

Rezoning Application: RZ STD 26-0310
Zoning Hearing Master Date: 04/27/2026
BOCC Land Use Meeting Date: 06/09/2026

1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, Inc.
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 0.34 acres +/-
Community Plan Area: East-Lake Orient Park
Overlay: None
Request: Rezone from RSC-6 to CN-R



Introduction Summary:

The applicant is requesting to rezone two parcels from RSC-6 (Residential, Single-Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant has proposed restrictions to limit the allowable uses in the CN district and utilize a residential building style.

Zoning:	Existing	Proposed
District(s)	RSC-6	CN-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Commercial, Neighborhood
Acreage	0.34 acres +/-	0.34 acres +/-
Density/Intensity	6 units per acre	0.20 FAR
Mathematical Maximum*	2 dwelling units	2,962 square feet

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	CN-R
Lot Size / Lot Width	7,000 sq ft / 70'	7,000 sq ft / 70'
Setbacks/Buffering and Screening	Front (West/South): 25' Sides (North/East): 7.5'	Front (West/South): 30' Side (North): 20' Type B Buffer Side (East): None required
Height	35'	35'

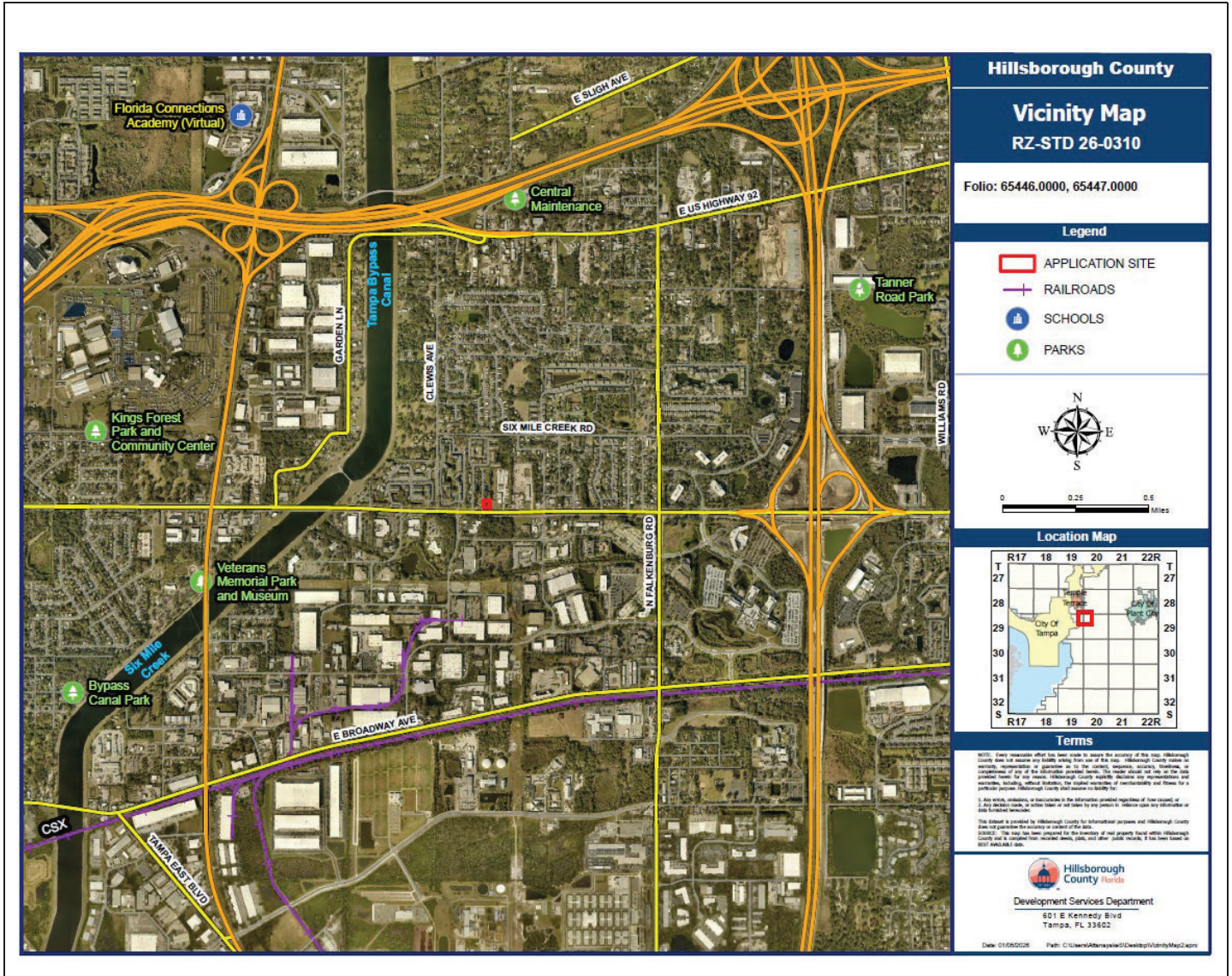
Additional Information:

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: Supportable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

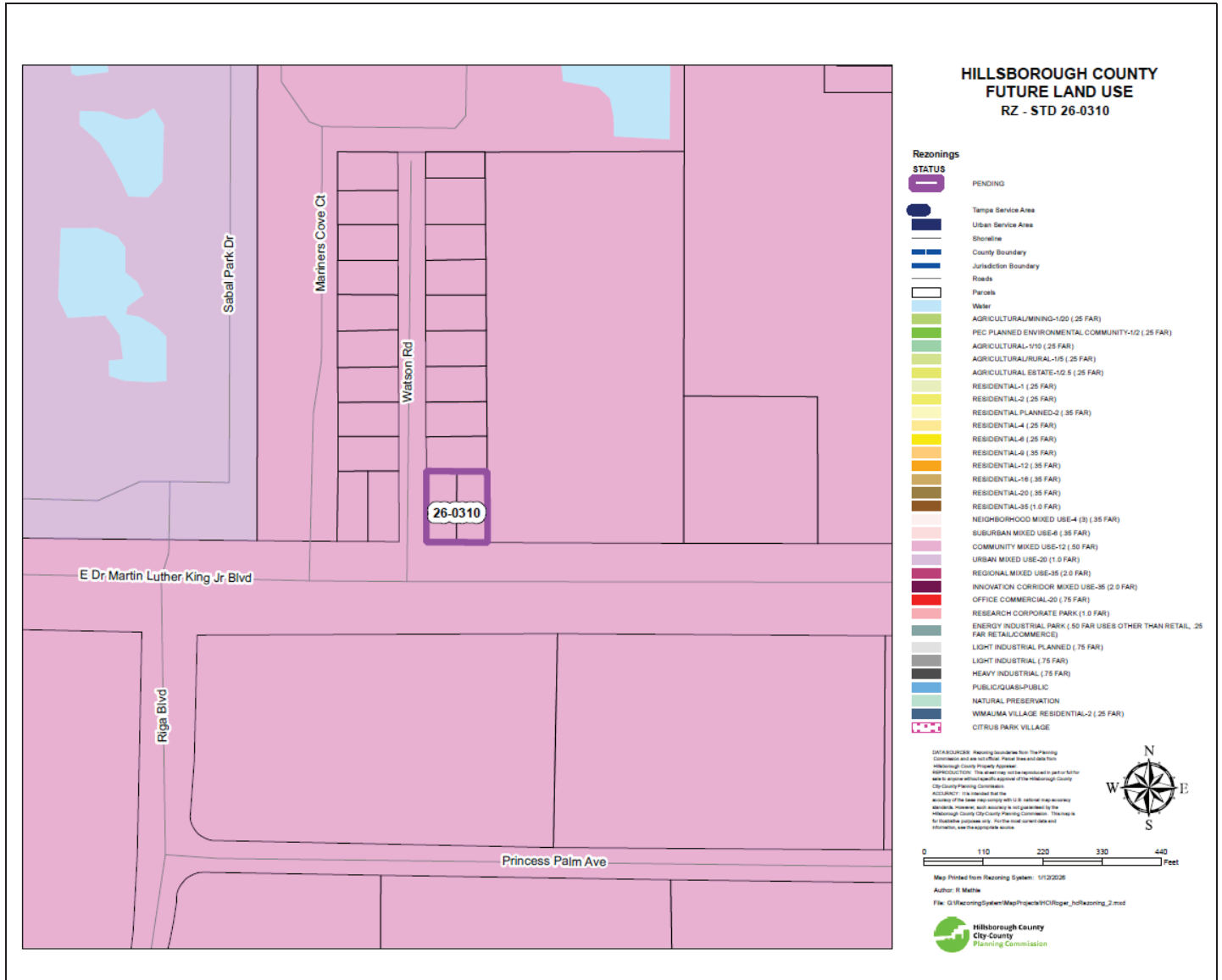


Context of Surrounding Area:

The property is located in the East Lake Orient Park area along E MLK Jr. Blvd and approximately a mile east of 1-75. This section of E MLK Jr. Blvd is an active commercial corridor, with commercial, industrial, and offices uses in the area with single-family residential uses along local roads.

2.0 LAND USE MAP SET AND SUMMARY DATA

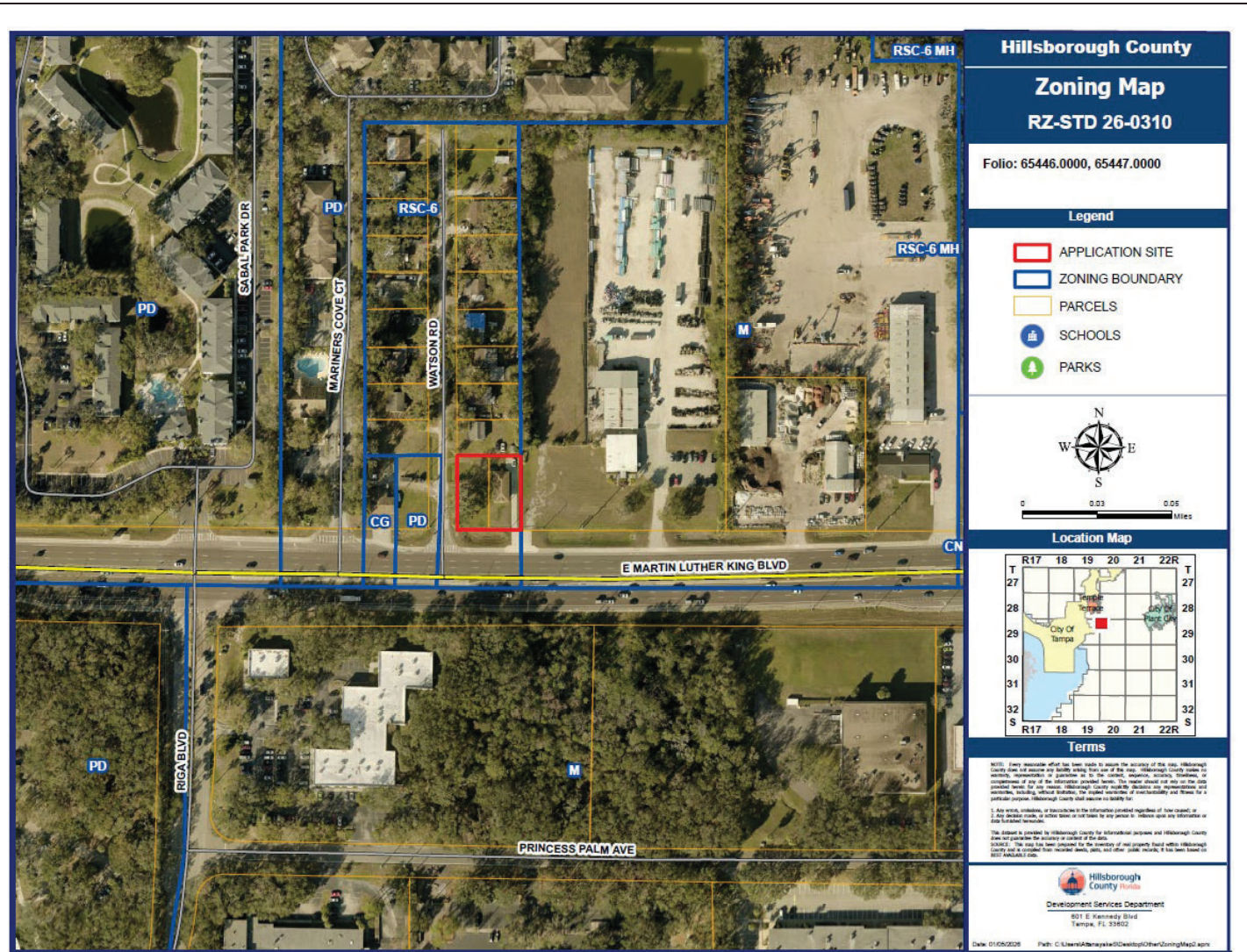
2.2 Future Land Use Map



Future Land Use Category:	CMU-12 (Community Mixed Use – 12)
Maximum Density/F.A.R.:	0.50 FAR; 12 du/ga
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

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	RSC-6	6 units per acre	Single-Family, Conventional	Single-Family Residence
South	M	0.75 FAR	Manufacturing	Offices
East	M	0.75 FAR	Manufacturing	Equipment Storage
West	PD 85-0445	0.10 FAR	Two-way radio sales and service company	Vacant (per Property Appraiser's records)

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)

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
Watson Rd.	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 checked="" type="checkbox"/> Other (TBD)
E. MLK Blvd	FDOT Arterial - Urban	6 Lanes <input 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

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	1,224	117	109
Difference (+/-)	+1,206	+116	+107

*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.	Meets LDC
South		Choose an item.	Choose an item.	Meets LDC
East		Choose an item.	Choose an item.	Meets LDC
West		Choose an item.	Choose an item.	Meets LDC

Notes:

Design Exception/Administrative Variance <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

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	
Natural Resources	<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	
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	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input 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 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input 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	
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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is accessed by E MLK Jr. Blvd, a 6-lane principal arterial roadway and commercial corridor. The two individual parcels are lots of record and are non-conforming to the 70-foot minimum lot width required by the current RSC-6 district and proposed CN district. The two sites, if developed together, will exceed the minimum lot width of 70-feet.

Abutting to the east is an approximate 6-acre property zoned M (Manufacturing), currently used as an equipment storage site. To the west property zoned CG and PD 85-0445, which permits a radio sales and service company. Due to the existing zoning and development pattern, the CN-R rezoning request is consistent with the existing development along E MLK Jr. Blvd, and would be an appropriate transitional district to the residential uses along Watson Rd.

The applicant has offered use restrictions which exclude the more intensive uses permitted in the CN zoning district. Also, the development shall be restricted to utilizing a residential building style. The site will comply with all CN zoning district development standards, such as building height, setbacks, and maximum F.A.R.


5.2 Recommendation

Staff finds the rezoning request **supportable**, subject to the applicant offered restrictions.

5.0 PROPOSED RESTRICTIONS

The applicant has proposed the following restrictions:

1. The permitted commercial uses shall be restricted to:
 - a. Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Family Support Services, Medical Office, Professional Office, Professional Services.
2. Buildings shall be constructed to be residential in appearance, which at a minimum shall include a pitched roof with a 4:12 pitch ratio and windows on the southern and eastern facades.

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

7.1 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: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 26-0310

- 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 two parcels totaling +/- 0.34 acres from Residential Single Family Conventional – 6 (RSC-6) to Commercial Neighborhood – Restricted (CN-R). The restriction proposed by the applicant would require enhanced screening to be provided in the form of a 6ft solid fence or masonry wall and a double row of evergreen plantings between the proposed commercial uses and the adjacent residentially zoned properties and would limit the allowable uses for the subject site to the following; Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Family Support Services, Medical Office, Professional Office, Professional Services. The site is located in the north-east quadrant of the intersection of E. MLK Blvd. and Watson Rd. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff 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-6, 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
CN-R, Fast Food without Drive Through (ITE 933) 2,962sqft	1,224	117	109

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,206	+116	+107

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Watson Rd. and E. MLK Blvd.

Watson Rd. is a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by between +/- 15ft and +/- 20ft of pavement in average condition, no sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50ft of right of way. E. MLK Blvd. is a 6-lane, divided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 6-foot-wide sidewalks on both sides of the roadway, and within +/-170ft of right of way.

SITE ACCESS

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

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

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 will 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

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

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

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

E. MLK Blvd.	U.S. Hwy 301	I-75	D	B
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Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 26-0310
DATE OF HEARING:	April 27, 2026
APPLICANT:	David Wright / TSP Companies, Inc.
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to CN-R
LOCATION:	Northeast corner of Dr. Martin Luther King Jr. Blvd & Watson Rd.
SIZE OF PROPERTY:	0.34 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	CMU-12
SERVICE AREA:	Urban

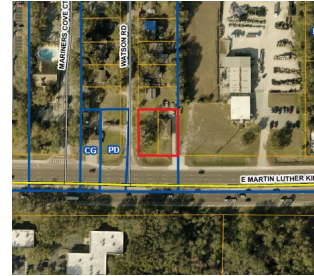
DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 26-0310
Zoning Hearing Master Date: 04/27/2026
BOCC Land Use Meeting Date: 06/09/2026



1.0 APPLICATION SUMMARY

Applicant: David Wright / TSP Companies, Inc.
FLU Category: CMU-12
Service Area: Urban
Site Acreage: 0.34 acres +/-
Community Plan Area: East-Lake Orient Park
Overlay: None
Request: Rezone from RSC-6 to CN-R



Introduction Summary:

The applicant is requesting to rezone two parcels from RSC-6 (Residential, Single-Family Conventional) to CN-R (Commercial, Neighborhood with Restrictions). The applicant has proposed restrictions to limit the allowable uses in the CN district and utilize a residential building style.

Zoning:	Existing	Proposed
District(s)	RSC-6	CN-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Commercial, Neighborhood
Acreage	0.34 acres +/-	0.34 acres +/-
Density/Intensity	6 units per acre	0.20 FAR
Mathematical Maximum*	2 dwelling units	2,962 square feet

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Development Standards:	Existing	Proposed
District(s)	RSC-6	CN-R
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Setbacks/Buffering and Screening	Front (West/South): 25' Sides (North/East): 7.5'	Front (West/South): 30' Side (North): 20' Type B Buffer Side (East): None required
Height	35'	35'

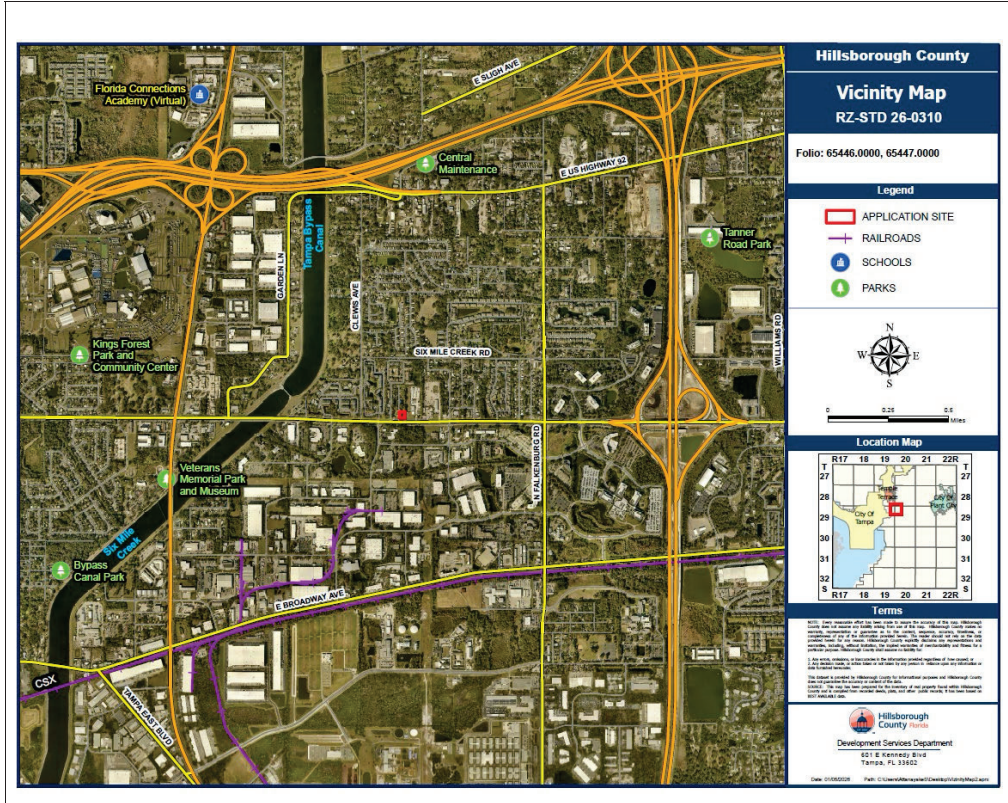
Additional Information:

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: Supportable
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

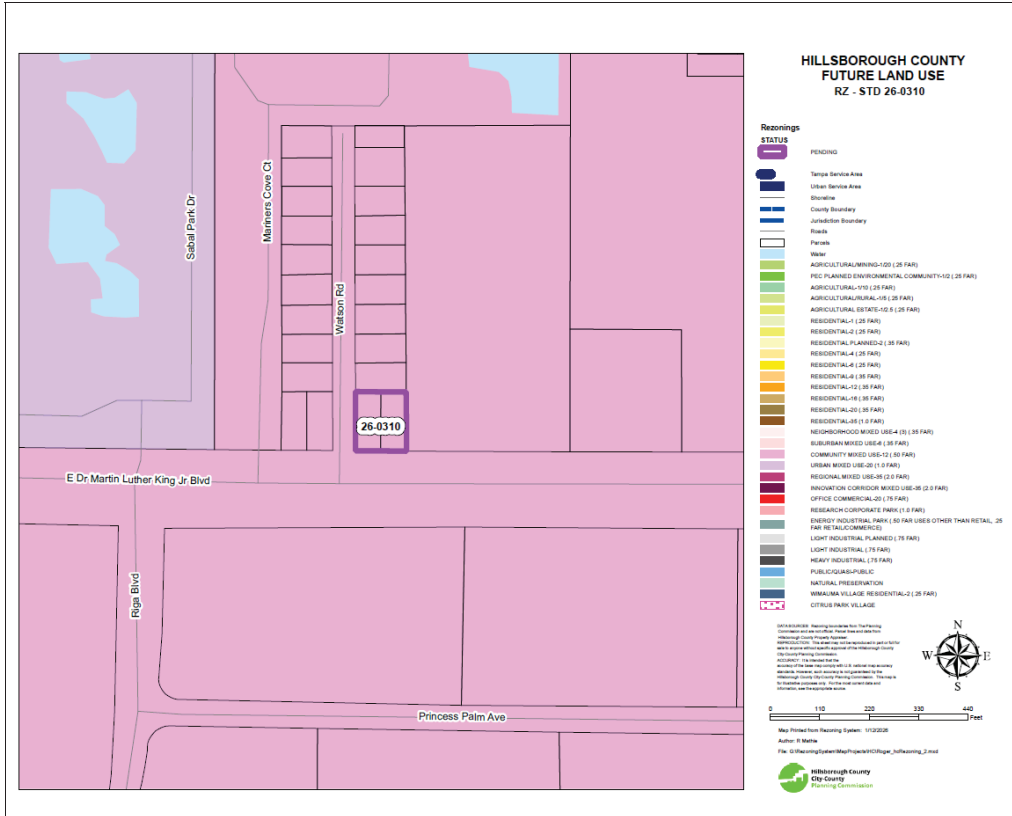


Context of Surrounding Area:

The property is located in the East Lake Orient Park area along E MLK Jr. Blvd and approximately a mile east of 1-75. This section of E MLK Jr. Blvd is an active commercial corridor, with commercial, industrial, and offices uses in the area with single-family residential uses along local roads.

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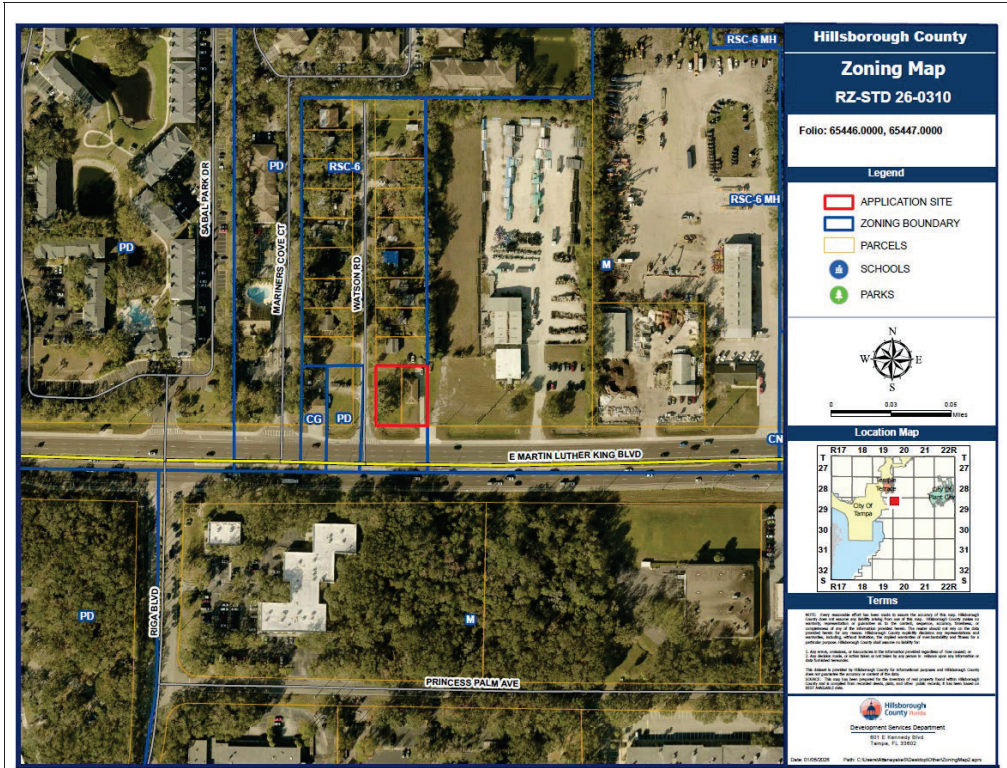
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Future Land Use Category:	CMU-12 (Community Mixed Use – 12)
Maximum Density/F.A.R.:	0.50 FAR; 12 du/ga
Typical Uses:	Agricultural, residential, commercial, office uses, research corporate park uses, light industrial multi-purpose and clustered residential and/or mixed-use projects.

2.0 LAND USE MAP SET AND SUMMARY DATA

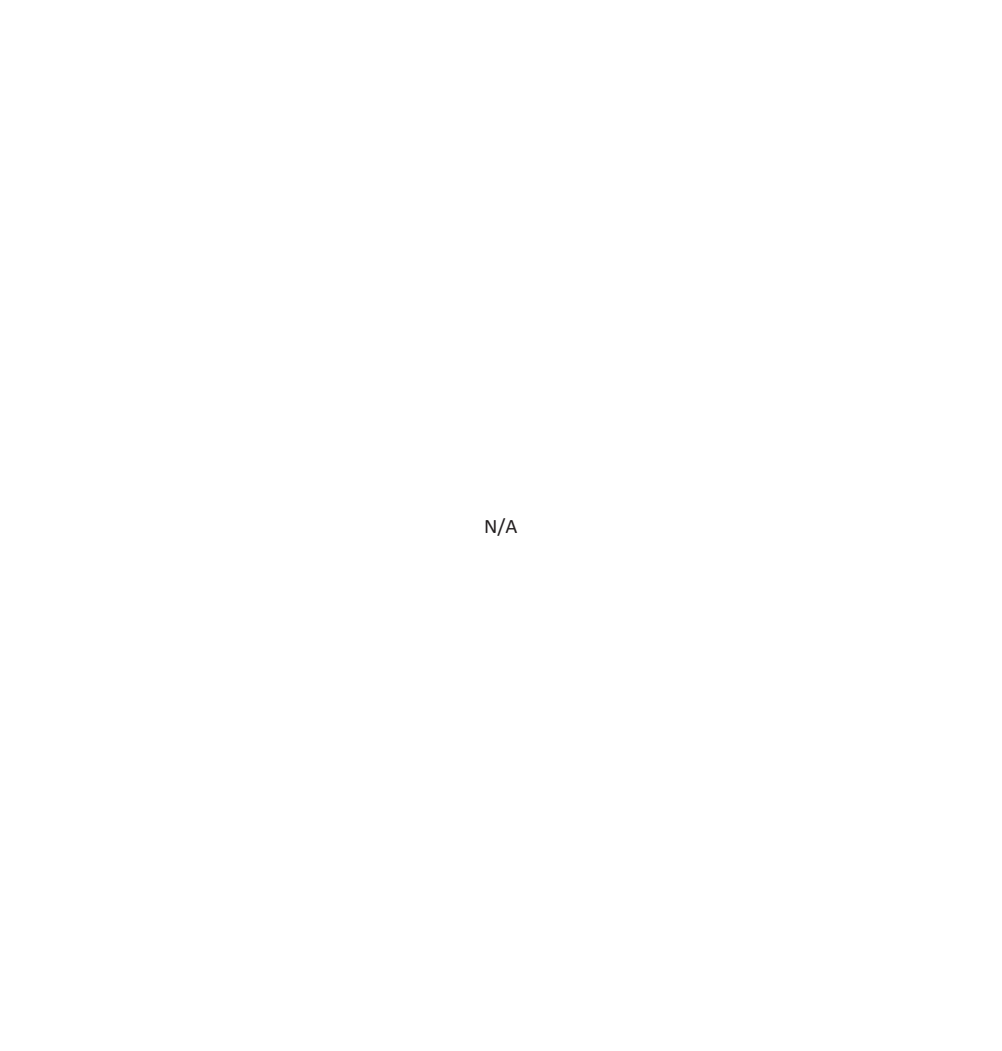
2.3 Immediate Area Map



Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 units per acre	Single-Family, Conventional	Single-Family Residence
South	M	0.75 FAR	Manufacturing	Offices
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West	PD 85-0445	0.10 FAR	Two-way radio sales and service company	Vacant (per Property Appraiser's records)

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: RZ-STD 26-0310
ZHM HEARING DATE: April 27, 2026
BOCC LUM MEETING DATE: June 9, 2026

Case Reviewer: Michelle Montalbano

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

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	
Natural Resources	<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	
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	
Check if Applicable: <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input 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 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"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Service Area/ Water & Wastewater <input checked="" type="checkbox"/> Urban <input 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	
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	
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input checked="" type="checkbox"/> Meets Locational Criteria <input 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	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The property is accessed by E MLK Jr. Blvd, a 6-lane principal arterial roadway and commercial corridor. The two individual parcels are lots of record and are non-conforming to the 70-foot minimum lot width required by the current RSC-6 district and proposed CN district. The two sites, if developed together, will exceed the minimum lot width of 70-feet.

Abutting to the east is an approximate 6-acre property zoned M (Manufacturing), currently used as an equipment storage site. To the west property zoned CG and PD 85-0445, which permits a radio sales and service company. Due to the existing zoning and development pattern, the CN-R rezoning request is consistent with the existing development along E MLK Jr. Blvd, and would be an appropriate transitional district to the residential uses along Watson Rd.

The applicant has offered use restrictions which exclude the more intensive uses permitted in the CN zoning district. Also, the development shall be restricted to utilizing a residential building style. The site will comply with all CN zoning district development standards, such as building height, setbacks, and maximum F.A.R.


5.2 Recommendation

Staff finds the rezoning request **supportable**, subject to the applicant offered restrictions.

5.0 PROPOSED RESTRICTIONS

The applicant has proposed the following restrictions:

1. The permitted commercial uses shall be restricted to:
 - a. Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Family Support Services, Medical Office, Professional Office, Professional Services.
2. Buildings shall be constructed to be residential in appearance, which at a minimum shall include a pitched roof with a 4:12 pitch ratio and windows on the southern and eastern facades.

<p>Zoning Administrator Sign Off:</p>	
<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 April 27, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Mr. David Wright 8956 Westerland Drive Land O' Lakes testified as the applicant. Mr. Wright stated that he agrees with the staff reports and did not have anything to add to the record that is not covered in the staff report.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning RSC-6 to CN-R. She stated that the applicant has proposed restrictions to limit the allowable land uses in the CN district and require a residential building style. She detailed the location of the property and testified that it abuts an equipment storage facility to the east and commercially zoned property to the west. Staff finds the request supportable.

Ms. Lilyann Linehan, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Linehan stated that the property is designated Community Mixed Use-12 and is located within the Urban Service Area and the East Lake Orient Park Community Plan. She stated that the applicant voluntarily limited the range of permitted uses which ensures compatibility with the surrounding area. She described the surrounding area and how the proposed use would serve as a transition. Ms. Linehan testified that the rezoning is consistent both the East Lake Orient Park Community Plan and the Hillsborough County Comprehensive Plan.

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

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

County staff and Mr. Wright 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 0.34 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Community Mixed Use-12 (CMU-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the East Lake Orient Park Community Planning Area.
2. The applicant is requesting a rezoning to the Commercial Neighborhood-Restricted (CN-R) zoning district. Restrictions are proposed to limit the range of CN uses. The permitted uses are as follows:

Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without Drive-Thru, Family Support Services, Medical Office, Professional Office, Professional Services

The applicant also proposes a Restriction to require the buildings to be constructed with a residential appearance with a pitched roof at a 4:12 pitch ratio and windows on the southern and eastern facades.
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 both the East Lake Orient Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned RSC-6 to the north (single-family residence), M to the south (office) and east (equipment storage) and PD to the west (vacant).
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 CN-R zoning district. The property is 0.34 acres in size and is currently zoned RSC-6 and designated CMU-12 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the East Lake Orient Park Community Plan.

The applicant proposes restrictions are proposed to limit the range of CN uses. The permitted uses are as follows:

Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without Drive-Thru, Family Support Services, Medical Office, Professional Office, Professional Services

The applicant also proposes a Restriction to require the buildings to be constructed with a residential appearance with a pitched roof at a 4:12 pitch ratio and windows on the southern and eastern facades.

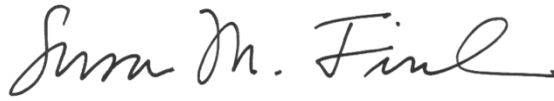
The Planning Commission supports the request.

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

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

RECOMMENDATION

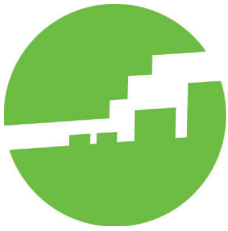
Based on the foregoing, this recommendation is for **APPROVAL** of the CN-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



May 18, 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: April 27, 2026 Report Prepared: April 16, 2026	Case Number: RZ 26-0310 Folio(s): 65446.0000 & 65447.0000 General Location: North of State Road 574, east of Watson Street
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Community Mixed Use-12 (12 du/ga; 0.35, 0.50 FAR)
Service Area	Urban
Community Plan(s)	East Lake-Orient Park
Rezoning Request	Residential Single Family Conventional-6 (RSC-6) to Commercial Neighborhood -Restricted (CN-R)
Parcel Size	0.34 ± acres
Street Functional Classification	State Road 574– State Principal Arterial Watson Street – Local
Commercial Locational Criteria	Meets
Evacuation Area	Zone E

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Community Mixed Use-12	RSC-6	Vacant Land + Single Family/Mobile Home
North	Community Mixed Use-12	RSC-6	Single Family/Mobile Home
South	Community Mixed Use-12	RSC-6 + M	Light Commercial + Light Industrial
East	Community Mixed Use-12	M	Heavy Industrial
West	Community Mixed Use-12 + Urban Mixed Use-20	RSC-6 + PD + CG	Single Family/Mobile Home + Light Commercial

Staff Analysis of Goals, Objectives and Policies:

The subject site comprises approximately 0.34 ± acres and is located north of State Road 574 and east of Watson Street. The parcel lies within the Urban Service Area (USA) and is within the limits of the East Lake-Orient Park Community Plan. The applicant is requesting a rezoning of the property from Residential Single Family Conventional-6 (RSC-6) to Commercial Neighborhood-Restricted (CN-R).

According to the revised application materials uploaded into Optix on March 13, 2026, the applicant has voluntarily limited the range of permitted uses to a defined set of low-intensity, neighborhood-serving commercial and office uses. These include: small-scale electric/electronic repair, florist shop, locksmith, mail and package services, mail order office, newsstand, optical services, photography studio, printing services, specialty food store, travel agency, watch/clock/jewelry repair, barber/beauty shop, general business services, restaurants without drive-through facilities, family support services, medical offices, professional offices, and other professional services. These restrictions are intended to ensure compatibility with the surrounding area and to minimize potential impacts typically associated with more intensive commercial uses.

The subject site is located within the Urban Service Area, where Objective 1.1 of the Future Land Use Section (FLUS) directs that approximately 80 percent of the County’s future growth should occur. The proposal supports this growth strategy by promoting development within an already urbanized area that is served by existing infrastructure. Furthermore, FLUS Policy 3.1.3 emphasizes that new development must be compatible with surrounding uses. Compatibility, as defined by the Comprehensive Plan, does not require identical land uses but rather sensitivity to the character and scale of the surrounding development.

The existing development pattern in the immediate vicinity reflects a mix of uses. The subject property itself contains vacant land and single-family residential structures. To the east are heavy industrial uses, including Hayes Pipe Supply, Inc. and a landscape supply business. Along State Road 574 to the west are commercial uses, such as a BCI Communications store. To the north of the subject site are established single-family residential neighborhoods. Given this mixture of residential, commercial, and industrial uses, the proposed CN-R zoning, with restricted uses, serves as an appropriate transitional use. The limited intensity and neighborhood-serving nature of the proposed uses provide a buffer between the more intensive industrial activities and nearby residential properties.

Pursuant to FLUS Objective 2.2, Future Land Use categories establish the maximum allowable density, intensity, and range of permitted uses. The subject site is designated Community Mixed-Use-12 (CMU-12) on the Future Land Use Map. This category is intended to accommodate a variety of uses, including residential, commercial, office, agricultural, and light industrial uses, either as stand-alone developments or as part of mixed-use projects. The applicant's proposed use restrictions are consistent with the intent and character of the CMU-12 designation, as they limit development to low to moderate intensity commercial and office uses that serve the surrounding community. In addition, due to the intensity and type of development expected in the CMU-12 Future Land Use category, Commercial Locational Criteria (CLC) does not apply per FLUS Policy 4.7.1.

The Comprehensive Plan further requires that all development comply with applicable land development regulations, as outlined in FLUS Objective 4.1 and Policies 4.1.1 and 4.1.2. At the time of this report, transportation review comments had not yet been uploaded into Optix and therefore were not available for consideration. As such, a complete assessment of transportation impacts and access management will be addressed at a later stage in the review process.

Additionally, the proposal is consistent with FLUS Objective 4.4 and Policy 4.4.1, which require that new development be compatible with surrounding land uses and provide appropriate transitions in intensity. The surrounding area already exhibits a mix of residential, commercial, and industrial uses, and the proposed CN-R zoning, with its restricted use list, represents a moderate and compatible level of intensity. The applicant has further committed to mitigation measures designed to reduce potential impacts on adjacent residential properties. These include the installation of enhanced screening, consisting of a six-foot solid fence or masonry wall, along with a double row of evergreen plantings to provide visual buffering. In addition, the applicant proposes to incorporate a residential architectural style into the building design, which will help maintain neighborhood character and further enhance compatibility.

The proposed rezoning is consistent with the Economic Development Goal of the East Lake-Orient Park Community Plan, as it provides opportunities for small-scale business growth and job creation through the introduction of neighborhood-serving commercial and office uses on an underutilized site. The proposal supports the Plan's broader strategy of encouraging appropriate commercial development while maintaining compatibility with surrounding uses. The limited intensity of the CN-R district and the applicant's voluntary use restrictions ensure that nearby industrial uses and employment are preserved and protected, consistent with the guideline to "preserve and protect existing industrial uses and employment." Additionally, the inclusion of buffering and residential-style design elements aligns with the Plan's direction to "establish design guidelines and protection of adjacent residential uses prior to granting higher densities," ensuring compatibility with nearby neighborhoods. Overall, the request advances the Plan's objective to provide opportunities for business growth while maintaining the character and stability of the surrounding area.

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

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

Compatibility

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

Land Use Categories

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

Relationship to Land Development Regulations

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

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

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

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

Neighborhood/Community Development

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

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

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

Commercial-Locational Criteria

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

4.7.1 In the Urban Service Area, locational criteria must be met to allow neighborhood- serving commercial uses in the following primarily residential land use categories:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Neighborhood Mixed Use- 4(3) (NMU-4(3))
- Neighborhood Mixed Use-6 (NMU-6)
- Residential - 6 (RES-6)
- Suburban Mixed Use-6 (SMU-6)
- Residential - 9 (RES-9)
- Any rural Future Land Use categories in the Urban Service Area

- Residential - 12 (RES-12)
- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)

LIVABLE COMMUNITIES ELEMENT: EAST LAKE-ORIENT PARK

Economic Development

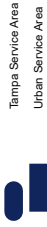
- *Provide opportunities for business growth and jobs in the East Lake-Orient Park community.*
- *Establish higher density mixed use employment/activity center as identified along Harney Road adjacent to Davis Road and US 301.*
- *Establish design guidelines and protection of adjacent residential uses prior to granting higher densities in mixed use employment/activity centers.*
- *Business uses are encouraged along US 301 from the Tampa By-Pass Canal to Hillsborough Avenue. Appropriate land use and zoning changes should be allowed to accomplish this strategy.*
- *Create a commercial redevelopment area along 56th Street from the Temple Terrace boundary to Harney Road and along Hillsborough Avenue from 56th Street to Orient Road.*
- *Existing industrial uses and employment should be preserved and protected.*
- *Create a commercial/mixed-use district along Orient Road from Hillsborough Avenue to Columbus Drive.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ - STD 26-0310

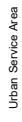
Rezoning
STATUS



PENDING



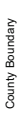
Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



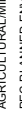
Roads



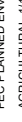
Parcels



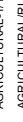
Water



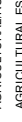
AGRICULTURAL/MINING-1/20 (.25 FAR)



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)



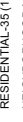
RESIDENTIAL-9 (.35 FAR)



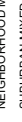
RESIDENTIAL-12 (.35 FAR)



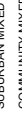
RESIDENTIAL-16 (.35 FAR)



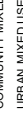
RESIDENTIAL-20 (.35 FAR)



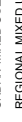
RESIDENTIAL-35 (1.0 FAR)



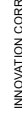
NEIGHBORHOOD MIXED USE-4 (3) (.35 FAR)



SUBURBAN MIXED USE-6 (.35 FAR)



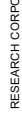
COMMUNITY MIXED USE-12 (.50 FAR)



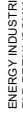
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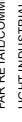
REGIONAL MIXED USE-35 (2.0 FAR)



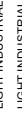
INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)



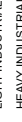
OFFICE COMMERCIAL-20 (.75 FAR)



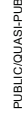
RESEARCH CORPORATE PARK (1.0 FAR)



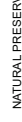
ENERGY INDUSTRIAL PARK (.50 FAR USES OTHER THAN RETAIL, .25 FAR RETAIL/COMMERCE)



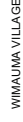
LIGHT INDUSTRIAL PLANNED (.75 FAR)



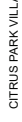
LIGHT INDUSTRIAL (.75 FAR)



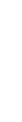
HEAVY INDUSTRIAL (.75 FAR)



PUBLIC/QUASIPUBLIC



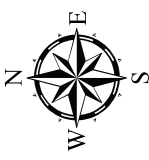
NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

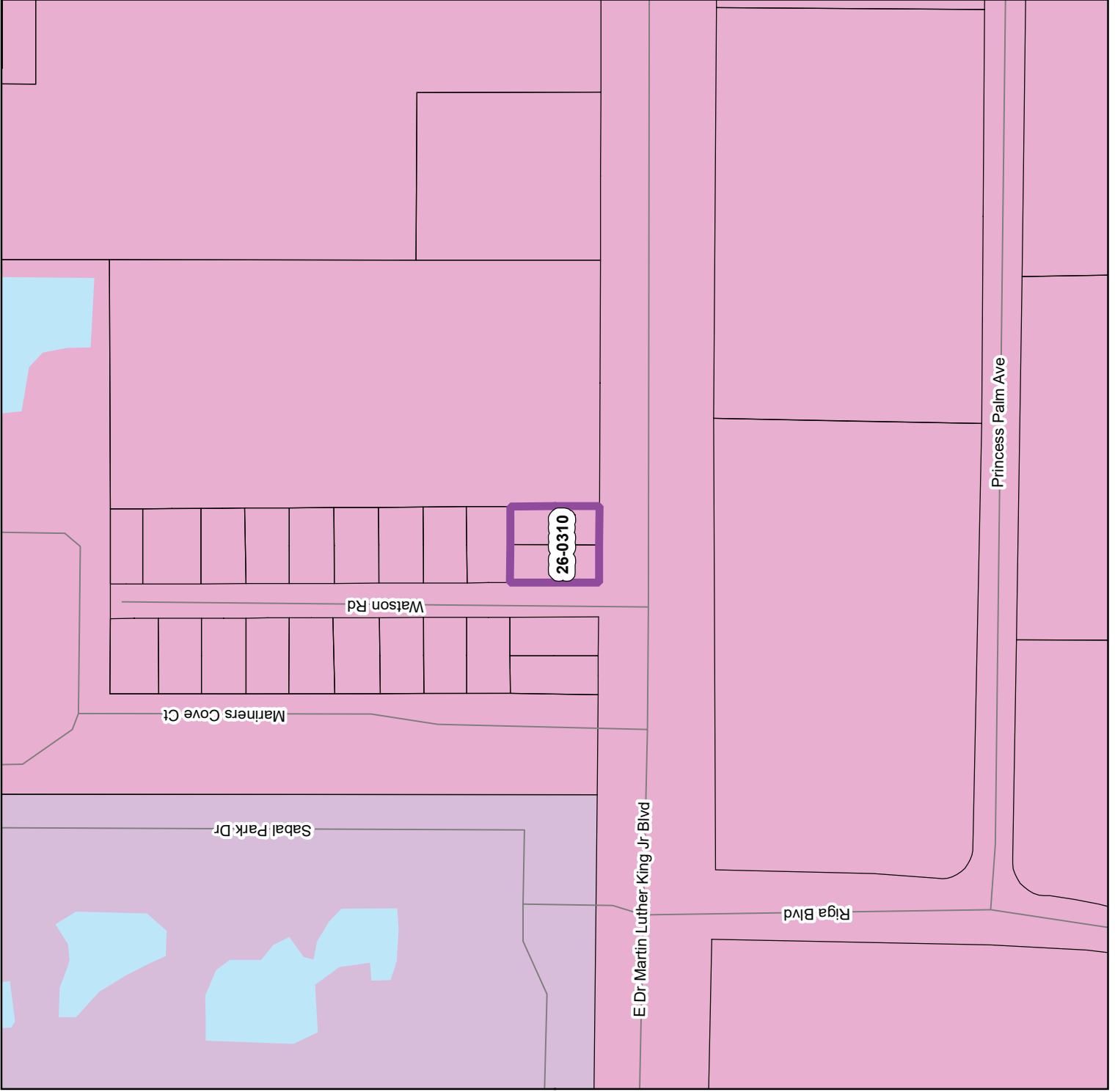


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and does not constitute an offer to provide any services or products, and an offer to provide any services or products is subject to the terms and conditions of the Hillsborough County City-County Planning Commission. ACCURACY: It is intended that the information shown on this map is accurate to the best of our knowledge and belief. 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, visit the appropriate website.

Map Printed from Rezoning System: 1/12/2026
 Author: R. Mathie
 File: G:\Rezoning\System\MapProjects\HC\ProjReg_jhc\Rezoning_2.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 04/20/2026

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: ELOP

PETITION NO: RZ 26-0310

- 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 two parcels totaling +/- 0.34 acres from Residential Single Family Conventional – 6 (RSC-6) to Commercial Neighborhood – Restricted (CN-R). The restriction proposed by the applicant would require enhanced screening to be provided in the form of a 6ft solid fence or masonry wall and a double row of evergreen plantings between the proposed commercial uses and the adjacent residentially zoned properties and would limit the allowable uses for the subject site to the following; Electric/Electronic Repair (small), Florist Shop, Locksmith, Mail and Package Services, Mail Order Office, News Stand, Optician/Optical Supplies, Photography Studio, Printing Services, Specialty Food Store, Travel Agencies, Watch/Clock/Jewelry Repair, Barber/Beauty Shop, Business Services, Restaurant (Eating Establishment) without drive-up facilities, Family Support Services, Medical Office, Professional Office, Professional Services. The site is located in the north-east quadrant of the intersection of E. MLK Blvd. and Watson Rd. The Future Land Use designation of the site is Commercial Mixed Use – 12 (CMU-12).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), no transportation analysis was required to process the proposed rezoning. Staff 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-6, 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
CN-R, Fast Food without Drive Through (ITE 933) 2,962sqft	1,224	117	109

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+1,206	+116	+107

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Watson Rd. and E. MLK Blvd.

Watson Rd. is a 2-lane, undivided, substandard, urban county-maintained local roadway. The roadway is characterized by between +/- 15ft and +/- 20ft of pavement in average condition, no sidewalks on either side of the roadway within the vicinity of the project, and within +/- 50ft of right of way. E. MLK Blvd. is a 6-lane, divided, urban FDOT-maintained arterial roadway. The roadway is characterized by +/- 12-foot-wide travel lanes, +/- 4-foot-wide bike lanes on both sides of the roadway, +/- 6-foot-wide sidewalks on both sides of the roadway, and within +/-170ft of right of way.

SITE ACCESS

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

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

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 will 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

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

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

Roadway	From	To	LOS Standard	Peak Hr. Directional LOS

E. MLK Blvd.	U.S. Hwy 301	I-75	D	B
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Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

11201 North McKinley Drive
Tampa, FL 33612

JARED W. PERDUE, P.E.
SECRETARY

MEMORANDUM

DATE: January 9, 2026

TO: David Wright, TSP Companies, Inc.

FROM: Lindsey Mineer, FDOT

COPIES: Daniel Santos, FDOT
Kathy Matos, FDOT
Vivianne Pena, FDOT
Allison Carroll, FDOT
Richard Perez, Hillsborough County

SUBJECT: RZ-STD 26-0310
9404 E Dr Martin Luther King Jr Blvd and 4001 Watson Road.
Folios: 65446.0000, 65447.0000

This project is on a state road, SR 574, E Dr Martin Luther King Jr Blvd (MLK).

It is recommended that the applicant meet with FDOT before zoning approval to discuss the status of the driveway on MLK.

A pre-application meeting may be scheduled through Ms. Allison Carroll in the District Seven Tampa Operations offices. Ms. Carroll can be reached at 813-245-1680 or at Allison.Carroll@dot.state.fl.us.

Thank you for the opportunity to comment.

END OF MEMO

COMMISSION

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AGENCY COMMENT SHEET

REZONING	
<p>HEARING DATE: February 23, 2026</p> <p>PETITION NO.: 26-0310</p> <p>EPC REVIEWER: Kelly Holland</p> <p>CONTACT INFORMATION: (813) 627-2600 x 1222</p> <p>EMAIL: hollandk@epchc.org</p>	<p>COMMENT DATE: January 29, 2026</p> <p>PROPERTY ADDRESSES: 9404, 9326 E Dr Martin Luther King Jr Blvd</p> <p>FOLIO #s: 0654460000 and 0654470000</p> <p>STR: 06-29S-20E</p>
<p>REQUESTED ZONING: Rezoning from RSC-6 to CG</p>	
FINDINGS	
WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	No wetlands present within the boundaries of the rezoning.
<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>	

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

REZ 26-0310
January 29, 2026
Page 2 of 2

Please be advised this wetland determination is informal and non-binding. A formal wetland delineation may be applied for by submitting a "WDR30 - Delineation Request Application". Once approved, the formal wetland delineation would be binding for five years.

Kmh / app

ec: David Wright, Applicant - david@tspco.net

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Ira Padgett** **Date: 4/7/2026**

Agency: Natural Resources **Petition #: 26-0310**

- 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. For plantings in the Type B incompatible use buffer, shade trees shall be installed at a spacing of twenty (20) feet on center. This spacing will ensure adequate rooting volume, soil area, and growing conditions for each tree's mature size and canopy spread.
2. The planting of required trees shall be sensitive to overhead electric utility lines. Trees that exceed a mature, overall height of 20 feet shall not be planted within 30 feet of an existing or proposed overhead electric utility line. **This statement should be identified as a condition of the rezoning.**
3. 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.
4. 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.
5. 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:** 1/6/2026
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 1/20/2026
PROPERTY OWNER: John and Mary E. Landsberger **PID:** 26-0310
APPLICANT: David Wright / TSP Companies, Inc.
LOCATION: 4001 Watson Rd. Tampa, FL 33610
FOLIO NO.: 65446.0000, 65447.0000

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 13 Jan. 26

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

APPLICANT: David Wright

PETITION NO: RZ-STD 26-0310

LOCATION: 9404 E. Dr. Marting Luther King Jr., Tampa, FL 33610

FOLIO NO: 65446.0000, 65447.0000

SEC: 06 TWN: 29 RNG: 20

- 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

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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: April 27, 2026
TIME: Commencing at 6:00 p.m.
TIME: Concluded at 8:53 p.m.
LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Billy Allred

1 MS. HEINRICH: Our first item is item C.1. Standard
2 Rezoning 26-0310. The applicant is requesting to rezone
3 property from RSC-6 to CN-R. Michelle Montalbano with
4 Development Services has reviewed this, and will provide
5 staff findings after the applicant's presentation.

6 HEARING MASTER: All right. Oh, the applicant is
7 online. Is that right?

8 MR. WRIGHT: Hi, good evening. David Wright, with
9 TSP Companies. Address is 8956 Westerland Drive, Land
10 O'Lakes 34637.

11 I've reviewed the staff reports. We agree with
12 them. Don't really have anything to add to the record that
13 was not already covered in there, so I'm here for any
14 questions. Thank you.

15 HEARING MASTER: None at this time, but thank you,
16 sir. I appreciate it.

17 Development Services? Good evening.

18 MS. MONTALBANO: Good evening. Michelle
19 Montalbano, Development Services. The applicant is
20 requesting to rezone two parcels from RSC-6 to CN-R. The
21 applicant has proposed restrictions to limit the allowable
22 uses in the CN district and utilize a residential building
23 style. The property is in the East Lake Orient Park area,
24 along East MLK Boulevard. It abuts a equipment storage site
25 to the east and a commercially zoned PD to the west.

1 Due to the surrounding zoning pattern and the
2 development pattern around East MLK Boulevard and subject to
3 the restrictions proposed by the applicant, staff finds the
4 request supportable. I'm available if you have any
5 questions.

6 HEARING MASTER: I don't have any questions.

7 MS. MONTALBANO: Thank you.

8 HEARING MASTER: Thank you. Planning Commission?

9 MS. LINEHAN: Lilyann Linehan, Planning Commission.
10 The subject site is in a community mixed use-12
11 future land use category, and it's in the urban service area
12 within the limits of the East-Lake Orient Park Community
13 Plan, with the proposed rezoning from RSC-6 to commercial
14 neighborhood-restricted.

15 The applicant has voluntarily limited the range of
16 permitted uses to a defined set of low-intensity
17 neighborhood-serving commercial and office uses. These
18 restrictions are intended to ensure compatibility with the
19 surrounding area and to minimize potential impacts typically
20 associated with more intensive commercial uses.

21 Additionally, the existing development pattern in
22 the immediate vicinity reflects a mix of uses. The subject
23 property itself contains vacant land and single-family
24 residential structures. To the east there have been
25 industrial uses along State Road 574, to the west are

1 commercial uses, and to the north of the subject site are
2 established single-family residential neighborhoods.

3 Given this mixture of residential, commercial, and
4 industrial uses, the proposed commercial neighborhood zoning
5 with restricted uses serves as an appropriate transitional
6 use. The limited intensity and neighborhood-serving nature
7 of the proposed use provides a buffer between the more
8 intensive industrial activities and nearby residential
9 properties. It's also consistent with the economic
10 development goal of the East-Lake Orient Park Community Plan,
11 as it provides opportunities for small-scale business growth
12 and job creation through the introduction of
13 neighborhood-serving commercial and office uses on an
14 underutilized site.

15 Overall, it supports the plan's broader strategy of
16 encouraging appropriate commercial development and
17 maintaining compatibility with the surrounding uses. Based
18 upon the above considerations and the following goals,
19 objectives, and policies, Planning Commission staff finds the
20 proposed rezoning consistent with the Hillsborough County
21 Comprehensive Plan.

22 HEARING MASTER: Thank you so much.

23 Is there anyone in the audience or online that
24 would like to speak in support? Anyone in favor? Seeing no
25 one.

1 Anyone in opposition to this request? No one.

2 All right. Ms. Heinrich, anything else?

3 MS. HEINRICH: No, ma'am.

4 HEARING MASTER: All right. Mr. Wright, you have
5 the last word, but you don't have to take it.

6 MR. WRIGHT: No, thank you.

7 HEARING MASTER: All right. Then with that, we'll
8 close rezoning 26-0310 and go to the next item.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

NONE



**PARTY OF
RECORD**

NONE