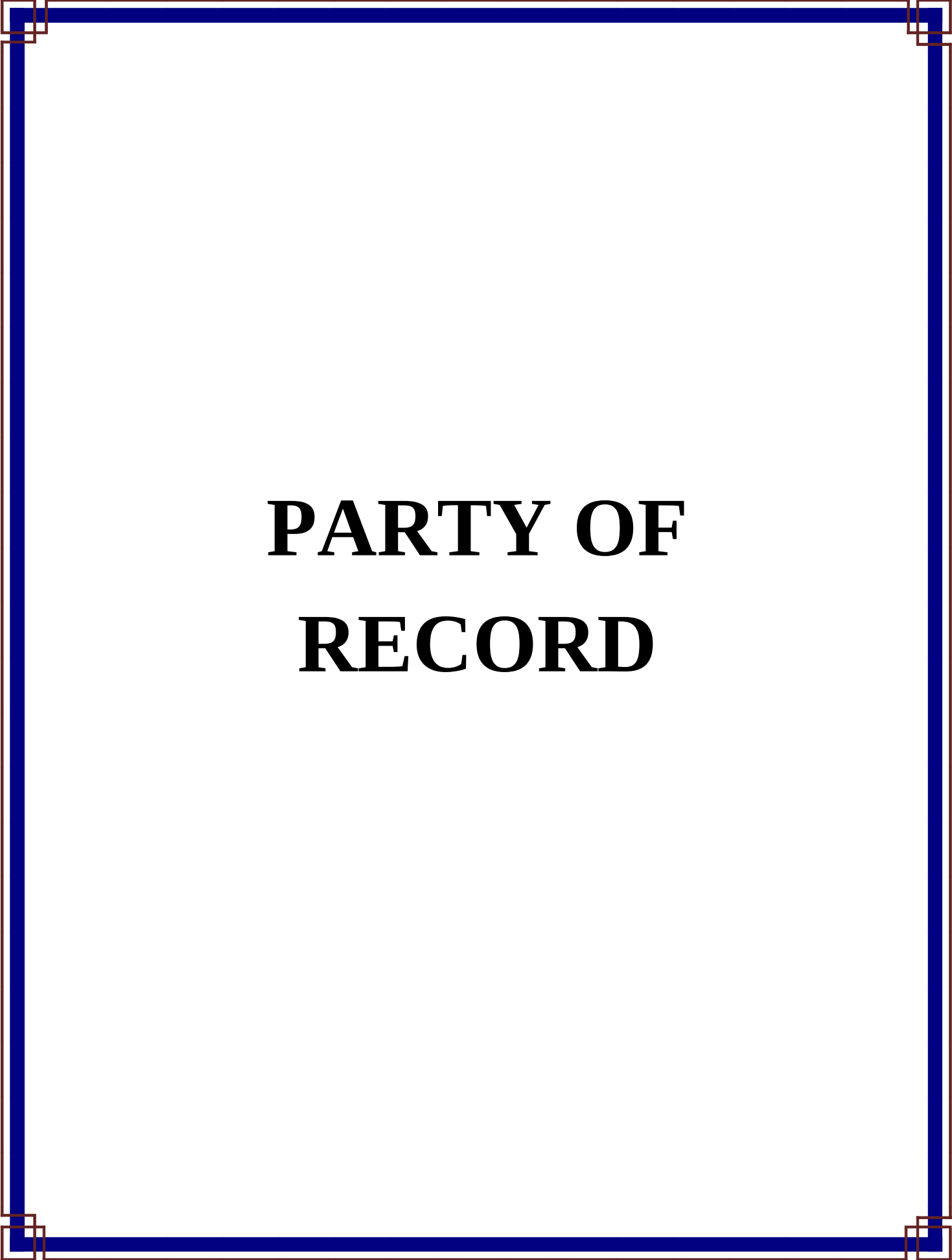
19 Item A.15. Major Mod 24-1141. This application is out
20 of order to be heard and is being continued to the December
21 16th, 2024 ZHM hearing.

22 Item A.16. PD 24-1147. This application is out of
23 order to be heard and is being continued to the December 16th,
24 2024 ZHM hearing.

25 Item A.17. Major Mod 24-1152. This application is

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



PARTY OF RECORD

NONE