

Rezoning Application: RZ STD 25-1319**Zoning Hearing Master Date:** 11/17/2025**BOCC Land Use Meeting Date:** 01/13/2026**Hillsborough County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Nicholas And Rosalie Apostoleres

FLU Category: R-9

Service Area: Urban

Site Acreage: 0.9 acres +/-

Community Plan Area: Brandon

Overlay: SR 60 – Brandon Boulevard

Request: Rezone from RSC-6 to RMC-9-R



Introduction Summary:

The applicant is requesting to rezone the subject property from RSC-6 (Residential, Single-Family Conventional, 6) to RMC-9-R (Residential, Multi-Family Conventional, 9 with Restrictions). The applicant has proposed restrictions to limit development to a maximum of 4 single-story attached dwelling units.

Zoning:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	0.9 +/-	0.9 +/-
Density/Intensity	6 units per acre	4 units per acre
Mathematical Maximum*	5 dwelling units	4 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Lot Size / Lot Width	7,000 sq ft / 70'	4,840 sf / 70'
Setbacks/Buffering and Screening	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'
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:

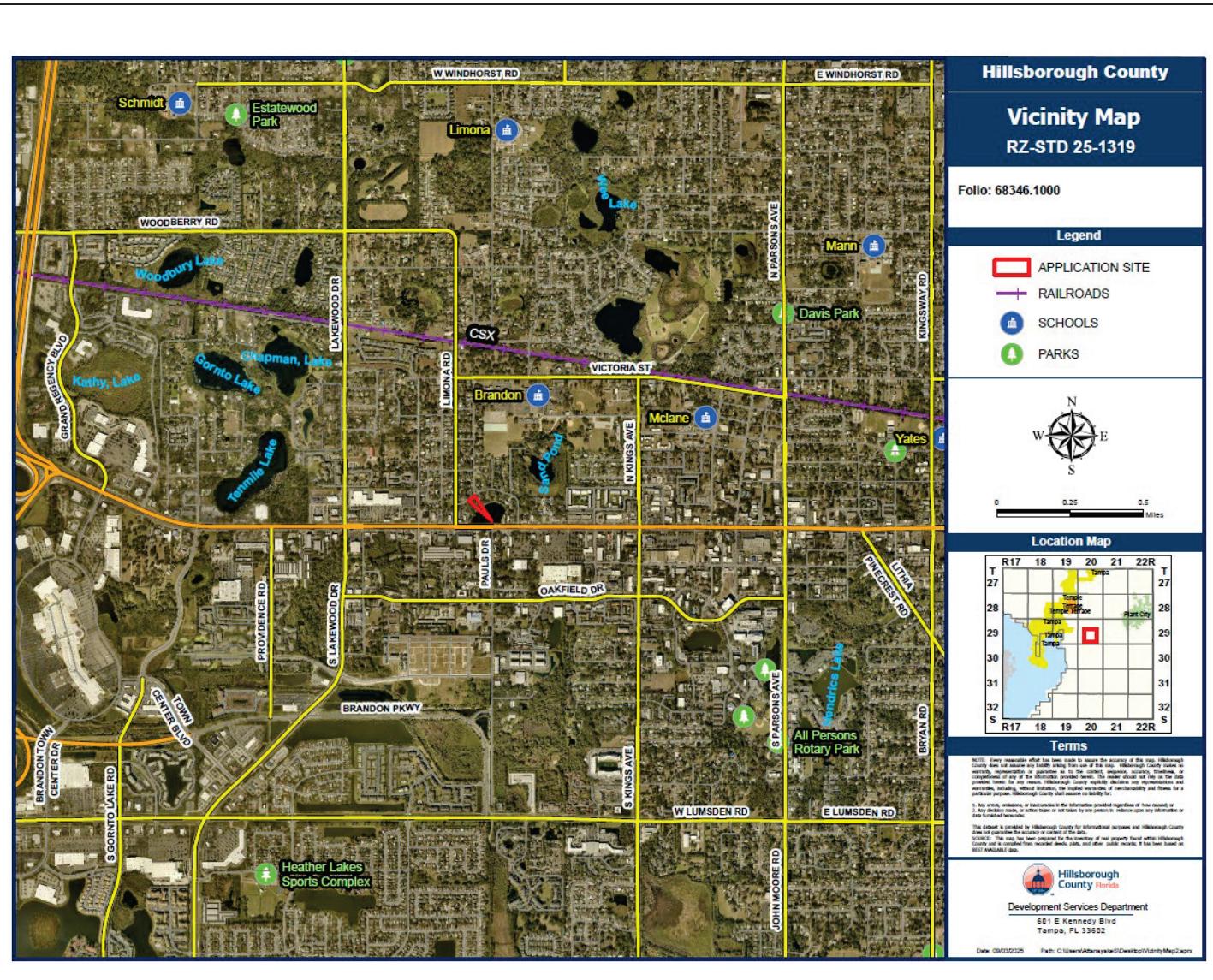
Consistent

Development Services Recommendation:

Approvable with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

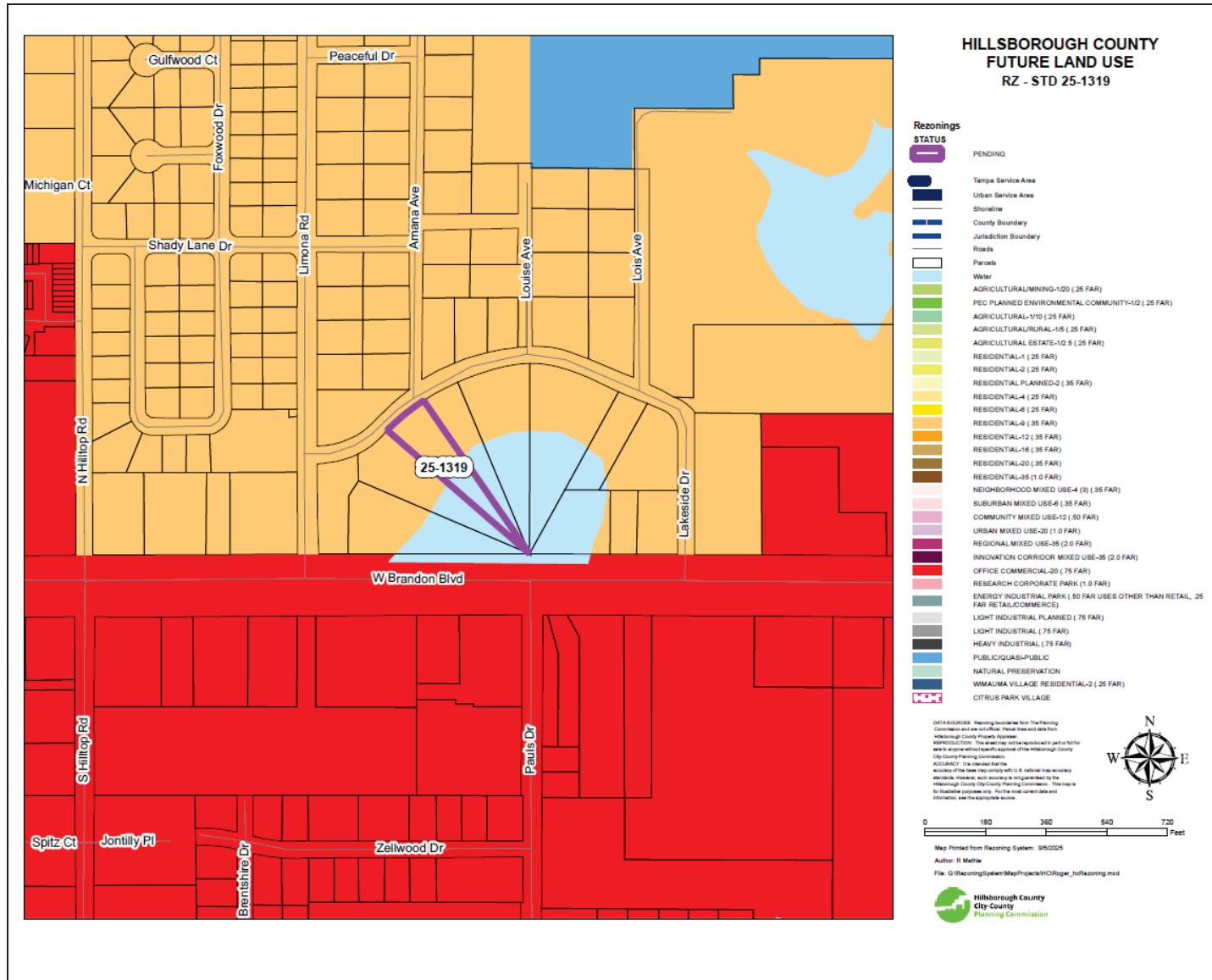


Context of Surrounding Area:

The property is located in Brandon along Lakeside Drive just north of SR 60 (Brandon Boulevard). The property is within the Urban Sector of the SR 60 Brandon Boulevard Overlay District. The area north of SR 60 and Lakewood Dr. is occupied by single-family residences zoned RSC-6 and institutional uses such as Brandon High School. SR 60 in this area is commercial corridor, with zoning districts such as CG, CI, CN, and PD districts allowing commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

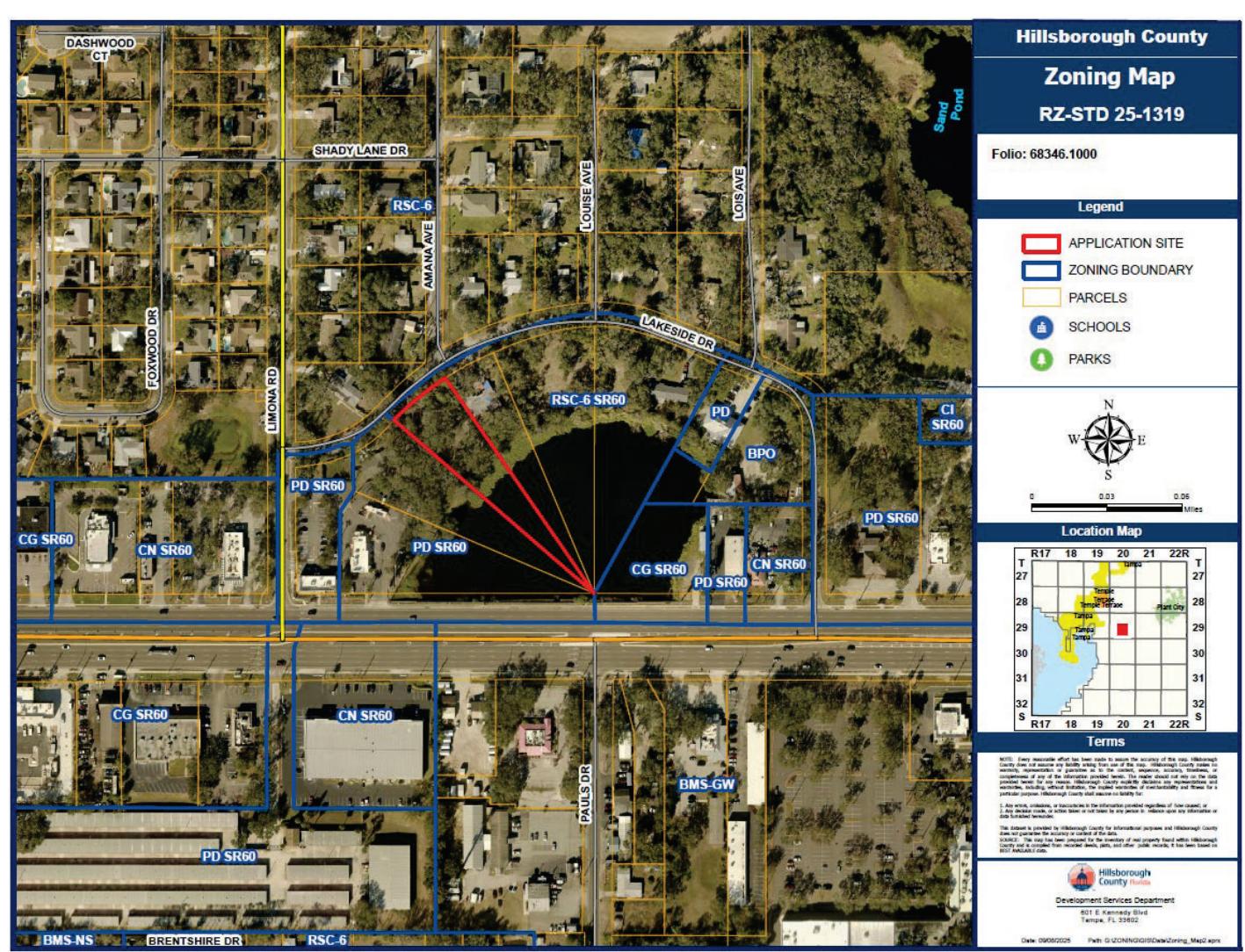
2.2 Future Land Use Map



Future Land Use Category:	RES-9 (Residential – 9)
Maximum Density/F.A.R.:	9 du/ga; Neighborhood commercial, office or multi-purpose or mixed-use projects up to 0.50 FAR or 175,000 sq ft, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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 du/ga	Single-Family Residential, Conventional	Single-Family Residential
South	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential, Conventional	Duplex Residential
West	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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
Lakeside Dr.	County Local - Rural	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

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		46	4	5
Proposed		72 30	6 1	8 2
Difference (+/-)		+26 -16	+2 -3	+3 -3

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

Connectivity and Cross Access <input 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 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	Wetlands present.
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:				
☒ Wetlands/Other Surface Waters				<input type="checkbox"/> Potable Water Wellfield Protection Area
☐ Use of Environmentally Sensitive Land Credit				<input type="checkbox"/> Significant Wildlife Habitat
☐ Wellhead Protection Area				<input type="checkbox"/> Coastal High Hazard Area
☐ Surface Water Resource Protection Area				<input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor
☐ Adjacent to ELAPP property				<input type="checkbox"/> Other _____
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ 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 ☒ Urban <input type="checkbox"/> City of Tampa ☐ 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 ☐ Meets Locational Criteria <input type="checkbox"/> N/A ☐ Locational Criteria Waiver Requested ☐ 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 parcel is uniquely configured with a large portion of the property occupied by wetlands, which extend the property lines to SR 60 (Brandon Boulevard). The main portion of the property fronts Lakeside Dr, which is largely occupied by single-family residences zoned RSC-6. Abutting the rezoning site to the east is a residential property zoned RSC-6, which appears to be a duplex based on street view imagery. There are no records of an approved non-conforming use for the duplex, but per the Property Appraiser website, the property was built in 1961. To the west is a single-family home zoned PD 00-0625. SR 60 in this area is an active 8-lane commercial corridor.

The applicant has proposed conditions to the rezoning to address compatibility concerns with a potential multi-family project. Due to the configuration of the parcel, a multi-family development utilizing the maximum density and height permitted in RMC-9 could potentially be an 8 to 6-unit, two-story attached project, which would appear out of character with the surrounding area. Therefore, the applicant has restricted the project to a maximum of 4 dwelling units and limited structures to 1-story in height for compatibility with the surrounding development pattern.

With the proposed restriction considered, staff finds the proposed RMC-9-R district to be compatible with the existing uses, zoning districts, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the rezoning **approvable** subject to the following restriction:

1. Development shall be limited to a maximum of 4 attached single-story dwelling units.

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.

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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: 10/13/2025

Revised: 11/07/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1319

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.9 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 9 – Restricted (RMC-9-R). The restriction proposed by the applicant would limit the development to a 4-unit single-story structure and prohibit any variances from the RMC-9 zoning district setback requirements outlined in the table provided under LDC Section 06.01.00. The site is located +/- 220ft east of the intersection of Limona Rd. and Lakeside Dr. The Future Land Use designation of the site is Residential – 9 (R-9).

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 Code 210) 5 Units	46	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
RMC-9, Single Family Detached (ITE Code 210) <u>215)</u> <u>8</u> <u>4</u> Units	72 <u>30</u>	6 <u>1</u>	8 <u>2</u>

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26 -16	+2 -3	+3 -3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lakeside Dr., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are +/- 5-foot-wide sidewalks along the southern side of the roadway and no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 45-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lakeside Dr.

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

Lakeside Dr. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1319
DATE OF HEARING:	November 17, 2025
APPLICANT:	Nicholas and Rosalie Apostoleres
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 to RMC-9 (R)
LOCATION:	1221 Lakeside Drive
SIZE OF PROPERTY:	0.9 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6
FUTURE LAND USE CATEGORY:	RES-9
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-1319
Zoning Hearing Master Date: 11/17/2025
BOCC Land Use Meeting Date: 01/13/2026



1.0 APPLICATION SUMMARY

Applicant: Nicholas And Rosalie Apostoleres
 FLU Category: R-9
 Service Area: Urban
 Site Acreage: 0.9 acres +/-
 Community Plan Area: Brandon
 Overlay: SR 60 – Brandon Boulevard
 Request: Rezone from RSC-6 to RMC-9-R



Introduction Summary:

The applicant is requesting to rezone the subject property from RSC-6 (Residential, Single-Family Conventional, 6) to RMC-9-R (Residential, Multi-Family Conventional, 9 with Restrictions). The applicant has proposed restrictions to limit development to a maximum of 4 single-story attached dwelling units.

Zoning:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	0.9 +/-	0.9 +/-
Density/Intensity	6 units per acre	4 units per acre
Mathematical Maximum*	5 dwelling units	4 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Lot Size / Lot Width	7,000 sq ft / 70'	4,840 sf / 70'
Setbacks/Buffering and Screening	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'
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:
Approvable with Restrictions

APPLICATION NUMBER: RZ-STD 25-1319

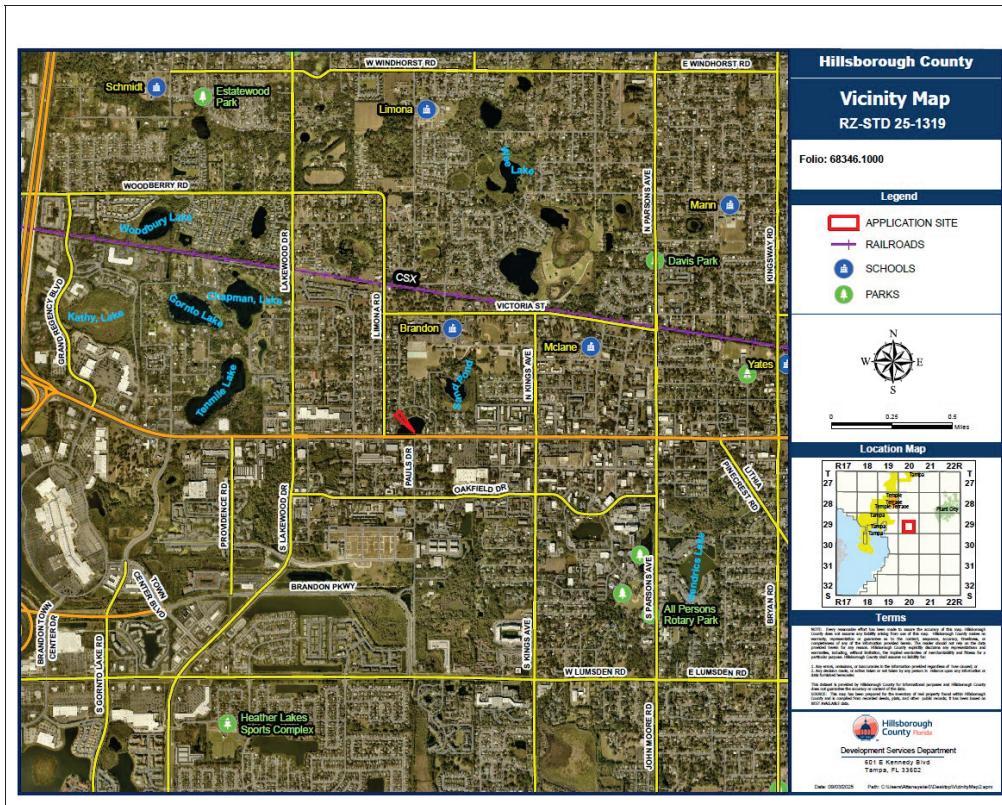
ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The property is located in Brandon along Lakeside Drive just north of SR 60 (Brandon Boulevard). The property is within the Urban Sector of the SR 60 Brandon Boulevard Overlay District. The area north of SR 60 and Lakewood Dr. is occupied by single-family residences zoned RSC-6 and institutional uses such as Brandon High School. SR 60 in this area is commercial corridor, with zoning districts such as CG, CI, CN, and PD districts allowing commercial uses.

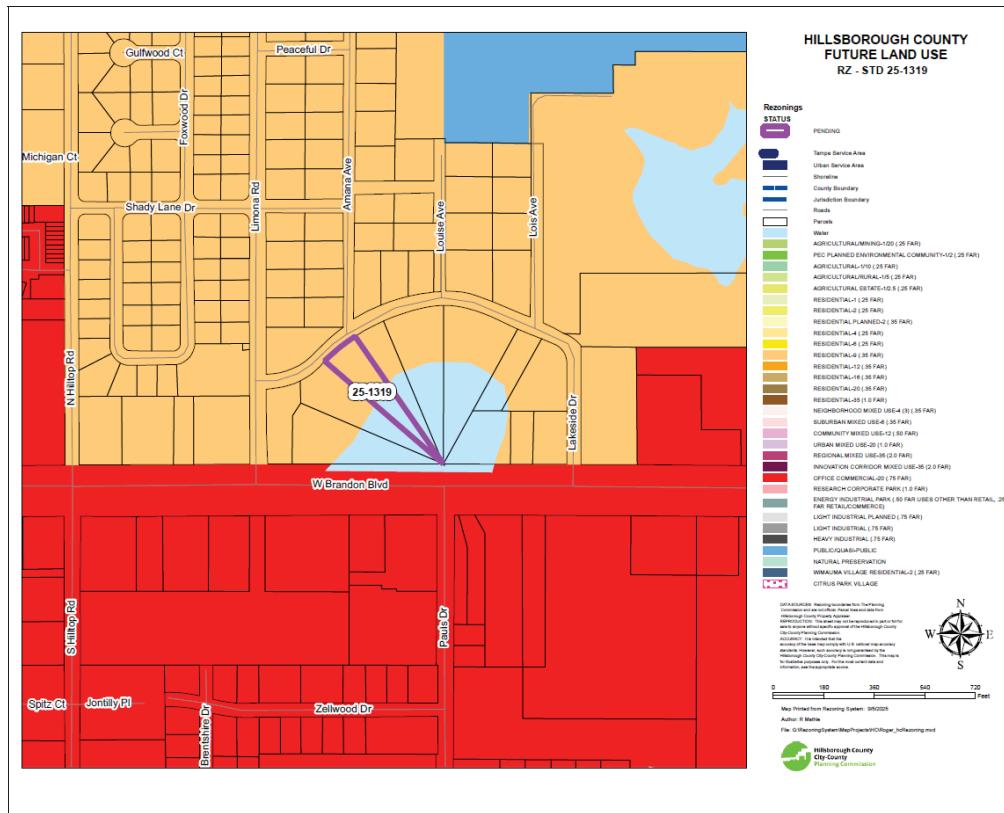
APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:	RES-9 (Residential – 9)
Maximum Density/F.A.R.:	9 du/acre; Neighborhood commercial, office or multi-purpose or mixed-use projects up to 0.50 FAR or 175,000 sq ft, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

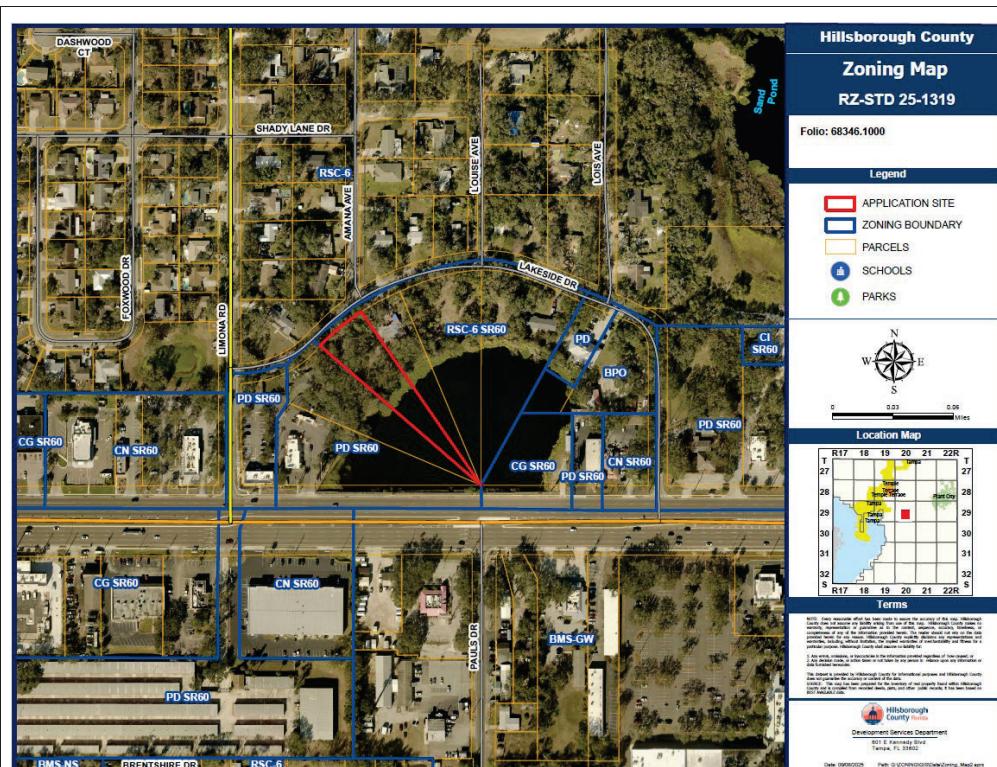
APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single-Family Residential, Conventional	Single-Family Residential
South	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential, Conventional	Duplex Residential
West	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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
Lakeside Dr.	County Local - Rural	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

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	46	4	5
Proposed	72 30	6 1	8 2
Difference (+/-)	+26 -16	+2 -3	+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:		

APPLICATION NUMBER: RZ-STD 25-1319ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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	Wetlands present.
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 checked="" 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 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	

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The parcel is uniquely configured with a large portion of the property occupied by wetlands, which extend the property lines to SR 60 (Brandon Boulevard). The main portion of the property fronts Lakeside Dr, which is largely occupied by single-family residences zoned RSC-6. Abutting the rezoning site to the east is a residential property zoned RSC-6, which appears to be a duplex based on street view imagery. There are no records of an approved non-conforming use for the duplex, but per the Property Appraiser website, the property was built in 1961. To the west is a single-family home zoned PD 00-0625. SR 60 in this area is an active 8-lane commercial corridor.

The applicant has proposed conditions to the rezoning to address compatibility concerns with a potential multi-family project. Due to the configuration of the parcel, a multi-family development utilizing the maximum density and height permitted in RMC-9 could potentially be an 8 to 6-unit, two-story attached project, which would appear out of character with the surrounding area. Therefore, the applicant has restricted the project to a maximum of 4 dwelling units and limited structures to 1-story in height for compatibility with the surrounding development pattern.

With the proposed restriction considered, staff finds the proposed RMC-9-R district to be compatible with the existing uses, zoning districts, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the rezoning **approvable** subject to the following restriction:

1. Development shall be limited to a maximum of 4 attached single-story dwelling units.

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.

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on November 17, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Ms. Patricia Ortiz 2810 North Central Avenue Tampa testified on behalf of the applicant. Ms. Ortiz described the location of the property and its current zoning of RSC-6 and designation of RES-9 by the Comprehensive Plan. Ms. Ortiz testified that the request is to rezone the property from RSC-6 to RMC-9 with a Restriction that would limit the number of units to four. She added that the structure would be a one-story four-plex. She explained that the shape of the lot would prevent compliance with the two to one additional setback for structures over 20 feet in height. She stated that Lakeside Drive is an area of transition and uses along the south side include fast food, office, a sit-down restaurant and that the uses along the north side are residential. Ms. Ortiz concluded her presentation by stating that the request for RMC-9 is appropriate for the location.

Ms. Michelle Montalbano, Development Services staff, testified regarding the County's staff report. Ms. Montalbano stated that the applicant is requesting a rezoning of 0.9 acres from RSC-6 to RMC-9 with Restrictions. The Restrictions permit a multi-family residential project with a maximum of four attached single-family dwelling units which serve to minimize the impact on the surrounding residential area.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Residential-9 and is located within the Urban Service Area and the Brandon Community Plan. She stated that the proposed Restriction ensure that the development will be compatible with the existing development pattern and therefore the request is consistent with Future Land Use policies relating to compatibility and neighborhood protection. Ms. Michie stated that staff found the rezoning compatible with the development pattern and consistent with both the Brandon 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.

Ms. Cheryl Harris 205 Louise Avenue Brandon testified in opposition. Ms. Harris stated that she has lived in her home which is near the subject property for over 40 years. She described the zoning history in the area and stated that the neighborhood is not in transition as there is no fast food or sit-down restaurants along Lakeside Drive. She added that there are fast food restaurants that face

West Brandon Blvd. and that everything else is residential. Ms. Harris testified that she is concerned about flooding in the area. She stated that she has not seen a site plan but had heard that the original request was for OR zoning but that would require the structure to have a residential appearance. She concluded her comments by stating that she is concerned about the domino effect in the area if the rezoning were to be approved.

County staff did not have additional comments.

Ms. Ortiz testified during the rebuttal period and showed a graphic of the intersection of Limona and Lakeside which has a Taco Bell on-site. East of that is a single-family home and a Dunkin Donuts. She detailed the land uses to the east of that location which include office. She stated that the entire site is 0.91 acres which includes a wetland and pond. Ms. Ortiz testified that the applicant would address compliance with the stormwater, architectural and all other applicable regulations required to receive a building permit. She discussed the original application for OR and why it was changed to RMC-9 R. She stated that the project will generate less than 50 trips, so a traffic study was not done.

Hearing Master Finch asked Ms. Ortiz to confirm that she was not requesting any waivers with the application. Ms. Ortiz replied that was correct.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Montalbano submitted a revised County staff report into the record.
Ms. Ortiz submitted a land use graphic 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 0.9 acres in size and is currently zoned Residential Single-Family Conventional-6 (RSC-6) and is designated Residential-9 (RES-9) by the Comprehensive Plan. The property is located within the Urban Service Area and the Brandon Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Multi-Family Conventional-9 Restricted (RMC-9 R) zoning district.

3. The applicant proposes a Restriction that's limit the number of dwelling units to a maximum of four attached single-story dwelling units.
4. No waivers are requested as a part of the rezoning application.
5. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the surrounding development pattern and found the application to be consistent with both the Brandon Community Plan and the Comprehensive Plan.
6. The surrounding area is zoned RSC-6 to the north and east and developed with residential (including a duplex), to the west is zoned PD and developed with a single-family home and a fast-food restaurant and to the south is zoned PD and developed with residential.
7. One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns were expressed regarding the applicant's representative assertion that the area is in transition and the description of the commercial uses along Lakeside Drive. The citizen testified regarding flooding in the area and a possible domino effect to the area if the rezoning were approved.

In response, the applicant's representative submitted a land use graphic which shows commercial and office land uses along Lakeside Drive and stated that the developer will comply with all applicable regulations. No waivers are requested as a part of the rezoning application.

8. Staff stated in their staff report that the parcel is uniquely configured as a large part of the property contains wetlands that extend to State Road 60.
9. The proposed Restriction that limits the maximum development to four attached dwelling units with a height of one-story ensures compatibility to the neighboring residential land uses.
10. The request for RMC-9 R is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the RMC-9 Restricted zoning district. The property is 0.9 acres in size and is currently zoned RSC-6 and designated RES-9 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Brandon Community Plan.

The applicant proposes a Restriction that limit the number of dwelling units to a maximum of 4 single-story attached homes.

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

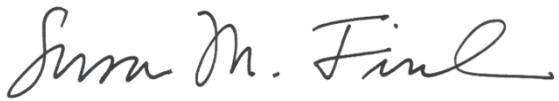
One person testified in opposition was provided at the Zoning Hearing Master hearing. Concerns were expressed regarding the applicant's representative assertion that the area is in transition and the description of the commercial uses along Lakeside Drive. The citizen testified regarding flooding in the area and a possible domino effect to the area if the rezoning were approved. In response, the applicant's representative submitted a land use graphic which shows commercial and office land uses along Lakeside Drive and stated that the developer will comply with all applicable regulations. No waivers are requested as a part of the rezoning application.

The proposed Restriction that limits the maximum development to four attached dwelling units with a height of one-story ensures compatibility to the neighboring residential land uses.

The request for RMC-9 R is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the RMC-9 R rezoning request including the proposed Restrictions drafted by the Development Services Department and submitted into the record as indicated by the Findings of Fact and Conclusions of Law stated above.



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough County City-County Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review

Hearing Date: November 17, 2025	Case Number: RZ 25-1319
Report Prepared: November 6, 2025	Folio(s): 68346.1000
	General Location: North of Brandon Boulevard, south of Lakeside Drive and east of Limona Road
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-9 (9 du/ga; 0.5 FAR)
Service Area	Urban
Community Plan(s)	Brandon
Rezoning Request	Residential, Single Family Conventional (RSC-6) to Residential, Multifamily Conventional (RMC-9)
Parcel Size	+/- 0.9 acres
Street Functional Classification	Brandon Boulevard – State Principal Arterial Lakeside Drive – Local Limona Road – County Collector
Commercial Locational Criteria	Not applicable
Evacuation Area	None

Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-9	RSC-6	Vacant
North	Residential-9	RSC-6	Single Family
South	Residential-9 + Office Commercial-20	PD, CN, CG + BMS-GS	Single Family, Light Commercial + Heavy Commercial
East	Residential-9 + Office Commercial-20	RSC-6, CN, CG, BPO + PD	Single Family, Two Family, Light Commercial, Heavy Commercial + Vacant
West	Residential-9	RSC-6, CN + PD	Single Family, Light Commercial + Public/Quasi-Public/Institutions

Staff Analysis of Goals, Objectives, and Policies:

The 0.9 ± acre subject site is located north of Brandon Boulevard, south of Lakeside Drive, and east of Limona Road. The site is in the Urban Service Area (USA) and is located within the limits of the Brandon Community Plan in the Urban Center Brandon Community Character District. The applicant is requesting to rezone the site from Residential, Single Family Conventional (RSC-6) to Residential, Multifamily Conventional (RMC-9).

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS 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." Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The current development of the surrounding area consists of single family residential to the north, east, and west of the site, with light and heavy commercial uses to the south and largely oriented along Brandon Boulevard. The proposal for a rezoning to RMC-9 would allow multifamily units on the site and the applicant agreed to two restrictions to mitigate compatibility concerns for the site. The site will be restricted to a maximum of 4 multifamily units, and after-the-fact setback variances for the site will be prohibited. The proposed restrictions ensure that the potential development on the site will be compatible with the existing development pattern and sensitive to the

existing community character. Therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-9 Future Land Use category allows for the consideration of up to 9 dwelling units per gross acre. With 0.9 acres, the subject site can be considered for up to 8 units (0.9 acres x 9 du/ac = 8.1 or 8 units). The applicant has a restriction to limit the density of the future development to 4 multifamily units to ensure compatibility with the surrounding neighborhood. The proposed rezoning will not allow the development to exceed the allowable maximum density under the existing Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

The Comprehensive Plan requires that all development meet or exceed the land development regulations in Hillsborough County (FLUS Policy 4.1.1, 4.1.2, and 4.1.6). However, at the time of uploading this report, Hillsborough County Development Services Department and Transportation Division comments were not yet available in Optix and thus were not taken into consideration for analysis of this request.

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the Brandon Community Plan. The site is located within the Urban Center Brandon Character District, which is described under Goal 6.5 as an area that contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Given the Future Land Use of Residential-9 and the location of the site between light and heavy commercial uses and residential, the proposed multifamily use in this area fits in with the Urban Center uses and provides transition intensity of uses between the Urban Center and Urban General character district areas. The proposed rezoning aligns with the intensity of uses typical within the Urban Center Character District and is, therefore, consistent with the Brandon Community Plan.

Overall, staff finds that the proposed rezoning is compatible with the existing development pattern found within the surrounding area and supports the goals of the Brandon 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 restrictions proposed by the Development Services Department.

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

Goal 2: Ensure that the character, compatibility and location of land uses optimize the combined potential for economic benefit, fiscal sustainability, protection of natural resources and maintaining viable agriculture. Ensure density and intensities are maintained through the Future Land Use Map.

Objective 2.1: The Future Land Use Map is a regulatory tool governing the pattern of development in unincorporated Hillsborough County through the year 2045.

Policy 2.1.1: The Future Land Use Map shall identify Future Land Use categories, summarized in Table 2.2 and further described in Appendix A, that establish permitted land uses and maximum densities and intensities.

Objective 2.2: The Future Land Use Map (FLUM) Shall identify Land Use Categories, summarized in table 2.2 of the Future Land Use Element.

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

Community Context and 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.

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

Relationship to Land Development Regulations

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

Development

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.

Policy 4.1.6: Existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

Neighborhood and 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

Policy 4.8.1: High-intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.

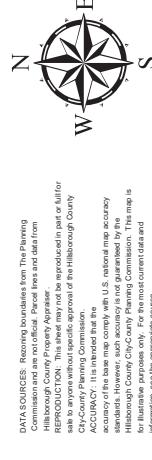
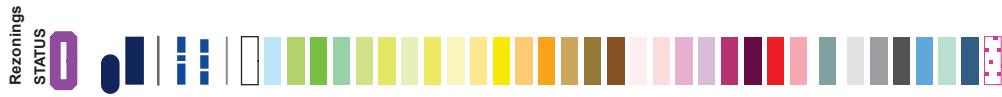
LIVABLE COMMUNITIES ELEMENT: BRANDON COMMUNITY PLAN

Goal 6.5: General design characteristics for each Brandon Character District are described below. The design characteristics are descriptive as to the general nature of the vicinity and its surroundings and do not affect the Future Land Use or zoning of properties in effect at the time of adoption of the Brandon

Community Plan. Any proposed changes to the zoning of property may proceed in accordance with the Land Development Code.

- a) *Urban Center -- This area contains the most intense land uses and includes regional shopping areas and the State Road 60 Overlay District. Commercial and mixed-use developments will be encouraged with varying building heights between 3-10 stories.*
- b) *Urban General, including Brandon Main Street - Mixed use building types immediately adjacent to the Urban Center District designed to accommodate retail, offices and dwellings including row houses, town houses and multi-family housing. This district will contain a tight network of streets and blocks with wide sidewalks, consistent street tree planting and buildings 2-5 stories set close to the building setback line. Property within the Brandon Main Street (BMS) zoning districts shall be governed by the Brandon Main Street Development Regulations as set forth in the Land Development Code.*
- c) *Light Industrial – Northwest area of Brandon devoted primarily to business parks, light industrial and government uses. A large part of this area is the Falkenburg Government Complex, a concentration of Hillsborough County government buildings as well as Hillsborough Community College's Brandon Campus. Landscape plantings of trees and shrubs are encouraged to soften the look of these buildings and screen less visually appealing activities from the view of the main thoroughfares.*
- d) *Suburban - Primarily residential area of single-family detached homes with side and perimeter yards on one-quarter acre or less. Mixed-use is usually confined to certain intersection locations. This district has a wide range of residential building types: single-family detached, single-family attached and townhouses. Setbacks and street canopy vary. Streets typically define medium-sized blocks. New development/redevelopment would be required to build internal sidewalks and connect to existing external sidewalks or trails.*
- e) *Garden Estates – Usually adjacent to "Suburban" districts or agriculturally zoned properties including a few small working farms. These areas consist predominantly of single-family homes with lot sizes of at least half-acre. They may retain agricultural zoning including related horse and farm animal ownership rights, giving the feel of a semi-rural lifestyle. Blocks may be large and the roads irregular to accommodate existing site conditions such as flag lots or large, grand oak trees. Although located within the Urban Service Area, homes may have been constructed with private wells and septic systems so that County water may or may not be available in these areas. Demand for neighborhood serving uses like Childcare and Adult Day Care is minimal. As a result, special uses should be located at intersections and would not be deemed compatible unless they meet the locational criteria for a neighborhood serving commercial use in the Land Development Code.*

**HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ - STD 25-1319**



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel data and street information from Esri, Inc. This map may not be produced or used for sale or anyone without specific approval of the Hillsborough County City-County Planning Commission.

ACURACx: It is stressed that the accuracy of the base map controls all other information on this map. Esri, Inc. is not responsible for the accuracy of information contained on this map. The map is for illustrative purposes only. For information on land and building boundaries, refer to the Plat Book and Plat Maps.

Map Printed from Rezoning System: 9/15/2025
Author: R. Mathe
File: G:\Rezoning\System\Map\Projects\HCR\Roger_1\rcRezoning.mxd



**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 10/13/2025

Revised: 11/07/2025

REVIEWER: Sarah Rose, Senior Planner

Revised: 11/14/2025

PLANNING AREA: Brandon

AGENCY/DEPT: Transportation

PETITION NO: RZ 25-1319

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.9 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 9 – Restricted (RMC-9-R). The restriction proposed by the applicant would limit the development to a 4-unit single-story structure and prohibit any variances from the RMC-9 zoning district setback requirements outlined in the table provided under LDC Section 06.01.00. The site is located +/- 220ft east of the intersection of Limona Rd. and Lakeside Dr. The Future Land Use designation of the site is Residential – 9 (R-9).

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 Code 210) 5 Units	46	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
RMC-9, Single Family Detached (ITE Code 210) 8 Units <u>215</u> <u>4 Units</u>	72 <u>30</u>	6 <u>1</u>	8 <u>2</u>

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26 <u>-16</u>	+2 <u>-3</u>	+3 <u>-3</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lakeside Dr., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are +/- 5-foot-wide sidewalks along the southern side of the roadway and no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 45-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lakeside Dr.

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

Lakeside Dr. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

COMMISSION

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



DIRECTORS

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

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: October 20, 2025	COMMENT DATE: October 1, 2025
PETITION NO.: 25-1319	PROPERTY ADDRESS: 1221 Lakeside Drive, Brandon
EPC REVIEWER: Kelly M. Holland	FOLIO #: 0683461000
CONTACT INFORMATION: (813) 627-2600 x 1222	STR: 21-29S-20E
EMAIL: hollandk@epchc.org	
REQUESTED ZONING: Standard district rezone from RSC-6 to OR	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	September 5, 2025
WETLAND LINE VALIDITY	Needs survey approval
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	In the southern portions of the parcel including and adjacent to Sand Pond.
<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. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none">Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The	

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

wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

- Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.

INFORMATIONAL COMMENTS:

The following specific comments are made for informational purposes only and to provide guidance as to the EPC review process. However, future EPC staff review is not limited to the following, regardless of the obviousness of the concern as raised by the general site plan and EPC staff may identify other legitimate concerns at any time prior to final project approval.

- The subject property contains wetland/OSW areas, which have been recently delineated. However, to date the requested wetland survey has not been submitted for approval. Knowledge of the actual extent of the wetland and OSW are necessary in order to verify the avoidance of wetland impacts pursuant to Chapter 1-11.
- Chapter 1-11 prohibits wetland impacts unless they are necessary for reasonable use of the property. Staff of the EPC recommends that this requirement be taken into account during the earliest stages of site design so that wetland impacts are avoided or minimized to the greatest extent possible. The size, location, and configuration of the wetlands may result in requirements to reduce or reconfigure the improvements depicted on the plan.
- The Hillsborough County Land Development Code (LDC) defines wetlands and other surface waters as Environmentally Sensitive Areas. Pursuant to the LDC, wetlands and other surface waters are further defined as Conservation Areas or Preservation Areas and these areas must be designated as such on all development plans and plats. A minimum setback must be maintained around the Conservation/Preservation Area and the setback line must also be shown on all future plan submittals.
- Any activity interfering with the integrity of wetland(s) or other surface water(s), such as clearing, excavating, draining or filling, without written authorization from the Executive Director of the EPC or authorized agent, pursuant to Section 1-11.07, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11.

kmh / app

ec: Patricia Ortiz, Agent - OrtizPlanningSolutions@gmail.com

AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 09/30/2025**

Agency: Natural Resources **Petition #: 25-1319**

This agency has **no comment**

This agency has **no objections**

This agency has **no objections, subject to listed or attached conditions**

This agency **objects, based on the listed or attached issues.**

1. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
2. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
3. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/29/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/12/2025

PROPERTY OWNER: Nicholas S. and Rosalie C. Apostoleres **PID:** 25-1319

APPLICANT: Nicholas S. and Rosalie C. Apostoleres

LOCATION: 1221 Lakeside Dr. Brandon, FL

FOLIO NO.: 68346.1000

AGENCY REVIEW COMMENTS:

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

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

At this time, Hillsborough County Environmental Services Division has no objection to the applicant's request as it relates to the County's wellhead and surface water protection regulations.

AGENCY REVIEW COMMENT SHEET

TO: **ZONING TECHNICIAN, Planning Growth Management** DATE: 09-05-2025

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

APPLICANT: Patricia Ortiz

PETITION NO: 25-1319

LOCATION: 1221 Lakeside Dr Brandon

FOLIO NO: 68346.1000

SEC: 21 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: _____

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 25-1319 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 9/2/2025

FOLIO NO.: 68346.1000

WATER

- The property lies within the _____ Water Service Area. The applicant should contact the provider to determine the availability of water service.
- A 8 inch water main exists (approximately 260 feet from the site), (adjacent to the site), and is located west of the subject property within the west Right-of-Way of Limona Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Water distribution system improvements will need to be completed prior to connection to the County's water system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- A 4 inch wastewater forcemain exists (approximately 260 feet from the project site), (adjacent to the site) and is located west of the subject property within the west Right-of-Way of Limona Road. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's potable water and wastewater systems. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: The referenced facility currently does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

**VERBATIM
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 10:26 p.m.

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

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

1 MS. HEINRICH: Our next item is Item C.3 Standard
2 Rezoning 25-1319. The applicant is requesting a rezone property
3 from RC-6 to RMC-9 with restrictions. Michelle Montalbano with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 Good evening. Good evening. For the record my name
7 is Patricia Ortiz. My address is 2810 North Central Avenue,
8 Tampa 33602. And I have been sworn in.

9 The subject site is located on the south side of
10 Lakeside Drive, one block north of State Road 60 and just east
11 of Limona Road. It's currently Zoned R6. The Future Land Use
12 designation is R9. The property is located in the State Road 60
13 Brandon Boulevard overlay district. It's just one -- it's just
14 under one acre in size. It is designated as an infill lot and
15 located within the urban service area.

16 Tonight we're here requesting a standard district
17 rezone from the RC-6 category or zone, to the RMC9 restricted
18 zone. We're accepting a restriction which would limit the
19 number of units to four. So it's a four plex. And that would
20 be a single story development.

21 The reason we're proposing this restriction is because
22 the shape and configuration of the lot would likely prevent
23 compliance with the additional two for one setback for
24 structures over 20 feet in height. This -- the -- as proposed,
25 the use is probably more compatible with the development in the

1 area along Lakeside Drive.

2 However, I do want to note that Lakeside Drive is an
3 area of transition. The uses along the south side of the road
4 include fast food, office, sit down restaurant, and I think
5 that's it, while the uses on the north side of the road are
6 largely single-family residential.

7 Based on analysis of the Comprehensive Plan and Zoning
8 code, we feel that development to the RMC-9 development
9 standards is achievable and appropriate for the location. We've
10 received recommendations of support from Zoning, Transportation,
11 and Planning Commission. And I believe I've submitted a pretty
12 thorough project narrative detailing what we're asking for.

13 So in the effort to save you some time this evening, I
14 will conclude there and answer any questions that you might
15 have.

16 HEARING MASTER: No questions at this time. Thank you
17 so much.

18 MS. ORTIZ: Thank you.

19 HEARING MASTER: Don't forget to sign in.

20 MS. ORTIZ: Sure.

21 HEARING MASTER: Development Services. Good evening.

22 MS. MONTALBANO: Good evening. Michelle Montalbano,
23 Development Services. The applicant is proposing to rezone
24 approximately 0.9 acres of property in Brandon from RC-6 to RC-
25 9, with restrictions to permit a multifamily residential

1 project.

2 The property is located along Lakeshore Drive, just
3 north of State Road 60. The area north of Lakeshore Drive
4 largely consists of single-family residential development, while
5 State Road 60 is an active commercial corridor. Staff finds the
6 rezoning request approvable subject to the proposed
7 restrictions, which limit development to a maximum of eight --
8 four attached single-family dwelling units.

9 The proposed restrictions are to minimize impact on
10 the surrounding residential area and ensure the final project
11 develop out of character with the surrounding development
12 pattern. I'm available for any questions. I also have a
13 revised staff report, which has a typo but --

14 HEARING MASTER: All right. No questions at this
15 time. Thank you.

16 Planning Commission,

17 MS. MASSEY: Jillian Massey, Planning Commission
18 staff. The subject site is located in the Residential-9 Future
19 Land Use designation. It's in the urban service area and within
20 the limits of the Brandon Community Plan. Specifically --
21 specifically in the Urban Center Community Character District.
22 Future Land Use Section Policy 3.1.3 requires all new
23 developments to be compatible with the surrounding area. The
24 current development of the surrounding area consists of single-
25 family residential to the north, east, and west of the site,

1 with light and heavy commercial uses to the south, and largely
2 oriented along Brandon Boulevard.

3 The proposal for rezoning to RMC-9 would allow
4 multifamily units on the site, and the applicant has agreed to
5 two restrictions to mitigate compatibility concerns for the
6 site. The site will be restricted to a maximum of four
7 multifamily units and after the fact setback variances for the
8 site will be prohibited.

9 The proposed restrictions ensure that the potential
10 development on the site will be compatible with the existing
11 development pattern, and sensitive to the existing community
12 character. Therefore, the request is consistent with the Future
13 Land Use -- Future Land Use section objectives and policies
14 relating to compatibility and neighborhood protection.

15 The site is located within the Urban Center Brandon
16 Character District, which is described under Goal 6.5, as an
17 area that contains the most intense land uses and includes
18 regional shopping areas and the State Road 60 overlay district.
19 Given the Future Land Use of Residential-9 and the location of
20 the site between light and heavy commercial uses and
21 residential, the proposed multifamily use in this area fits in
22 the urban center uses and provides a transition in intensity
23 between the urban center and urban general character district
24 areas. The proposed rezoning aligns with the intensity of the
25 uses typical found in these character districts, and therefore

1 is consistent with the intent of the community plan.

2 Based upon these considerations, Planning Commission
3 staff finds the proposed rezoning consistent with the
4 Unincorporated Hillsborough County Comprehensive Plan, subject
5 to the restrictions proposed by the Development Services
6 Department.

7 HEARING MASTER: Thank you so much. Is there anyone
8 in the room or online that would like to speak in support?
9 Anyone in favor? Seeing no one. Anyone in opposition? I know
10 we have one person signed up virtually.

11 Yes.

12 HEARING MASTER: All right. Hold on just one second.

13 Is there anyone in the room that would like to speak
14 in opposition?

15 All right. Ms. Harris, if you could give us your name
16 and address, please.

17 MS. HARRIS: Cheryl Harris, 205 Louise Avenue,
18 Brandon, Florida 33510. I've lived in my home for over 40 years
19 now. I am just a skip and a hop from this property that's up for
20 rezoning here, and I'm concerned about it. And I'm concerned
21 when I hear the people that are speaking about it say that it's
22 in a state of transition. I've been here 42 years. The only
23 thing that has transitioned is the same applicant, or the owner,
24 of this property bought the home next door behind his Dunkin
25 Donuts about 20 years ago and wanted to rezone it to commercial

1 to add on to his Dunkin Donuts a express lane -- an express
2 building, which sits unused now, by the way.

3 But the neighbors opposed it. He agreed to keep the
4 home in the front yard as residential, and the backside would be
5 used to help him expand his Dunkin Donuts. But now he's bought
6 the lot next door, which had a home on it. It went into a state
7 of deterioration, foreclosure. It was purchased by a couple
8 quite a few years ago. The wife fell ill. They were never able
9 to build on it and it went up for sale. Now, Mr. Aposta
10 (phonetic), I think that is how you say his name, who owns that
11 as well.

12 So I have a problem when -- when I hear the
13 applicant's representative, Mr. Ortiz, I think her name was say
14 that the area is in a state of transition. In 42 years that's
15 the only thing that's transitioned is the backyard of a home
16 from the same applicant. There are no sit down restaurants.
17 There are no fast food restaurants along Lakeside. The only
18 place they exist is Dunkin Donuts and Taco Bell, which actually
19 are on West Grand Boulevard. They face West Grand Boulevard,
20 and there are retention areas and privacy fences behind them.
21 And the home is behind Dunkin Donuts that half of it was used
22 for the express lanes of Dunkin Donuts.

23 But everything else, as you get to the other end of
24 Lakeside is residential. There is a doctor's -- a lawyer's
25 office, which used to be a doctor's office behind the Pho Viet

1 Restaurant. That's on West Grand Boulevard. That -- that
2 restaurant is on West Grand Boulevard, which is at the corner of
3 Brandon Boulevard and Lakeside Drive.

4 So I don't know where the fast food and sit down
5 restaurants are that Ms. Ortiz referred to, except on the
6 corner, which they're on Grand Boulevard, not Lakeside Drive so
7 they're not -- everything on the south side of Lakeside Drive in
8 my neighborhood is residential. There is one duplex, but
9 they're all homes, with the exception of the lawyer's office.
10 We are separated from West Grand Boulevard, by a large pond;
11 Sand Pond. And everybody who owns property on the south side of
12 Lakeside Drive has a pie shaped piece of property that extends
13 all the way out across the pond to West Grand Boulevard,
14 including this lot. So I don't know at that .91 acres includes
15 the approximate 50 percent is under water.

16 And Sand Pond is used as a retention pond. Not only
17 for my neighborhood, for Brandon High School to the north, and
18 for West Grand Boulevard itself. DOT added an intake, a large
19 intake into the pond when they widened it many decades ago.
20 Probably 30 years ago, they widened it to eight lanes instead of
21 four. But that pond does overflow onto Lakeside Drive at the
22 west side even in a bad summer storm.

23 We get three quarter inches of rain, it's underwater
24 just for a day or two. But of course, nothing was different and
25 I -- I mean there was exceptions, but the County actually did a

1 drainage improvement project on that pond some years ago, which
2 helped some, but it didn't completely alleviate it. So I don't
3 know that you could even put four units on this property.

4 And I'm -- I'm -- I haven't seen a site plan. I
5 didn't see anything in the application that that showed me
6 exactly what's going in there. I did see some comments that
7 originally the request was to change it to OR, Office
8 Residential, I believe that is. And I saw an email exchange out
9 there in Optix about the planner letting the applicant know that
10 to do that, you had to -- let's see I have it written down here.
11 The office development has to be within a residential structure
12 and subject to certain standards. So the reply was, let's
13 change it from OR to RMC6 then.

14 So it almost feels to me like there's not an exact
15 plan yet. Maybe that's why there's not a site plan. And I'm a
16 little concerned about the property next door at 1223 Lakeside
17 that Mr. Aposta also owns and had promised the neighbors that
18 would remain a home. I think his daughter was going to live in
19 it. The front yard of the house would remain residential. I'm
20 a little concerned that that might be coming up next for a
21 change; I don't know.

22 But I know how this domino effect works. You change
23 one thing, then it's easier for the next applicant to say, oh,
24 right next door, I have multifamily. So I'm just opposed to
25 anything that increases traffic noise. You know, all the usual

1 things that you would be opposed to. When you're my age, you've
2 been in your home this long and you want to live the rest of
3 your life in peace and quiet.

4 So I guess that's -- that's about all not all I have
5 to say. And I would be curious to know where those sit down
6 restaurants and food chains are on the south side of Lakeside
7 Drive.

8 HEARING MASTER: All right.

9 MS. HARRIS: Thank you.

10 HEARING MASTER: Thank you very much for your
11 comments. I appreciate it.

12 All right. Seeing no one else in opposition, we'll
13 close that section and go back to Development Services.

14 Ms. Heinrich, anything?

15 MS. HEINRICH: No, ma'am.

16 HEARING MASTER: All right then, Ms. Ortiz, you have
17 five minutes for rebuttal.

18 MS. ORTIZ: Thank you so much. And as part of my
19 report, I included this graphic, which I'll just go over with
20 you quickly. Here at the intersection of Limona and Lakeside,
21 we have Taco Bell. Moving east, we have a Planned Development
22 that includes one single-family residence and a Dunkin Donuts.
23 East of the subject site, we have a property that is zoned RSC6,
24 but according to the property appraiser is used as a duplex.
25 Then continuing to move east we have a single-family residence,

1 and then office development, and a restaurant that exists at
2 Lakeside and 60.

3 Some of the other concerns that I heard. Ms. Harris
4 was wondering if the entire site is .91 acres and if that
5 includes the area of wetland and pond. And the site in its
6 entirety is .91 acres in size. During the site development
7 process, we will address compliance with the stormwater
8 regulation, architectural regulations, and all of the
9 development regulations that are required to be reviewed prior
10 to issuance of a building permit.

11 Our original request was to rezone from RMC-6 to
12 Office Residential. But we were told by staff that -- that the
13 site doesn't qualify for the Office Residential zone because
14 it's not like a redevelopment or an existing home. So we went
15 back to the developer and said, you know, do you want to do
16 office or do you want to do residential? And we decided to move
17 forward with the residential development.

18 I'm not sure -- this project will generate less than
19 50 trips, so we did not do a full traffic study. But we did
20 receive a recommendation of support from the Transportation
21 Division. And I think that hits on all of the points that I
22 heard. So --

23 HEARING MASTER: all right. And just to clarify,
24 you're not asking for any waivers as a part of this application
25 is correct?

1 MS. ORTIZ: No, ma'am, we are not.

2 HEARING MASTER: All right. That was my only
3 question.

4 MS. ORTIZ: Thanks.

5 HEARING MASTER: Thank you so much. I appreciate it.
6 And with that we'll close Rezoning 25-1319.

7 Go to the next case.

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 251350	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd Ave S #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i>724-1762</i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Todd Pressman</i> MAILING ADDRESS <i>200 2nd South #451</i> CITY <i>St Pete</i> STATE <i>FL</i> ZIP <i>33701</i> PHONE <i></i>
APPLICATION # RZ 25-1111 VS	PLEASE PRINT NAME <i>Howard Owens</i> MAILING ADDRESS <i>11217 Andy Dr.</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i></i>
APPLICATION # RZ 25-1111	PLEASE PRINT NAME <i>Johnny Soape</i> MAILING ADDRESS <i>1118 Hannaway Drive</i> CITY <i>Riverview</i> STATE <i>FL</i> ZIP <i>33578</i> PHONE <i>913-359-4651</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Rebecca Kert</i> MAILING ADDRESS <i>400N Tampa St Suite 1910</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33604</i> PHONE <i>813-368-3064</i>
APPLICATION # RZ 25-1316	PLEASE PRINT NAME <i>Stephen Sposito</i> MAILING ADDRESS <i>505 E Jackson St</i> CITY <i>Tampa</i> STATE <i>FL</i> ZIP <i>33607</i> PHONE <i>813-375-0610</i>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 2 OF 2DATE/TIME: 11/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-150X</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>vs</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33560</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd press man</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>

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

PAGE 3 OF 8

DATE/TIME: 4/17/2025 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Nicholas West</u> MAILING ADDRESS <u>717 E B7th Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>850-252-5420</u>
APPLICATION # <u>R2</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Robinson Castro</u> MAILING ADDRESS <u>722 EAST 137TH AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33613</u> PHONE <u>813-464-1400</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Michael Brooks</u> MAILING ADDRESS <u>400 N. Tampa St. / Ste 1910</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u></u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Stephen Sposato</u> MAILING ADDRESS <u>505 E Jackson St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-375-0816</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>MICHAEL YATES, Palm TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 205 8057</u>
APPLICATION # <u>R2</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 010 Darby St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813 240 3907</u>

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

PAGE 4 OF 8

DATE/TIME: 11/17/2005 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 138</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813-318-9502</u>
APPLICATION # <u>RZ</u> <u>25-0579</u>	PLEASE PRINT NAME <u>Jeremy Couch</u> MAILING ADDRESS <u>17937 Huntingdon Circle</u> CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 920 2005</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1600 N Ashley Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-0978</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Jonathan Ellis</u> MAILING ADDRESS <u>1511 N. Westshore Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-754-8454</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Karla Llanos</u> MAILING ADDRESS <u>1645 Sun City Center Plz</u> CITY <u>Sun City Center</u> STATE <u>FL</u> ZIP <u>33571</u> PHONE <u>813-784-6272</u>
APPLICATION # <u>MM</u> <u>25-0648</u>	PLEASE PRINT NAME <u>Craig Major</u> MAILING ADDRESS <u>6408 Margarita Shores Ln</u> CITY <u>Aptuc Bch</u> STATE <u>FL</u> ZIP <u>33577</u> PHONE <u>205 422 1369</u>

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

PAGE 5 OF 8

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan Finch

PLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>Brian McGee</u> MAILING ADDRESS <u>6422 MARGARITA Shores Lane</u> CITY <u>Apollo Beach</u> STATE <u>FL</u> ZIP <u>33572</u> PHONE <u>402.215.1834</u>
APPLICATION # MM 25-0648	PLEASE PRINT NAME <u>William Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>0-254-7152</u>
APPLICATION # MM 250932	PLEASE PRINT NAME <u>William J Molloy</u> MAILING ADDRESS <u>325 S Blvd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>254-7157</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 B Ashley Drive # 700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>331 0974</u>
APPLICATION # mm 25-0932	PLEASE PRINT NAME <u>Casey VanVaerenbergh</u> vanvaeren MAILING ADDRESS <u>11009 Fern Hill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-323-4549</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Daniel Van Vaerenbergh</u> MAILING ADDRESS <u>11207 Fernhill Drive</u> CITY <u>Clearwater</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-340-9888</u>

SIGN-IN SHEET: RFR, **ZHM**, PHM, LUHOPAGE 6 OF 6DATE/TIME: 11/17/2025 6PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 250932	PLEASE PRINT NAME <u>Mitchell Thompson</u> MAILING ADDRESS <u>11055 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 447-0051</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>Samantha Varava</u> MAILING ADDRESS <u>11053 Sage Canyon Dr</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>(813) 598-8845</u>
APPLICATION # MM 25 0932	PLEASE PRINT NAME <u>Chad Thompson</u> MAILING ADDRESS <u>10710 Sage Canyon Dr.</u> CITY <u>Riverview</u> STATE <u>FL</u> ZIP <u>33579</u> PHONE <u>(813) 422-4336</u>
APPLICATION # MM 25-0932	PLEASE PRINT NAME <u>MICHAEL YATES, PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S. MacDill Ave.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>(813) 205-0557</u>
APPLICATION # MM 25-1081	PLEASE PRINT NAME <u>Linda Stewart, Morris Eng.</u> MAILING ADDRESS <u>6901 Professional Pkwy</u> CITY <u>Sarasota</u> STATE <u>FL</u> ZIP <u>34236</u> PHONE <u>(941) 444-6644</u>
APPLICATION # MM 25-1242	PLEASE PRINT NAME <u>Addie Clark</u> MAILING ADDRESS <u>400 N. Ashley Dr. Ste 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 319-4759</u>

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

PAGE 7 OF 8

DATE/TIME: 11/17/2025 6 PM HEARING MASTER: SUSAN FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>MM</u> <u>25-1243</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley Dr. # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-1244</u>	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave #1600</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>927-820-3989</u>
APPLICATION # <u>RZ</u> <u>25-1246</u>	PLEASE PRINT NAME <u>Isabelle Albert</u> MAILING ADDRESS <u>1000 N Ashley # 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-331-0974</u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>BASSAM DAMMAK</u> MAILING ADDRESS <u>6820 Rosemary Dr</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33625</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>TYSEER KUURDI</u> MAILING ADDRESS <u>26307 Mountain Lake Rd</u> CITY <u>Brooksville</u> STATE <u>FL</u> ZIP <u>34602</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Susan Dennis</u> MAILING ADDRESS <u>13109 N Hammer Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-373-4779</u>

DATE/TIME: 11/17/2025 6PM HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Sherry La Rue</u> MAILING ADDRESS <u>13109 N. 01a Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>813-787-7709</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Eric Flasfenstein</u> MAILING ADDRESS <u>13106 N. 06A Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 392-5323</u>
APPLICATION # <u>RZ</u> <u>25-0383</u>	PLEASE PRINT NAME <u>Tim h-Rhe</u> MAILING ADDRESS <u>13108 N 01A</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0383</u> <u>VS</u>	PLEASE PRINT NAME <u>Beverly Kieny</u> MAILING ADDRESS <u>10902 N. Edison Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>33612</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE:**ZHM, PHM, VRH, LUHO****DATE: 11/17/2025****HEARING MASTER:**

Susan Finch

PAGE: 1 of 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1111	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1111	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1316	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1316	Stephen Sposato	2. Applicant Presentation Packet	Yes (Copy)
RZ 25-1316	Grover Maggard	3. Opposition Presentation Packet	No
RZ 25-1319	Michelle Montalbano	1. Revised Staff Report	Yes (Copy)
RZ 25-1319	Patricia Ortiz	2. Applicant Presentation Packet	No
RZ 25-1390	Cierra James	1. Revised Staff Report	Yes (Copy)
RZ 25-1390	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0383	Ashley Rome	1. Revised Staff Report	Yes (Copy)
RZ 25-0383	Sheryl LaRue	2. Opposition Presentation Packet	No
RZ 25-0383	Susan Dennis	3. Opposition Presentation Packet	No
RZ 25-0579	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0579	Stephen Sposato	1. Applicant Presentation Packet	No
RZ 25-0579	Grover Maggard	3. Opposition Presentation Packet	No
MM 25-0648	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
MM 25-0648	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-0932	Isabelle Albert	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0932	Casey Vanvaerenbergh	3. Opposition Presentation Packet – Thumb Drive	No
MM 25-1081	Ashley Rome	1. Revised Staff Report	Yes (Copy)
MM 25-1242	Chris Grandlienard	1. Revised Staff Report	Yes (Copy)
MM 25-1243	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1244	Carolanne Peddle	1. Revised Staff Report	Yes (Copy)
RZ 25-1244	Anne Pollack	2. Applicant Presentation Packet	No
RZ 25-1246	Isabelle Albert	1. Applicant Presentation Packet – Thumb Drive	No

NOVEMBER 17, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, November 17, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

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

A. WITHDRAWALS AND CONTINUANCES

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

☒ Susan Finch, ZHM, overview of ZHM process.

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

☒ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

☒ Michelle Heinrich, DS, called RZ 25-0500.

☒ Susan Finch, ZHM, continued RZ 25-0500 to December 15, 2025, ZHM hearing.

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1111

☒ Michelle Heinrich, DS, called RZ 25-1111.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1111.

C.2. RZ 25-1316

☒ Michelle Heinrich, DS, called RZ 25-1316.

☒ Testimony provided.

☒ Susan Finch, ZHM, closed RZ 25-1316.

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

Michelle Heinrich, DS, called RZ 25-1319.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

Michelle Heinrich, DS, called RZ 25-1350.

Testimony provided.

Susan Finch, ZHM, continued RZ 25-1350 to January 26, 2026, ZHM hearing.

C.5. RZ 25-1390

Michelle Heinrich, DS, called RZ 25-1390.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

Michelle Heinrich, DS, called RZ 25-0383.

Susan Finch, ZHM, continued RZ 25-0383 until the end of the hearing.

Susan Finch, ZHM, recalled RZ 25-0383.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

Michelle Heinrich, DS, called RZ 25-0579.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 10:26 p.m.

Rezoning Application: RZ STD 25-1319

Zoning Hearing Master Date: 11/17/2025

BOCC Land Use Meeting Date: 01/13/2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Nicholas And Rosalie Apostoleres
FLU Category: R-9
Service Area: Urban
Site Acreage: 0.9 acres +/-
Community Plan Area: Brandon
Overlay: SR 60 – Brandon Boulevard
Request: Rezone from RSC-6 to RMC-9-R



Introduction Summary:

The applicant is requesting to rezone the subject property from RSC-6 (Residential, Single-Family Conventional, 6) to RMC-9-R (Residential, Multi-Family Conventional, 9 with Restrictions). The applicant has proposed restrictions to limit development to a maximum of 4 single-story attached dwelling units.

Zoning:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	0.9 +/-	0.9 +/-
Density/Intensity	6 units per acre	4 units per acre
Mathematical Maximum*	5 dwelling units	4 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Lot Size / Lot Width	7,000 sq ft / 70'	4,840 sf / 70'
Setbacks/Buffering and Screening	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'
Height	35'	35'

Additional Information:

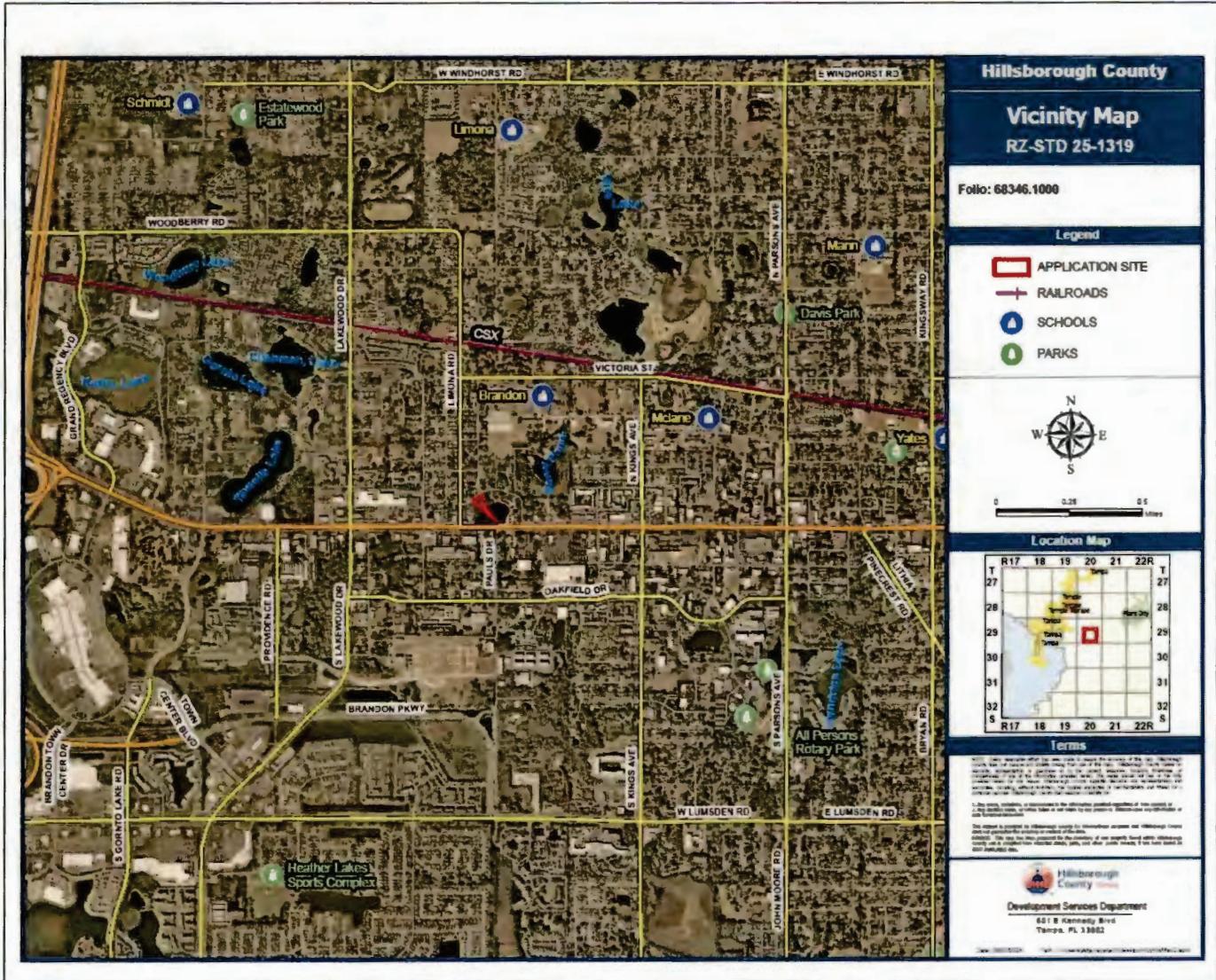
PD Variation(s)	None requested as part of this application.
Waiver(s) to the Land Development Code	None requested as part of this application.

Planning Commission Recommendation:
Consistent

Development Services Recommendation:
Approvable with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

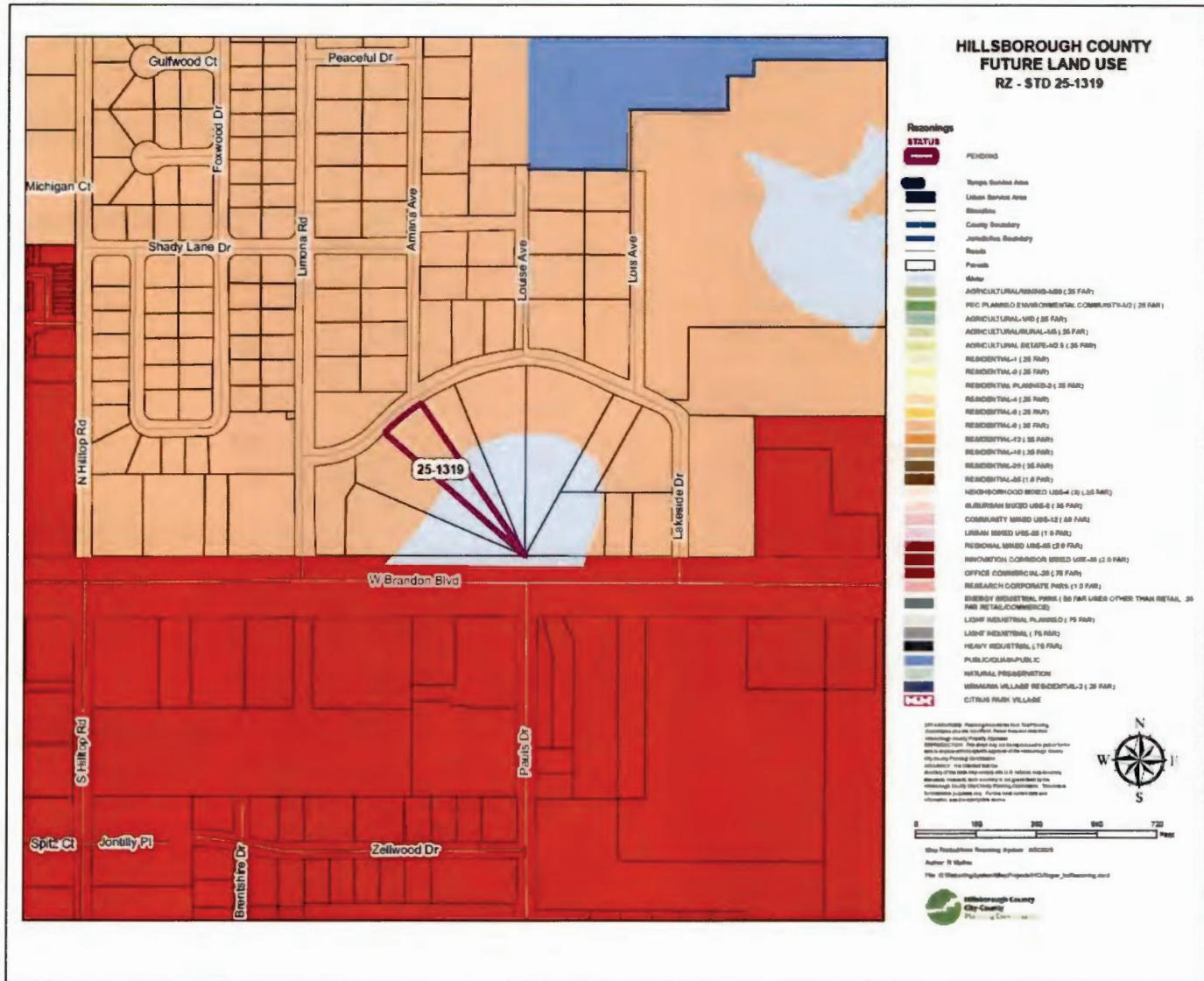


Context of Surrounding Area:

The property is located in Brandon along Lakeside Drive just north of SR 60 (Brandon Boulevard). The property is within the Urban Sector of the SR 60 Brandon Boulevard Overlay District. The area north of SR 60 and Lakewood Dr. is occupied by single-family residences zoned RSC-6 and institutional uses such as Brandon High School. SR 60 in this area is a commercial corridor, with zoning districts such as CG, CI, CN, and PD districts allowing commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

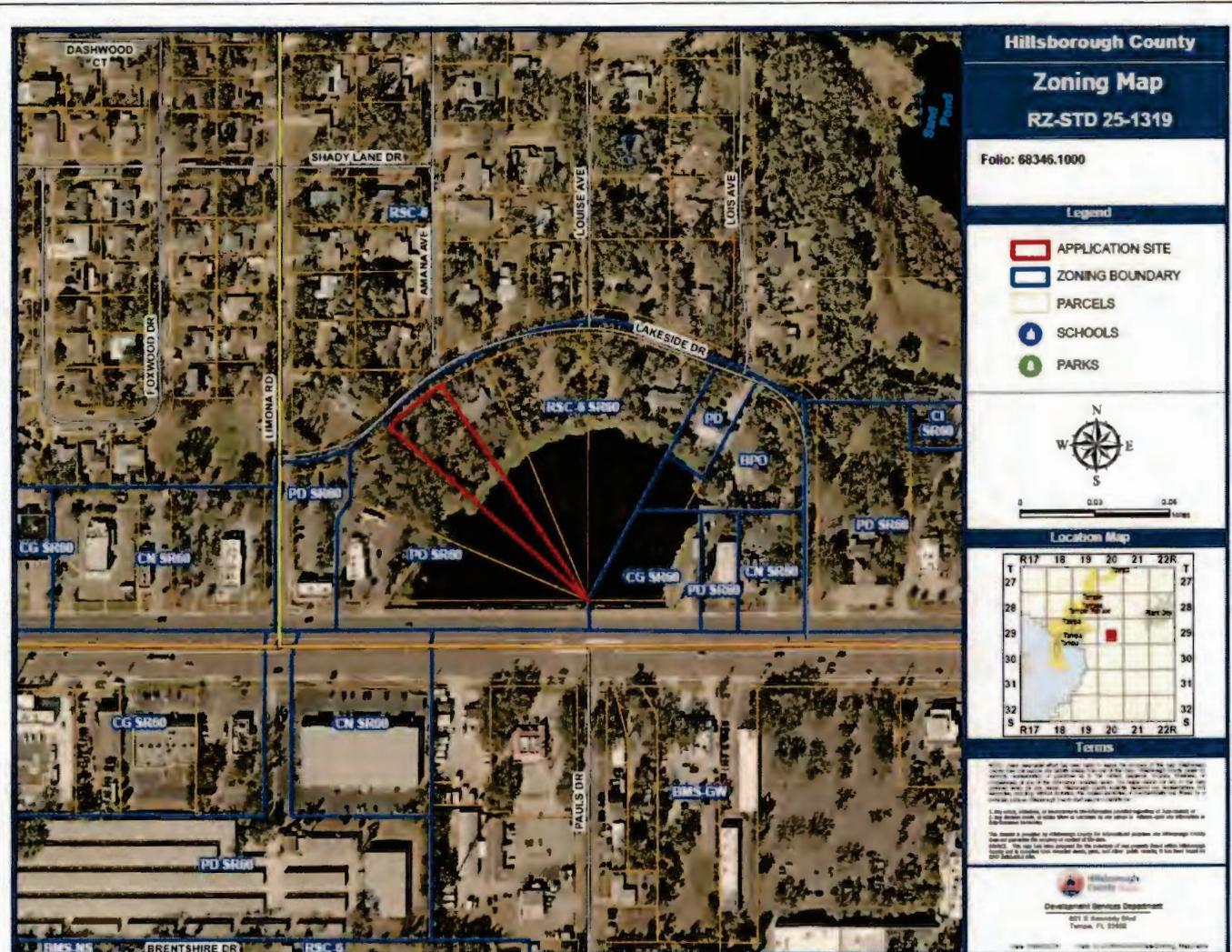
2.2 Future Land Use Map



Future Land Use Category:	RES-9 (Residential – 9)
Maximum Density/F.A.R.:	9 du/ga; Neighborhood commercial, office or multi-purpose or mixed-use projects up to 0.50 FAR or 175,000 sq ft, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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 du/ga	Single-Family Residential, Conventional	Single-Family Residential
South	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential, Conventional	Duplex Residential
West	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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
Lakeside Dr.	County Local - Rural	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

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	46	4	5
Proposed	72 30	6 1	8 2
Difference (+/-)	+26 -16	+2 -3	+3 -3

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

Connectivity and Cross Access <input 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 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	Wetlands present.
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"/> 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 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"/> 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	<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 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 parcel is uniquely configured with a large portion of the property occupied by wetlands, which extend the property lines to SR 60 (Brandon Boulevard). The main portion of the property fronts Lakeside Dr, which is largely occupied by single-family residences zoned RSC-6. Abutting the rezoning site to the east is a residential property zoned RSC-6, which appears to be a duplex based on street view imagery. There are no records of an approved non-conforming use for the duplex, but per the Property Appraiser website, the property was built in 1961. To the west is a single-family home zoned PD 00-0625. SR 60 in this area is an active 8-lane commercial corridor.

The applicant has proposed conditions to the rezoning to address compatibility concerns with a potential multi-family project. Due to the configuration of the parcel, a multi-family development utilizing the maximum density and height permitted in RMC-9 could potentially be an 8 to 6-unit, two-story attached project, which would appear out of character with the surrounding area. Therefore, the applicant has restricted the project to a maximum of 4 dwelling units and limited structures to 1-story in height for compatibility with the surrounding development pattern.

With the proposed restriction considered, staff finds the proposed RMC-9-R district to be compatible with the existing uses, zoning districts, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the rezoning **approvable** subject to the following restriction:

1. Development shall be limited to a maximum of 4 attached single-story dwelling units.

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.

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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: 10/13/2025

Revised: 11/07/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1319

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.9 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 9 – Restricted (RMC-9-R). The restriction proposed by the applicant would limit the development to a 4-unit single-story structure and prohibit any variances from the RMC-9 zoning district setback requirements outlined in the table provided under LDC Section 06.01.00. The site is located +/- 220ft east of the intersection of Limona Rd. and Lakeside Dr. The Future Land Use designation of the site is Residential – 9 (R-9).

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 Code 210) 5 Units	46	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
RMC-9, Single Family Detached (ITE Code 210) 215) 84 Units	72 30	6 1	8 2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26 -16	+2 -3	+3 -3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lakeside Dr., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are +/- 5-foot-wide sidewalks along the southern side of the roadway and no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 45-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lakeside Dr.

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

Lakeside Dr. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Rezoning Application: RZ STD 25-1319

Zoning Hearing Master Date: 11/17/2025

BOCC Land Use Meeting Date: 01/13/2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Nicholas And Rosalie Apostoleres

FLU Category: R-9

Service Area: Urban

Site Acreage: 0.9 acres +/-

Community Plan Area: Brandon

Overlay: SR 60 – Brandon Boulevard

Request: Rezone from RSC-6 to RMC-9-R



Introduction Summary:

The applicant is requesting to rezone the subject property from RSC-6 (Residential, Single-Family Conventional, 6) to RMC-9-R (Residential, Multi-Family Conventional, 9 with Restrictions). The applicant has proposed restrictions to limit development to a maximum of 4 single-story attached dwelling units.

Zoning:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	Multi-Family Residential
Acreage	0.9 +/-	0.9 +/-
Density/Intensity	6 units per acre	4 units per acre
Mathematical Maximum*	5 dwelling units	4 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	RMC-9-R
Lot Size / Lot Width	7,000 sq ft / 70'	4,840 sf / 70'
Setbacks/Buffering and Screening	Front: 25' Sides: 7.5' Rear: 25'	Front: 25' Side: 10' Rear: 20'
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:

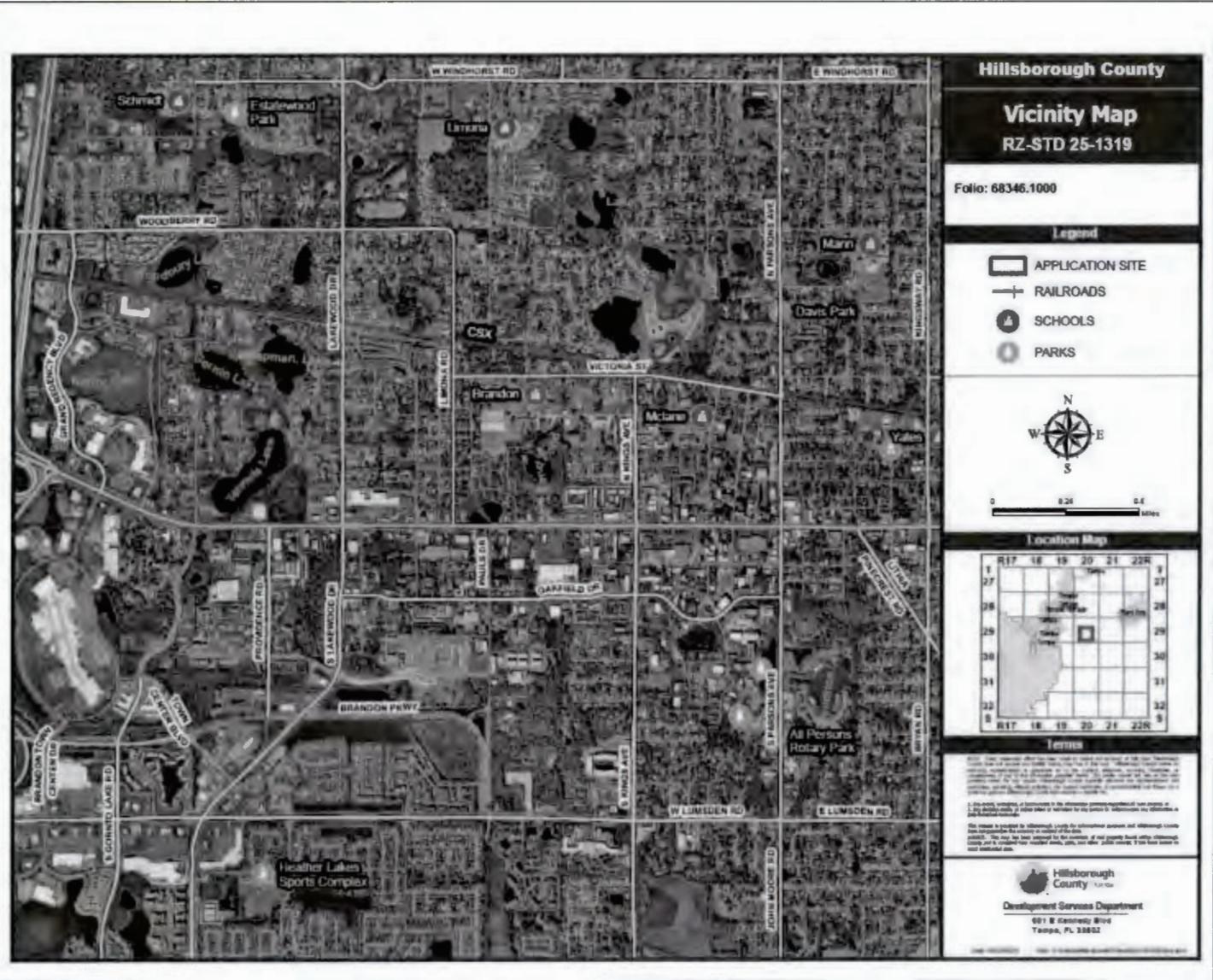
Consistent

Development Services Recommendation:

Approvable with Restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

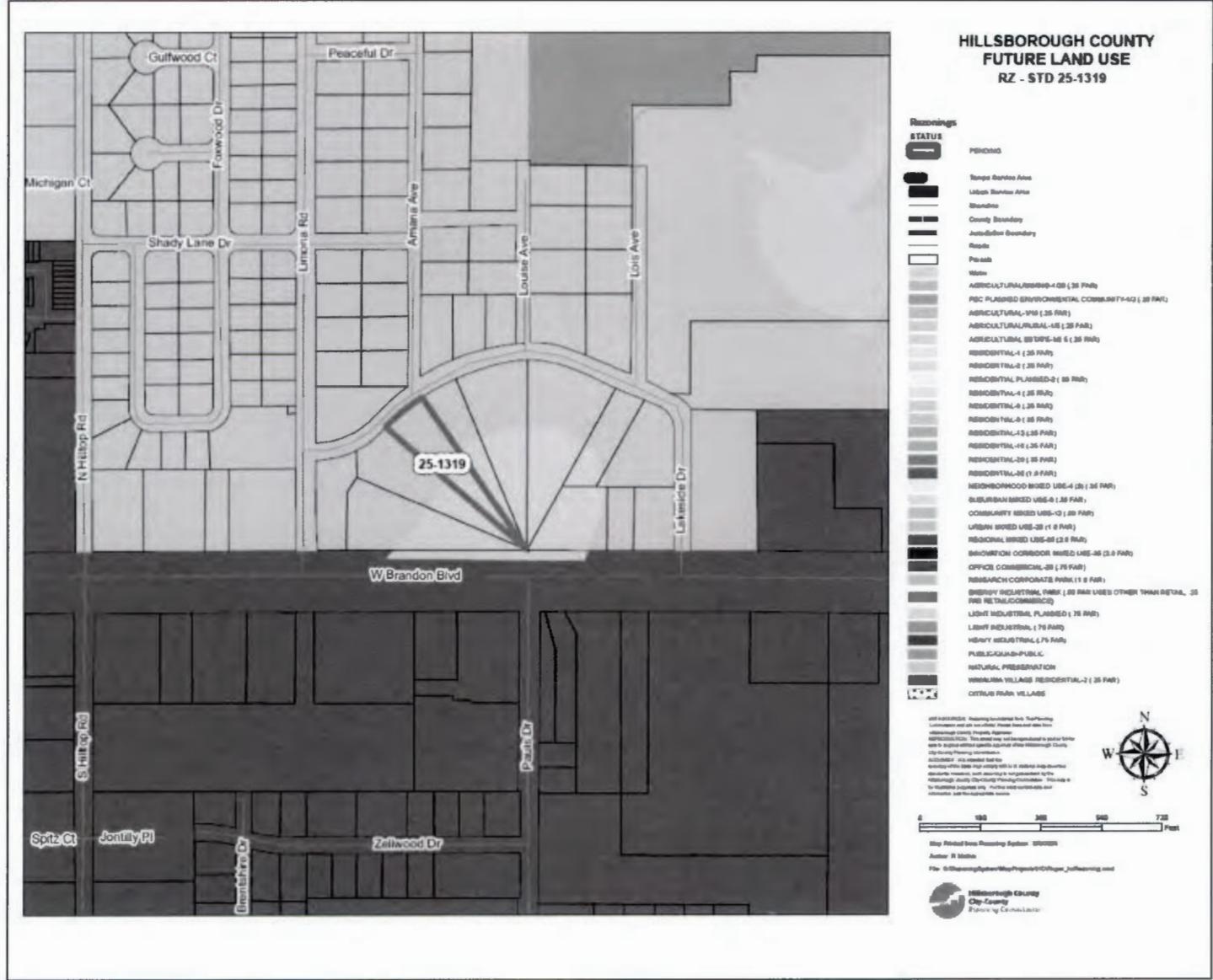


Context of Surrounding Area:

The property is located in Brandon along Lakeside Drive just north of SR 60 (Brandon Boulevard). The property is within the Urban Sector of the SR 60 Brandon Boulevard Overlay District. The area north of SR 60 and Lakewood Dr. is occupied by single-family residences zoned RSC-6 and institutional uses such as Brandon High School. SR 60 in this area is commercial corridor, with zoning districts such as CG, CI, CN, and PD districts allowing commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Future Land Use Category:	RES-9 (Residential – 9)
Maximum Density/F.A.R.:	9 du/ga; Neighborhood commercial, office or multi-purpose or mixed-use projects up to 0.50 FAR or 175,000 sq ft, whichever is less intense. Non-residential development that exceeds 0.35 FAR must be for office or residential support uses.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

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 du/ga	Single-Family Residential, Conventional	Single-Family Residential
South	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential
East	RSC-6	6 du/ga	Single-Family Residential, Conventional	Duplex Residential
West	PD 00-0625	0.25 FAR and 1 DU	Fast Food Restaurant and Single-Family Residence	Single-Family Residential

APPLICATION NUMBER: RZ-STD 25-1319
ZHM HEARING DATE: November 17, 2025
BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Montalbano

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
Lakeside Dr.	County Local - Rural	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

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		46	4	5
Proposed		72 30	6 1	8 2
Difference (+/-)		+26 -16	+2 -3	+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**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	Wetlands present.
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"/> 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 _____			
<input checked="" 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				
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 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 parcel is uniquely configured with a large portion of the property occupied by wetlands, which extend the property lines to SR 60 (Brandon Boulevard). The main portion of the property fronts Lakeside Dr, which is largely occupied by single-family residences zoned RSC-6. Abutting the rezoning site to the east is a residential property zoned RSC-6, which appears to be a duplex based on street view imagery. There are no records of an approved non-conforming use for the duplex, but per the Property Appraiser website, the property was built in 1961. To the west is a single-family home zoned PD 00-0625. SR 60 in this area is an active 8-lane commercial corridor.

The applicant has proposed conditions to the rezoning to address compatibility concerns with a potential multi-family project. Due to the configuration of the parcel, a multi-family development utilizing the maximum density and height permitted in RMC-9 could potentially be an 8 to 6-unit, two-story attached project, which would appear out of character with the surrounding area. Therefore, the applicant has restricted the project to a maximum of 4 dwelling units and limited structures to 1-story in height for compatibility with the surrounding development pattern.

With the proposed restriction considered, staff finds the proposed RMC-9-R district to be compatible with the existing uses, zoning districts, and development pattern in the surrounding area.

5.2 Recommendation

Staff finds the rezoning **approvable** subject to the following restriction:

1. Development shall be limited to a maximum of 4 attached single-story dwelling units.

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.

APPLICATION NUMBER: RZ-STD 25-1319

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Michelle Mortalbano

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

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: 10/13/2025

Revised: 11/07/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Brandon

PETITION NO: RZ 25-1319

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 0.9 acres from Residential Single Family Conventional – 6 (RSC-6) to Residential Multi-Family Conventional – 9 – Restricted (RMC-9-R). The restriction proposed by the applicant would limit the development to a 4-unit single-story structure and prohibit any variances from the RMC-9 zoning district setback requirements outlined in the table provided under LDC Section 06.01.00. The site is located +/- 220ft east of the intersection of Limona Rd. and Lakeside Dr. The Future Land Use designation of the site is Residential – 9 (R-9).

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 Code 210) 5 Units	46	4	5

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips

		AM	PM
RMC-9, Single Family <u>Detached</u> (ITE Code 210) 215) & 4 Units	72 30	6 1	8 2

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+26 -16	+3 -3	+3 -3

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lakeside Dr., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 20ft of pavement in average condition. There are +/- 5-foot-wide sidewalks along the southern side of the roadway and no bike lanes on either side of the roadway within the vicinity of the project. The roadway lies within a +/- 45-foot-wide right-of-way.

SITE ACCESS

It is anticipated that the site will have access to Lakeside Dr.

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).

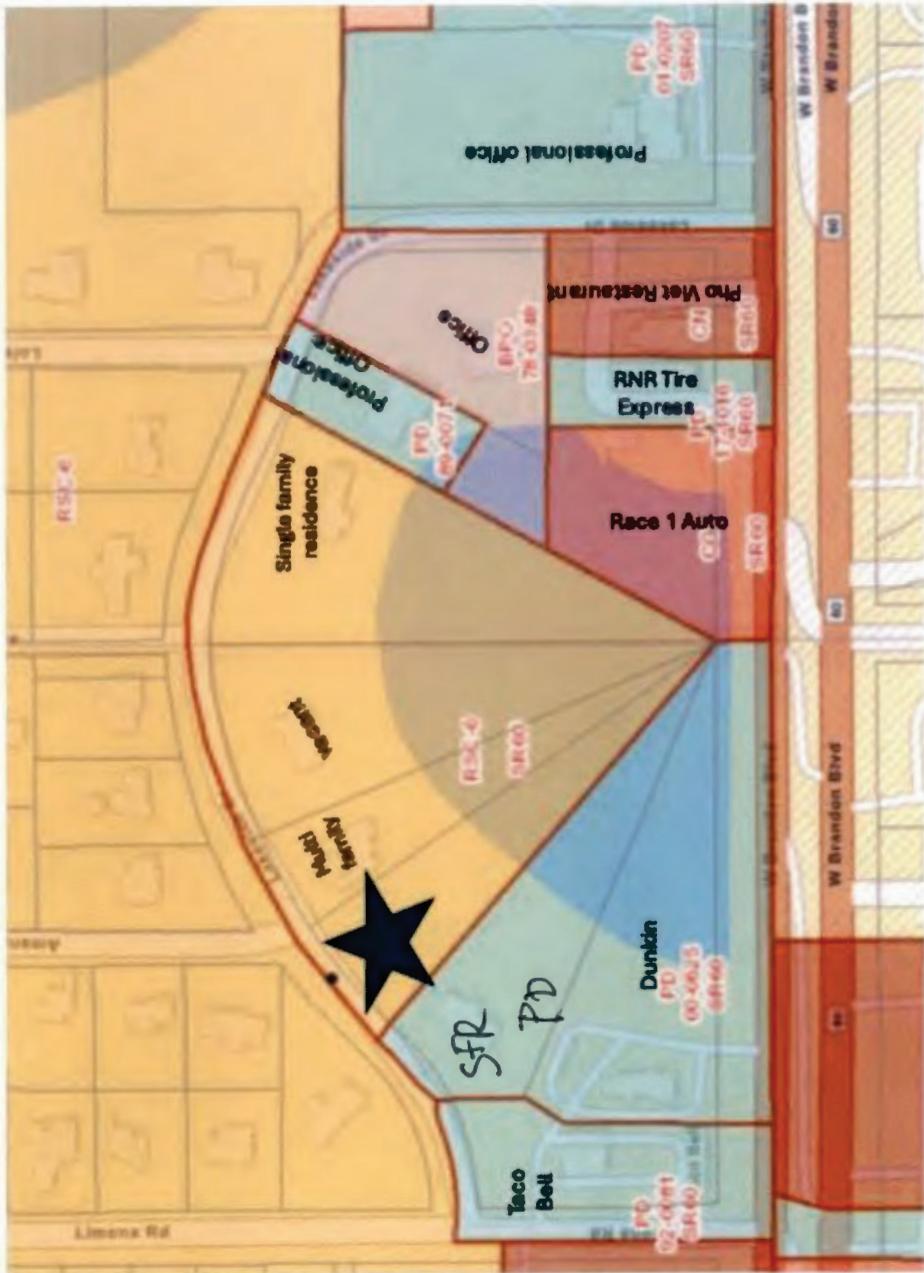
Staff notes that the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff have no objection to this request.

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

Lakeside Dr. is not a regulated roadway and is not included in the 2024 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

Zoning and Land Use within the Vicinity of the Subject Site



Application No. 25-1319 Date: 11/17/2025
Name: Patricia Ortiz Entered at Public Hearing: 24th
Exhibit # 2

**PARTY OF
RECORD**

Rivas, Keshia

From: catscats74@aol.com
Sent: Monday, November 3, 2025 2:03 PM
To: Hearings
Subject: Rezoning Application Number RZ-STD-25-1319 Opposition

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

To Hillsborough County Zoning Hearing Master

I am writing regarding rezoning application number RZ-STD-25-1319 to voice my opposition to it.

I live very close the property that is being requested to be rezoned. My street runs off Lakeside Drive and I am one house off Lakeside Drive.

I see no site plans for this rezoning request and I understand that the requested rezoning was changed. It was originally submitted to go from RSC-9 to OR but when it was discovered that the office space needed to be within a residential structure, the request was changed to go from RSC-9 to RMC-9. This makes me think that there is no real immediate plan for the property yet and therefore I do not understand the rezoning request at all. Why not wait until you have a real plan and make this a planned development request? Perhaps more intense zoning will be requested along with the property next door in the near future? The applicant owns both residential properties now (1221 Lakeside Dr and 1223 Lakeside Dr). He is also the owner of the Dunkin Donuts at the corner of Brandon Blvd and Limona Road.

I also object to the assertion that my neighborhood is in a state of transition from residential to office, neighborhood commercial and multi family uses. Nothing has changed on Lakeside Drive in the 42 years I have lived in my home. The only change has been that the applicant for this rezoning request purchased the home behind his Dunkin Donuts at 1223 Lakeside Drive years ago but he only used a small part of the back yard for his Dunkin Donuts expansion and promised the neighbors that the front of the home would always remain residential. Apparently he has now purchased the lot next to it at 1221 Lakeside Drive and plans to make these parcels something other than residential.

The only transition taking place in my neighborhood is in what this applicant is trying to do.

Of course, I object to anything other than residential use in my neighborhood for all the obvious reasons - increased traffic, noise, intrusion, loss of peace and quiet and the eventual excuse others will use to state that my neighborhood is in a state of transition.

Thank you for you consideration.

Cheryl Harris
205 Louise Ave
Brandon FL 33510

Rivas, Keshia

From: formstack@hillsboroughcounty.org
Sent: Monday, November 3, 2025 2:07 PM
To: Hearings
Subject: BOCC Contact Form - Zoning Application Comment (RZ-STD-25-1319). Please add to hearing record.



Formstack Submission For: BOCC Contact Form - NEW

Submitted at 11/03/25 2:06 PM

Your Commissioner(s)

Please select the Commissioner(s) you wish to contact (required)::

- 1 | Commissioner Harry Cohen (District 1)
- 2 | Commissioner Ken Hagan (District 2)
- 3 | Commissioner Gwen Myers (District 3)
- 4 | Commissioner Christine Miller (District 4)
- 5 | Commissioner Donna Cameron Cepeda (District 5)
- 6 | Commissioner Chris Boles (District 6)
- 7 | Commissioner Joshua Wostal (District 7)

Your Information

Your Name:: Cheryl Harris

Address: 205 Louise Ave
Brandon, FL 33510

Your Phone Number:: (813) 246-2331

Your Email Address:: catscats74@aol.com

Your Message

Your Subject (required):: Rezoning Application Number RZ-STD-25-1319 Opposition

To: Hillsborough County Commissioners

I am writing regarding rezoning application number RZ-STD-25-1319 to voice my opposition to it.

I live very close the property that is being requested to be rezoned. My street runs off Lakeside Drive and I am one house off Lakeside Drive.

I see no site plans for this rezoning request and I understand that the requested rezoning was changed. It was originally submitted to go from RSC-9 to OR but when it was discovered that the office space needed to be within a residential structure, the request was changed to go from RSC-9 to RMC-9. This makes me think that there is no real immediate plan for the property yet and therefore I do not understand the rezoning request at all. Why not wait until you have a real plan and make this a planned development request? Perhaps more intense zoning will be requested along with the property next door in the near future? The applicant owns both residential properties now (1221 Lakeside Dr and 1223 Lakeside Dr). He is also the owner of the Dunkin Donuts at the corner of Brandon Blvd and Limona Road.

**Your Message
(required)::**

I also object to the assertion that my neighborhood is in a state of transition from residential to office, neighborhood commercial and multi family uses. Nothing has changed on Lakeside Drive in the 42 years I have lived in my home. The only change has been that the applicant for this rezoning request purchased the home behind his Dunkin Donuts at 1223 Lakeside Drive years ago but he only used a small part of the back yard for his Dunkin Donuts expansion and promised the neighbors that the front of the home would always remain residential. Apparently he has now purchased the lot next to it at 1221 Lakeside Drive and plans to make these parcels something other than residential.

The only transition taking place in my neighborhood is in what this applicant is trying to do.

Of course, I object to anything other than residential use in my neighborhood for all the obvious reasons - increased traffic, noise, intrusion, loss of peace and quiet and the eventual excuse others will use to state that my neighborhood is in a state of transition.

Thank you for you consideration.
Cheryl Harris
205 Louise Ave
Brandon FL 33510

**Is this comment related
to an active zoning
application?:**

Yes, my comment is related to an active zoning application and should be added to the hearing record.

**Rezoning Application
Number:**

RZ-STD-25-1319



© 2025 Intellistack (formerly Formstack). All rights reserved.

This is a customer service email.

Intellistack, 50 South Steele Street, Suite 500, Denver, CO 80209