



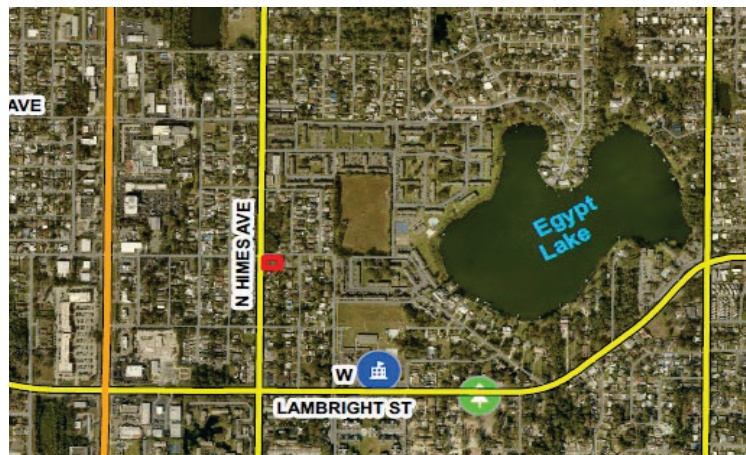
Rezoning Application: RZ STD 26-0297

Zoning Hearing Master Date: 02/23/26

BOCC Land Use Meeting Date: 04/07/26

1.0 APPLICATION SUMMARY

Applicant: Raul Riano
 FLU Category: R-20
 Service Area: Tampa
 Site Acreage: +/- 0.32 acres
 Community Plan Area: None
 Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) to RMC-20 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9	RMC-20
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	+/- 0.32	+/- 0.32
Density/Intensity	9 du/ga	20 du/ga
Mathematical Maximum*	2 du	6 du

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9	RMC-20
Lot Size / Lot Width	5,000 sq ft / 50'	6,540 sq ft / 70'
Setbacks/Buffering and Screening	Front (North): 20' Front (West): 20' Side (South): 5' Side (East): 5'	Front (North): 25' Front (West) 25' Side (South): 10' Side (East): 10'
Height	35'	45'

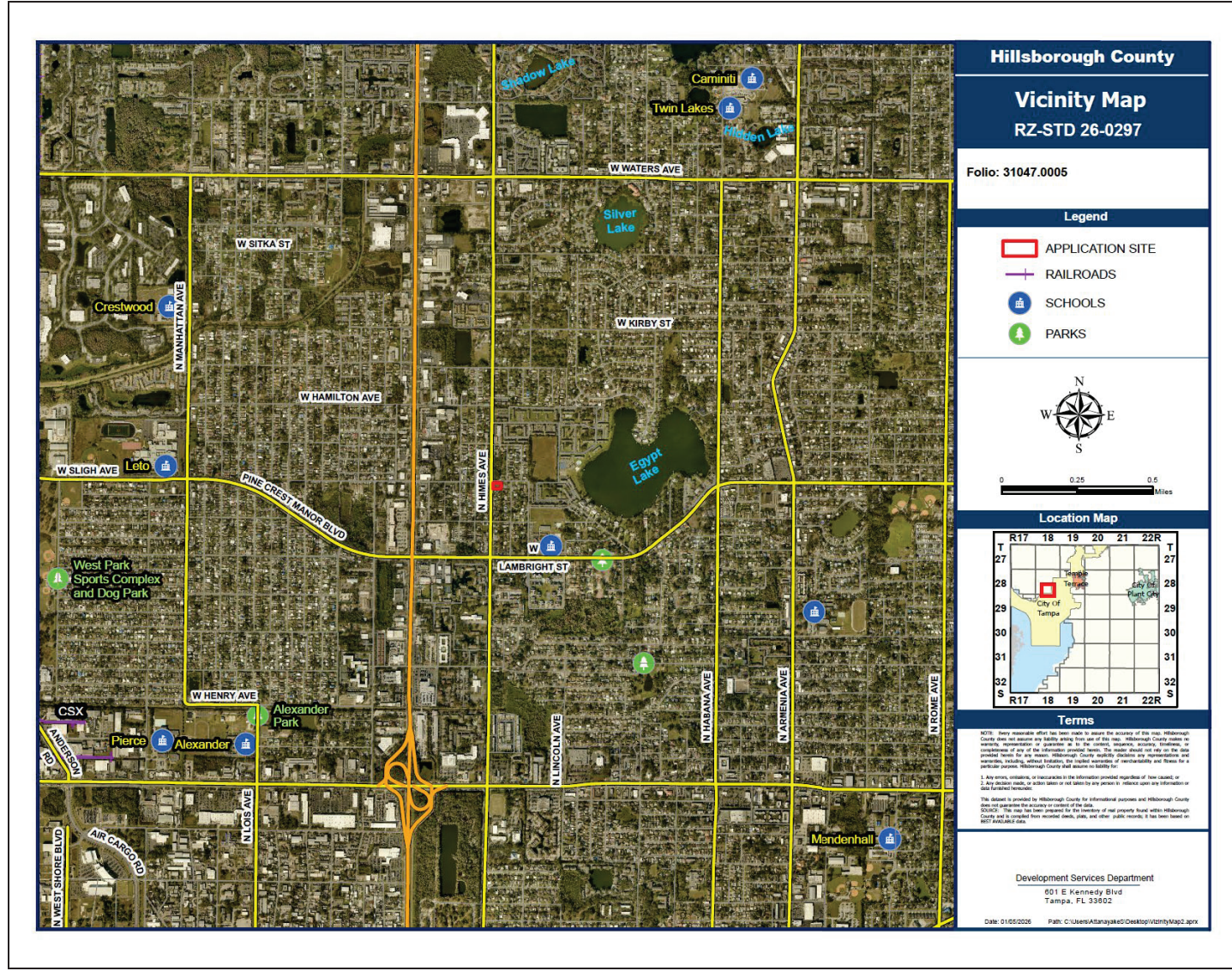
Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

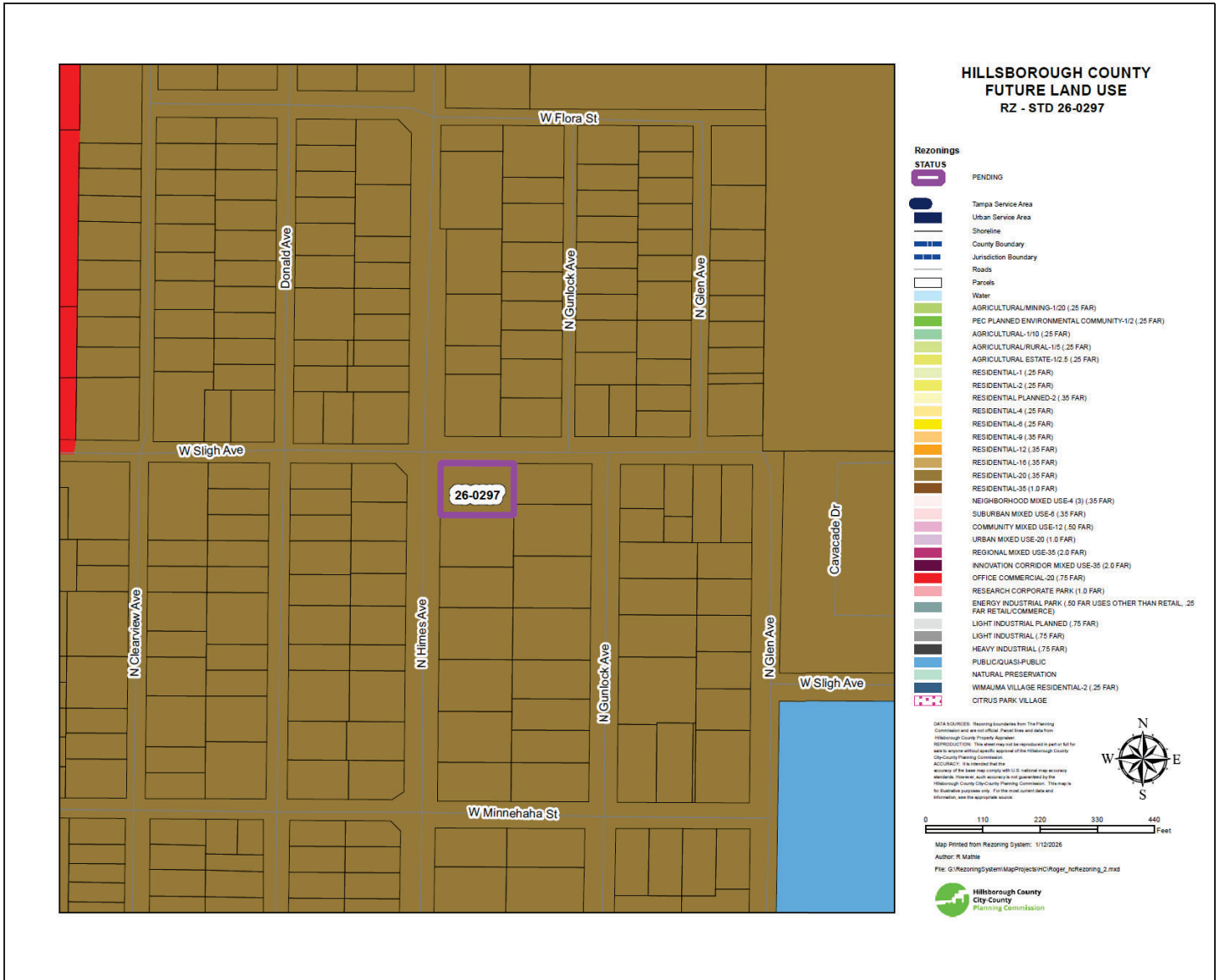


Context of Surrounding Area:

The site is located within the Egypt Lake area, on the southeast corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

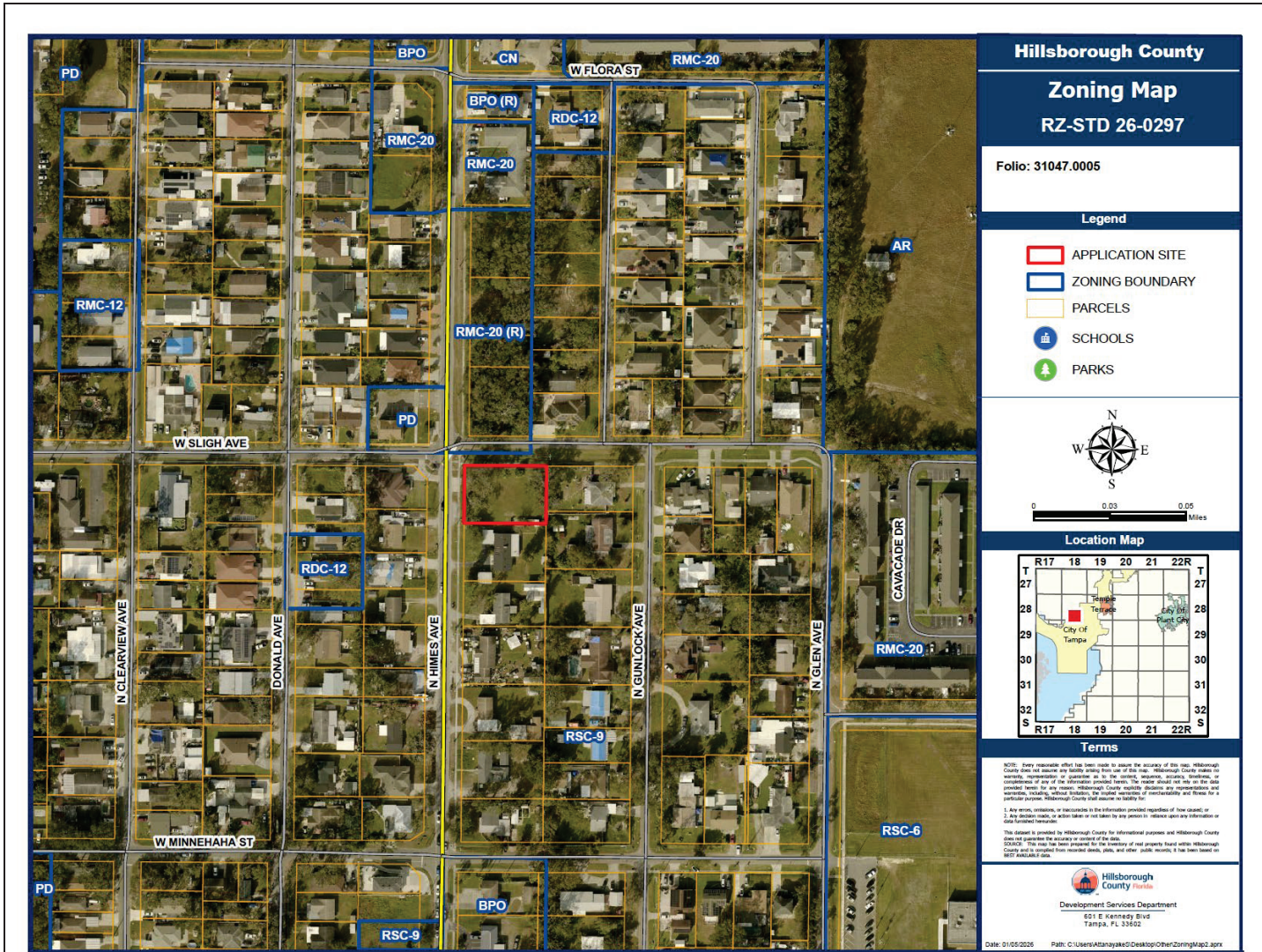
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-20
Maximum Density/F.A.R.:	20 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-20 (R)	20 du/ga	Multi-Family Residential	Vacant
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Sligh Ave.	County Local - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Himes Ave.	County Arterial - Urban	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	54	4	5
Difference (+/-)	+36	+3	+3

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-Family Residential) to RMC-20 (Multi-Family Residential). The site is located on the corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of single-family and multi-family residential uses. Parcels directly north of the property are zoned for multi-family residential development. If approved, the site will be subject to RMC-20 district development standards which address compatibility (setbacks, building height, buffering/screening, etc.).

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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

Property Violation History

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

*past 12 months from intake date

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/13/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0297

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 0.32 acres from residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 20 (RMC-20). The site is located in the southeast quadrant of the intersection of N. Himes Ave. and W. Sligh Ave. The Future Land Use designation of the site is Residential – 20 (RES-20).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-20, Single Family Detached (ITE 210) 6 Units	54	4	5

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+36	+3	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. Sligh Ave. and N. Himes Ave.

W. Sligh Ave is a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 18ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway. The roadway lies within a right-of-way width that varies between +/- 55ft and 75ft.

N. Himes Ave. is a 2-lane, undivided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 20ft in average condition. There are +/- 4-foot-wide sidewalks along the eastern side of the roadway and no paved shoulder on either side of the roadway. The roadway lies within a right-of-way width that varies between 76ft and 86ft. Pursuant to the Hillsborough County Corridor Preservation Plan, N. Himes Ave. has been designated as a future 4-lane roadway. As such, additional right-of-way will need to be preserved along the subject site’s frontage onto N. Himes Ave. in order to accommodate this expansion.

SITE ACCESS

It is anticipated that the site will have access to W. Sligh Ave.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Sligh Ave. abutting the property is not included in the *2024 Hillsborough County Level of Service (LOS) Report* therefore LOS information for this segment cannot be provided. The roadway level of service provided for N. Himes Ave. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N. Himes Ave.	1320’ N of Hillsborough (City Limits)	Waters Ave.	D	E

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 26-0297
DATE OF HEARING:	February 23, 2026
APPLICANT:	Raul Riano
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-9 to RMC-20
LOCATION:	Southeast corner of W. Sligh Ave. and N. Himes Ave.
SIZE OF PROPERTY:	0.32 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-9
FUTURE LAND USE CATEGORY:	RES-20
SERVICE AREA:	Urban

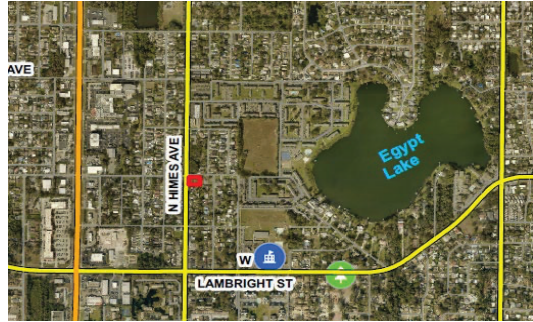
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 26-0297
Zoning Hearing Master Date: 02/23/26
BOCC Land Use Meeting Date: 04/07/26



1.0 APPLICATION SUMMARY

Applicant: Raul Riano
FLU Category: R-20
Service Area: Tampa
Site Acreage: +/- 0.32 acres
Community Plan Area: None
Overlay: None



Introduction Summary:
 The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) to RMC-20 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9	RMC-20
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	+/- 0.32	+/- 0.32
Density/Intensity	9 du/ga	20 du/ga
Mathematical Maximum*	2 du	6 du

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9	RMC-20
Lot Size / Lot Width	5,000 sq ft / 50'	6,540 sq ft / 70'
Setbacks/Buffering and Screening	Front (North): 20' Front (West): 20' Side (South): 5' Side (East): 5'	Front (North): 25' Front (West) 25' Side (South): 10' Side (East): 10'
Height	35'	45'

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

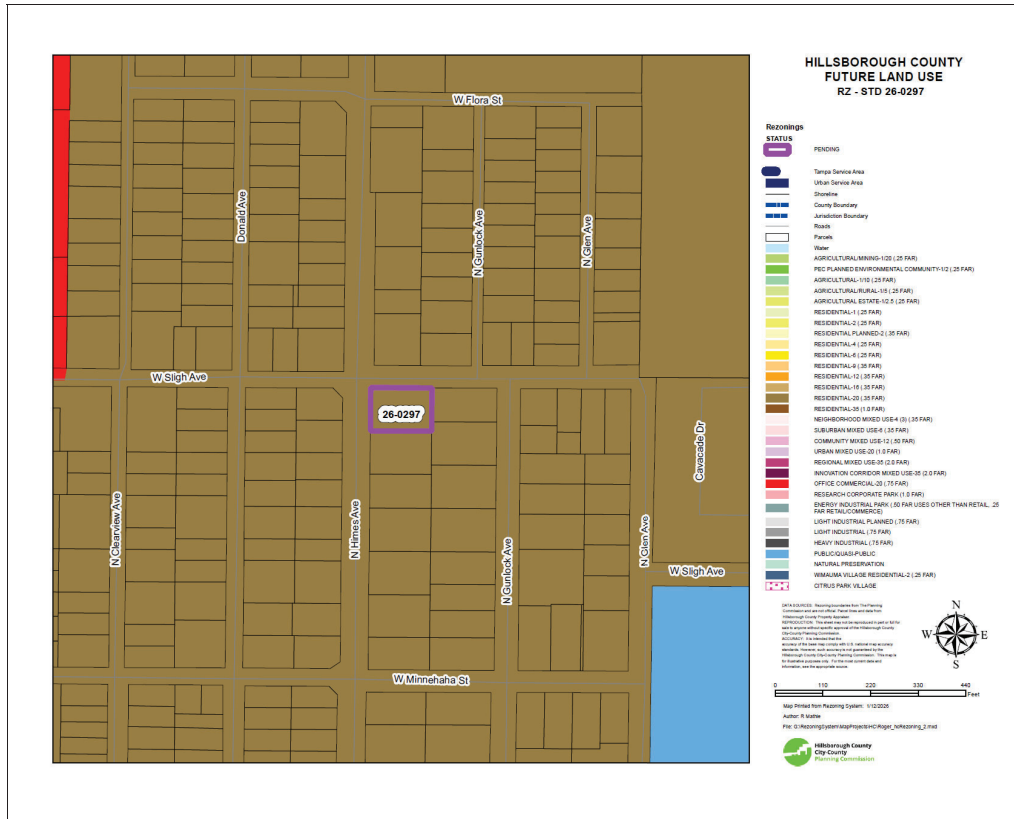


Context of Surrounding Area:

The site is located within the Egypt Lake area, on the southeast corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-20
Maximum Density/F.A.R.:	20 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-20 (R)	20 du/ga	Multi-Family Residential	Vacant
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

2.0 LAND USE MAP SET AND SUMMARY DATA

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



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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
W. Sligh Ave.	County Local - Urban	<input type="checkbox"/> 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other
N. Himes Ave.	County Arterial - Urban	<input type="checkbox"/> 2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input checked="" type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	54	4	5
Difference (+/-)	+36	+3	+3

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

Connectivity and Cross Access <input checked="" type="checkbox"/> Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

Design Exception/Administrative Variance <input checked="" type="checkbox"/> Not applicable for this request		
Road Name/Nature of Request	Type	Finding
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable: <ul style="list-style-type: none"> <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input checked="" type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input checked="" type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Service Area/ Water & Wastewater				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board				
Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-Family Residential) to RMC-20 (Multi-Family Residential). The site is located on the corner of North Himes Avenue and West Sligh Avenue. The surrounding area primarily consists of single-family and multi-family residential uses. Parcels directly north of the property are zoned for multi-family residential development. If approved, the site will be subject to RMC-20 district development standards which address compatibility (setbacks, building height, buffering/screening, etc.).


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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:	
<p>SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL.</p> <p>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.</p>	

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on February 23, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Aileen Rosario 2504 ½ West Crest Avenue testified on behalf of the applicant. Ms. Rosario stated that her client has property located at the southeast corner of West Sligh Avenue and North Himes Avenue would like to rezone from RSC-9 to RMC-20 to develop six apartments. She concluded her comments by stating that there have been no complaints or negative feedback and that the apartments are needed for the homeless.

Ms. Michelle Heinrich, Development Services staff, testified regarding the County's staff report. Ms. Heinrich stated that the applicant is requesting a rezoning RSC-9 to RMC-20. She stated that the project will comply with RMC-20 development standards which will address any incompatibility with adjacent zonings. Staff finds the request supportable.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Myers stated that the property is designated Residential-20 and is located within the Urban Service Area. She stated that the property is located within the Wellhead Resource Protection Area, Zone 2 and that EPC had stated that the project is not associated with any Wellhead prohibited activities. She cited several policies from the Comprehensive that the request complies with and testified that the rezoning is 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. No one replied.

County staff and Ms. Rosario did not have additional comments.

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 0.32 acres in size and is currently zoned Residential Single-Family Conventional-9 (RSC-9) and is designated Residential-20 (RES-20) by the Comprehensive Plan. The property is located within the Urban Service Area.
2. The applicant is requesting a rezoning to the Residential Multi-Family Conventional-20 (RMC-20) zoning district. The applicant's representative testified that the intent is to develop six apartments.
3. No waivers are requested as a part of the rezoning application.
4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the existing development pattern and found the application to be consistent with the Comprehensive Plan.
5. The surrounding area is zoned RMC-20 to the north and RSC-9 to the south, east and west.
6. No testimony in opposition was provided at the Zoning Hearing Master hearing.
7. The rezoning is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the RMC-20 zoning district. The property is 0.84 acres in size and is currently zoned RSC-9 and designated RES-20 by the Comprehensive Plan. The parcel is located within the Urban Service Area.

The applicant's representative stated that the intent of the rezoning is to develop six apartments.

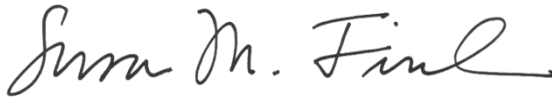
The Planning Commission supports the request.

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

The request for RMC-20 is compatible with the development pattern in the area and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

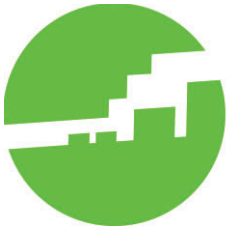
Based on the foregoing, this recommendation is for **APPROVAL** of the RMC-20 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



March 16, 2026

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: February 23, 2026 Report Prepared: February 12, 2026	Case Number: RZ 26-0297 Folio(s): 31047.0005 General Location: South of West Slight Avenue, East of North Himes Avenue, and west of North Gunlock Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)
Service Area	Urban
Community Plan(s)	None
Rezoning Request	Residential Single-Family Conventional (RSC-9) to Residential Multi-Family Conventional (RMC-20) for multi-family attached dwelling units
Parcel Size	+/- 0.32 acres
Street Functional Classification	West Sligh Avenue – Local North Gunlock Avenue – Local North Himes Avenue – County Arterial
Commercial Locational Criteria	Not applicable
Evacuation Area	None

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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-20	RSC-9	Vacant
North	Residential-20	RSC-9 + RMC-20 + PD + RDC-12 + BPO	Vacant + Single-Family Residential + Two-Family Residential
South	Residential-20	RSC-9 + BPO	Single-Family Residential + Light Commercial
East	Residential-20 + Public/Quasi-Public	RSC-9 + AR + RMC-20 + RSC-6	Single-Family Residential + Multi-Family Residential
West	Residential-20 + Office Commercial-20	RSC-9 + RDC-12	Single-Family Residential + Light Commercial + Two-Family Residential

Staff Analysis of Goals, Objectives and Policies:

The ±0.32-acre subject site is generally located south of West Slight Avenue, east of North Himes Avenue, and west of North Gunlock Avenue. The site is located within the Urban Service Area (USA) and is not located within the limits of a Community Plan. The Future Land Use category of the site is Residential-20 (RES-20), which is intended for high density residential development. The applicant is requesting to rezone from Residential Single-Family Conventional (RSC-9) to Residential Multi-Family Conventional (RMC-20) for multi-family attached dwelling units.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), at least 80 percent of new population growth is to be directed. FLUS Policy 1.1.3 encourages medium and high-density residential and mixed-use development within the USA to be located along Centers and Connections (C&C). The subject site is located within a Centers and Connections area, as outlined in FLUS Objective 2.4. As the RES-20 Future Land Use category is intended for high density residential development, the proposed use is consistent with this designation and facilitates the efficient use of the land within the Centers and Connections area. Additionally, rezoning to the RMC-20 zoning designation supports the goal of directing higher density development along these areas, as it enables multi-family development at a density consistent with the intent of the RES-20 Future Land Use category, the USA, and the C&C framework.

Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that “compatibility does not mean “the same as.” Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development.” According to the Hillsborough County Property Appraiser, the site is currently designated as vacant land. Surrounding the site on all sides are single-family residential uses. There is some vacant land to the north across West Sligh Avenue, as well as a light commercial use northwest of the site across North Himes Avenue. FLUS Policy 3.1.2 states that gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. While this request is a standard rezoning and does not include a site plan, the proposed zoning district allows development standards that support appropriate transitions of use. The multi-family dwelling units being proposed for this site are within the density permitted and are surrounded on all sides by residential uses, including single-family homes and two-family homes, with additional multi-family development located further east. Furthermore, the site is surrounded by the same Future Land Use as the site itself. As such, the proposed rezoning maintains a compatible transition in density with the surrounding neighborhood and is consistent with the character of the existing area.

Per Objective 2.2, Future Land Use categories outline the maximum level of intensity or density, and range of permitted land uses allowed in each category. As outlined in FLUS Policy 2.2.1, Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-20 (RES-20) Future Land Use category, allowing for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments. The RES-20 Future Land Use category surrounds the site on all sides, with Office Commercial-20 (OC-20) located further west, starting approximately 800 feet to the west of the site. There is also Residential-6 (RES-6) and Public/Quasi-Public (P/QP) Future Land Use categories located southeast of the site; however, the majority of the surrounding land use consists of RES-20. The referenced RES-6 and Public/Quasi-Public designations are located outside of the C&C designated area in which the subject site is within. The maximum density permitted in the RES-20 category is 20 dwelling units per gross acre (du/ga). With the site being 0.32 acres, the maximum residential development potential is 6 dwelling units ($0.32 \times 20 = 6.4$ or 6 dwelling units). The applicant is proposing 4-6 units, therefore the request is consistent with the density permitted in the RES-20 category.

FLUS Objective 2.4 focuses on the Policies associated with Centers and Connections (C&C). The objective promotes focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County’s redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas. FLUS Policy 2.4.4 outlines considerations that should be given in the review of rezoning applications within these areas. Specifically, higher density residential projects, defined as residential land use categories that are 9 acres per acre or higher, should be encouraged in these areas. With the site being in the RES-20 category, the request asking for the maximum potential of the site’s allowable density is consistent with this policy. FLUS Policy 2.4.4 also provides that all new development or redevelopment within designated C&C areas should achieve a minimum density of 75% of the allowable density of the adopted FLU category. There are criteria that can be met where this would not be applicable, however, as the applicant is proposing between 4 and 6 dwelling units, the request satisfies this minimum density consideration. Accordingly, the proposal is consistent with the requirements of FLUS Policy 2.4.4. FLUS Objective 2.5 emphasizes the importance of establishing a sense of place through diverse housing types, mixed-use

development and multimodal investments and design fronting Connections and within Centers. The use of multi-family housing that is being requested for this rezoning would introduce a housing type that would bring diversity to the area and contribute to providing multiple housing options to the community.

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

FLUS Objective 4.4 and FLUS Policy 4.4.1 require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern consists primarily of residential uses. The proposed residential use, which is adjacent to other residential uses, is consistent with the predominant character of the surrounding area and meets the intent of these policies. Even with the proposed use being multi-family dwelling units and the surrounding uses being single-family, the development remains compatible in terms of residential character and compliance with the applicable density and development standards for the RES-20 Future Land Use category.

The site is also within the Wellhead Resource Protection Area (WRPA) Zone 2. In the One Water Section (OWS) of the Comprehensive Plan, Policy 1.3.9 states to review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc. shall be designed to prevent potential degradation of public potable water supplies. OWS Policy 1.3.10 focuses on protecting existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents. The Environmental Services Division reviewed the proposed rezoning request and provided comments. The review comments indicate that the applicants request does not appear to be associated with any WRPA Zone 2 prohibited or restricted activities and therefore has no objection to the request. The rezoning from RSC-9 to RMC-20 is consistent with the policies in the One Water Section of the Comprehensive Plan that pertain to the Wellhead Resource Protection Area.

Overall, staff find that the proposed rezoning allows for uses that can be considered in the Residential-20 (RES-20) Future Land Use category and is compatible with the existing development pattern found within the surrounding area. The proposed rezoning would allow for development that is consistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Policy 1.1.3: Within the USA, medium and high-density residential and mixed-use development is encouraged to be located along Centers and Connections as identified in Objective 2.4.

Future Land Use Categories

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

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

Centers and Connections

Objective 2.4: Promote focused growth within the Urban Service Area (USA) by encouraging a variety of densities, intensities and forms of development fronting identified Connections and within Centers, as shown on the Centers & Connections Map. The purpose of Centers & Connections (C&C) is to focus the County's redevelopment and infill efforts by promoting residential and commercial choices, encouraging economic growth, improving present conditions of infrastructure and leveraging reinvestment in these areas.

Policy 2.4.4: Consideration of C&Cs should be given in the review of Future Land Use Map (FLUM) amendments and rezoning applications. Specifically:

- Higher density residential projects, defined as residential land use categories that are 9 units per acre or higher, should be encouraged in these areas.
- All new development or redevelopment shall meet a minimum density of 75% of the allowable density of the adopted FLU category unless it meets the following criteria:
- The development is not compatible (as defined in Policy 3.1.3) and would adversely impact the existing development pattern within a 1,000-foot buffer of the proposed development.
- The development would have an adverse impact on environmental features on the site or adjacent to the property.
- The development is restricted to agricultural uses and would not permit the further subdivision of residential lots.
- All projects are encouraged to include context-sensitive multimodal facilities in site design and not preclude future connections to adjacent properties, consistent with policies adopted within the Mobility Section.

Objective 2.5: Establish a sense of place through diverse housing types, mixed-use development and multimodal investments and design fronting Connections and within Centers.

Compatibility

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

Policy 3.1.2: *Gradual transitions of intensities and densities between different land uses shall be provided for as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged.*

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

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

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

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

Neighborhood/Community Development

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

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

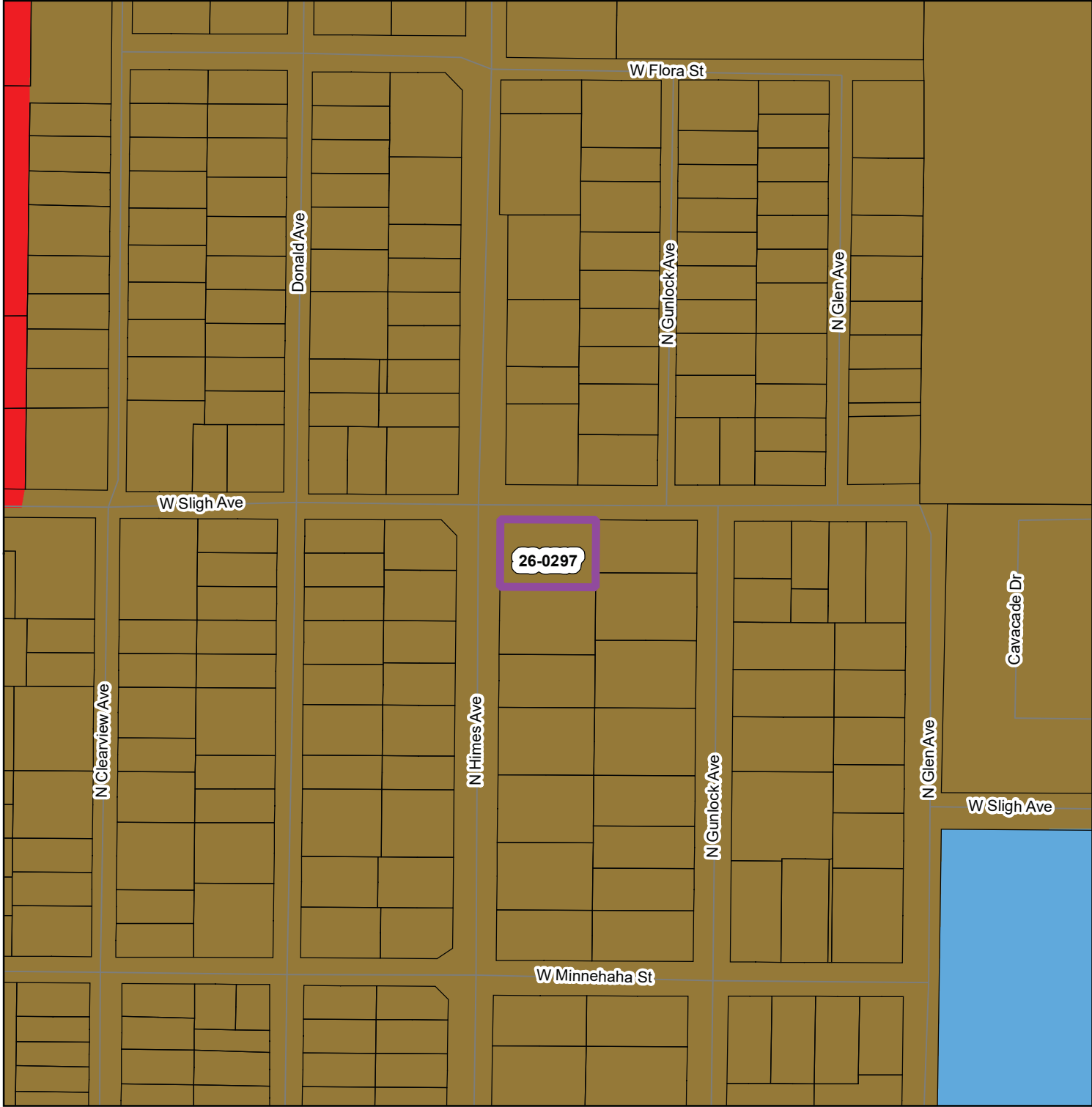
- a) the creation of like uses; and*
- b) creation of complementary uses; and*
- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

ONE WATER SECTION

Policy 1.3.9: *Review, update, and maintain regulations, criteria, standards, methodologies and procedures for new development and redevelopment within WRPAs and SWRPAs. Such regulations, etc., shall be designed to prevent potential degradation of public potable water supplies.*

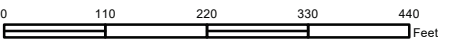
Policy 1.3.10: *Protect existing and planned future sources of public potable supply through the identification of prohibited activities in WRPAs and SWRPAs, as established in the Land Development Code (LDC) or other regulatory documents.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ - STD 26-0297



- Rezoning STATUS**
- PENDING
 - Tampa Service Area
 - Urban Service Area
 - Shoreline
 - County Boundary
 - Jurisdiction Boundary
 - Roads
 - Parcels
 - Water
 - AGRICULTURAL/MINING-1/20 (.25 FAR)
 - PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)
 - AGRICULTURAL-1/10 (.25 FAR)
 - AGRICULTURAL/RURAL-1/5 (.25 FAR)
 - AGRICULTURAL ESTATE-1/2.5 (.25 FAR)
 - RESIDENTIAL-1 (.25 FAR)
 - RESIDENTIAL-2 (.25 FAR)
 - RESIDENTIAL PLANNED-2 (.35 FAR)
 - RESIDENTIAL-4 (.25 FAR)
 - RESIDENTIAL-6 (.25 FAR)
 - RESIDENTIAL-9 (.35 FAR)
 - RESIDENTIAL-12 (.35 FAR)
 - RESIDENTIAL-16 (.35 FAR)
 - RESIDENTIAL-20 (.35 FAR)
 - RESIDENTIAL-35 (1.0 FAR)
 - NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)
 - SUBURBAN MIXED USE-6 (.35 FAR)
 - COMMUNITY MIXED USE-12 (.50 FAR)
 - URBAN MIXED USE-20 (1.0 FAR)
 - REGIONAL MIXED USE-35 (2.0 FAR)
 - INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)
 - OFFICE COMMERCIAL-20 (.75 FAR)
 - RESEARCH CORPORATE PARK (1.0 FAR)
 - ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)
 - LIGHT INDUSTRIAL PLANNED (.75 FAR)
 - LIGHT INDUSTRIAL (.75 FAR)
 - HEAVY INDUSTRIAL (.75 FAR)
 - PUBLIC/QUASI-PUBLIC
 - NATURAL PRESERVATION
 - WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)
 - CITRUS PARK VILLAGE

DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser.
 REPRODUCTION: This sheet may not be reproduced in part or full for sale to anyone without specific approval of the Hillsborough County City-County Planning Commission.
 ACCURACY: It is intended that the accuracy of the base map comply with U.S. national map accuracy standards. However, such accuracy is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, see the appropriate source.



Map Printed from Rezoning System: 1/12/2026
 Author: R Mathie
 File: G:\RezoningSystem\MapProjects\HCI\Roger_hcRezoning_2.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 02/13/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Egypt Lake

PETITION NO: RZ 26-0297

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

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel totaling +/- 0.32 acres from residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 20 (RMC-20). The site is located in the southeast quadrant of the intersection of N. Himes Ave. and W. Sligh Ave. The Future Land Use designation of the site is Residential – 20 (RES-20).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached (ITE 210) 2 Units	18	1	2

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-20, Single Family Detached (ITE 210) 6 Units	54	4	5

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+36	+3	+3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on W. Sligh Ave. and N. Himes Ave.

W. Sligh Ave is a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by +/- 18ft of pavement in average condition. There are no bike lanes or sidewalks on either side of the roadway. The roadway lies within a right-of-way width that varies between +/- 55ft and 75ft.

N. Himes Ave. is a 2-lane, undivided, substandard, urban county-maintained arterial roadway. The roadway is characterized by +/- 20ft in average condition. There are +/- 4-foot-wide sidewalks along the eastern side of the roadway and no paved shoulder on either side of the roadway. The roadway lies within a right-of-way width that varies between 76ft and 86ft. Pursuant to the Hillsborough County Corridor Preservation Plan, N. Himes Ave. has been designated as a future 4-lane roadway. As such, additional right-of-way will need to be preserved along the subject site’s frontage onto N. Himes Ave. in order to accommodate this expansion.

SITE ACCESS

It is anticipated that the site will have access to W. Sligh Ave.

Generally, for projects with a Euclidean zoning designation, a project’s potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not

result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff’s opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The segment of Sligh Ave. abutting the property is not included in the *2024 Hillsborough County Level of Service (LOS) Report* therefore LOS information for this segment cannot be provided. The roadway level of service provided for N. Himes Ave. is for information purposes only.

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
N. Himes Ave.	1320’ N of Hillsborough (City Limits)	Waters Ave.	D	E

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

COMMISSION

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 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 2/23/2026	COMMENT DATE: 2/4/2026
PETITION NO.: 26-0297	PROPERTY ADDRESS: Tampa, FL 33614
EPC REVIEWER: Melissa Yañez	FOLIO #: 031047-0005
CONTACT INFORMATION: (813) 627-2600 x 1360	STR: 28-18S-34E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: RSC-6 to RMC-20	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review – aerials, soil surveys and EPC file search
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.</p> <p>INFORMATIONAL COMMENTS:</p> <p>The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.</p> <p>EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.</p> <p>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”.</p> <p>Once approved, the formal wetland delineation would be binding for five years.</p>	

My/cb

ec: madvir@gmail.com / arpermitconsult@gmail.com

Environmental Excellence in a Changing World

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



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:** 1/6/2026

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/20/2026

PROPERTY OWNER: House Solutions Multiservices, Inc. **PID:** 26-0297

APPLICANT: Raul Riano

LOCATION: Southeast corner of North Himes Ave. and West Sligh Ave. in Tampa, FL 33614

FOLIO NO.: 31047.0005

AGENCY REVIEW COMMENTS:

Applicant's Request

The applicant is requesting to rezone the subject property from RSC-9 to RMC-20 for multi-family attached dwelling units and plans to obtain water and wastewater services with the City of Tampa.

Wellhead and Surface Water Protection Review

At this time, according to the Hillsborough County BOCC adopted maps in the Comprehensive Plan, the property appears to be located within the Wellhead Resource Protection Area (WRPA) Zone 2. Allowable activities on the property are subject to the WRPA Zone 2 restrictions and prohibitions set forth in Section 3.05.00 of the Hillsborough County Land Development Code (LDC). Residential uses are generally exempt from Part 3.05.00. However, a minimum lot size of one acre of upland is required for the use of a septic system in WRPA Zone 2. Based on the information provided, the applicant's rezoning request does not appear to be associated with any WRPA Zone 2 prohibited or restricted activities.

At this time, according to the Hillsborough County BOCC approved maps adopted in the Comprehensive Plan, the site is not located within the Wellhead Resource Protection Area (WRPA) Zone 1 or Surface Water Resource protection Area (SWRPA).

According to the Florida Department of Environmental Protection map, the site is not located within 500-ft of a non-transient non-community or community water system well; therefore, the property is not located within a Potable Water Wellfield Protection Area (PWWPA).

Based on the above and the information provided by the applicant, Hillsborough County Environmental Services Division has no objection to the applicant's request.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 Jan. 26

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

APPLICANT: Aileen Rosario

PETITION NO: RZ-STD 26-0297

LOCATION: Tampa, FL 33614

FOLIO NO: 31047.0005

SEC: 34 TWN: 28 RNG: 18

- This agency has no comments.

- This agency has no objection.

- This agency has no objection, subject to listed or attached conditions.

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

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

PETITION NO.: RZ-STD 26-0297 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 1/13/2026

FOLIO NO.: 31047.0005

WATER

- The property lies within the City of Tampa Water Service Area. The applicant should contact the provider to determine the availability of water service.

- A ___ inch water main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the City of Tampa Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater force main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: _____.



VERBATIM TRANSCRIPT

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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: February 23, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 7:49 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our first application is Item C.1.
2 Standard Rezoning 26-0297. The applicant is requesting to
3 rezone property from RSC-9 to RMC-20. Cierra James has
4 reviewed this for Development Services, but I will be
5 providing her staff findings tonight, after the applicant's
6 presentation.

7 HEARING OFFICER: All right. Is the applicant
8 here? Good evening.

9 MS. ROSARIO: Good evening.

10 HEARING OFFICER: Give us your name and address
11 please.

12 MS. ROSARIO: It's Aileen Rosario, 2504 --

13 THE CLERK: Can you turn on your microphone please?

14 HEARING OFFICER: There you go. Perfect. Thank
15 you. Go ahead.

16 MS. ROSARIO: It's Aileen Rosario, 2504 1/2 West
17 Crest Avenue, Tampa, Florida 33614.

18 MS. HEINRICH: I'm sorry, ma'am. If you could just
19 pause for one moment. HTV is having some difficulties.
20 They'd ask if we could just pause for a moment.

21 HEARING OFFICER: Okay. Hold that thought.

22 MS. HEINRICH: Sorry about that, ma'am.

23 MS. ROSARIO: Okay.

24 HEARING OFFICER: We are recording this, so we need
25 to make sure that's working properly.

1 MS. ROSARIO: Yep. Got it.

2 HEARING OFFICER: Thank you for your patience. I
3 appreciate it.

4 THE CLERK: We just need, like, a five-minute
5 recess.

6 HEARING OFFICER: Okay. So HTV needs five minutes,
7 so let's just say 6:15. We're going to take a break until
8 then and hope to start the hearing. Thank you.

9 (Recess)

10 HEARING OFFICER: All right. Welcome back to the
11 February 23rd, 2026 Zoning Hearing Master Hearing. We are
12 back from our technical difficulties.

13 And I believe we were ready for the applicant for
14 Case Number 26-0297. Good evening. If you could give us
15 your name and address again.

16 MS. ROSARIO: No problem. Good evening. My name
17 is Aileen Rosario, 2504 1/2 West Crest Avenue, Tampa, Florida
18 33614.

19 My client has a property located on the southeast
20 corner of West Sligh Avenue and North Himes Avenue. And what
21 he would like to have, or we're trying to do today, is to
22 rezone the property from an RSC-9 to a proposed zoning of
23 RMC-20, to be able to put six apartments, for one-bedroom and
24 two-bedroom apartments. There will be six units on the
25 property. And we haven't had no complaints from none of the

1 neighbors. No one has called. Actually, I ended up getting
2 a new client from it. She called in, and she needed some
3 work done on her property, so we haven't had no bad feedback
4 at all, in reference to building some apartments in that
5 area, which are needed for the homelessness, of course.

6 HEARING OFFICER: Okay. All right. Does that
7 complete your presentation?

8 MS. ROSARIO: Yes, ma'am.

9 HEARING OFFICER: Perfect. Thank you so much. I
10 have no questions at this time.

11 If you could please sign in with the Clerk's
12 Office.

13 MS. ROSARIO: Thank you.

14 HEARING OFFICER: Thank you.

15 Development Services.

16 MS. HEINRICH: Michelle Heinrich, Development
17 Services. Staff reviewed a request to rezone property from
18 RSC-9 to RMC-20. The site is located at the southeast corner
19 of Himes and Sligh Avenues, within a RES-20 Future Land Use
20 Category. Property to the north is zoned RMC-20, while
21 properties to the west, east, and south are zoned RSC-9. The
22 site will comply with RMC-20 zoning district standards, which
23 will address any possible incompatibility with adjacent
24 zonings. Staff received no objections from reviewing
25 agencies and recommends approval. I'm available if you have

1 any questions.

2 HEARING OFFICER: Not at this time, but thank you
3 so much. Planning Commission.

4 MS. MICHIE: Willow Michie, Planning Commission
5 Staff. The subject property is located in the Residential-20
6 Future Land Use Category, within the Urban Service Area, and
7 not within the limits of a community plan. The RES-20 Future
8 Land Use Category surrounds the site on all sides with office
9 commercial Planning located further west. There is also a
10 RES-6 and Public Future Land Use Categories located to the
11 southeast.

12 The four to six multi-family dwelling units being
13 proposed for the site are within the density permitted for
14 RES-20, and the site is surrounded on all sides by
15 residential uses, including single family homes, two family
16 homes, with additional multi-family development located
17 further east.

18 Furthermore, the site is surrounded by the same
19 Future Land Use as the site itself. As such, the proposed
20 rezoning maintains a compatible transition and density with
21 the surrounding neighborhood.

22 The site is also within a designated center and
23 connection area. High density residential projects defined
24 as residential land use categories that are nine acres or
25 higher should be encouraged in these areas. FLUS Policy

1 2.4.4 also provides that all new development or redevelopment
2 within designated C&C areas should achieve a minimum density
3 of 75 percent of the allowable density of the adopted Future
4 Land Use category.

5 In this case, 75 percent of the allowable density
6 would be four units, which aligns with the four to six
7 dwelling units being proposed. The site is also within the
8 Wellhead Resource Protection Area, Zone 2. The Environmental
9 Services Division reviewed the proposed rezoning request and
10 provided comments, indicating that the applicant's request
11 does not appear to be associated with any Wellhead Resource
12 Protection Area Zone 2 prohibited or restricted activities.

13 Based upon these considerations, Planning
14 Commission staff finds the proposed rezoning consistent with
15 the Unincorporated Hillsborough County Comprehensive Plan.

16 HEARING OFFICER: Thank you so much. Is there
17 anyone in the audience or online that would like to speak in
18 support? Anyone in favor? Seeing no one.

19 Anyone in opposition to this request? No one? All
20 right. Ms. Heinrich, anything else?

21 MS. HEINRICH: No, ma'am.

22 HEARING OFFICER: All right. The applicant, you
23 have the last word if you'd like it. I don't see you. Are
24 you good?

25 MS. ROSARIO: I'm good.

1 HEARING OFFICER: All right. Thank you so much.
2 Then with that, we'll close Rezoning 26-0297 and go to the
3 next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE