Rezoning Application: PD 25-0349

Zoning Hearing Master Date: October 20, 2025

BOCC Land Use Meeting Date: December 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Patel Shilpen Life Estate/Shilpen

Patel Revocable Trust

FLU Category: RES-6

Service Area: Urban

Site Acreage: 2.14 AC

Community

Plan Area:

Riverview

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, single Family) which permits Single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow three principal residential units, and one accessory dwelling unit; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

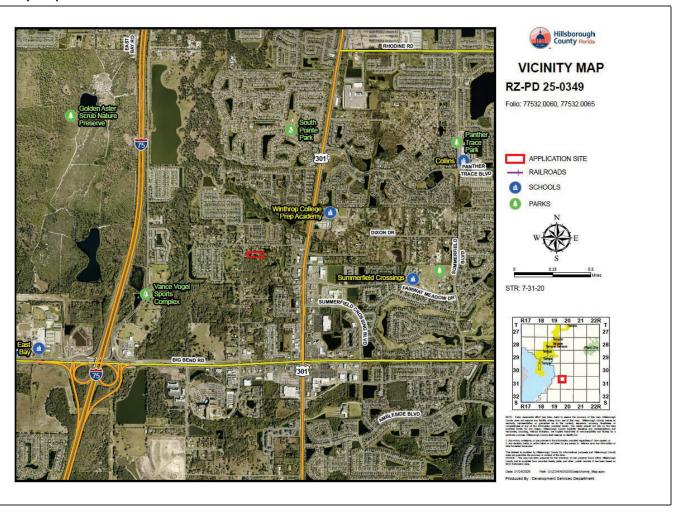
Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0349
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only) Contractor's Office without open storage
Acreage	2.14 AC	2.14 AC
Density/Intensity	1 DU/AC	1.4 DU/AC
Mathematical Maximum*	2 DU	3 DU

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0349
Lot Size / Lot Width	1 AC/ 150′	Lots 1 & 2: 15,200 sf / 80' Lot 3: 60,665 sf / 160'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Lots 1 & 2: 25' Front, 15' Side (10' side between lots); 50' Rear. Lot 3: Front: 72.5'. North Side: 67.5' (exist. home) 55' (home addition, garage, and ADU). South side: 26' (exist. home) 20' (home addition, garage, and ADU). Rear: 200' (home) 40' (garage and ADU).
Height	50′	Lots 1 & 2: 35' Lot 3: 25' Home and Garage, 20' ADU

Additional Information:	
PD Variation(s)	LDC Part 6.04.00 (Access Management)
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation:	Development Services Recommendation:
Consistent	Approvable, subject to proposed conditions

2.1 Vicinity Map



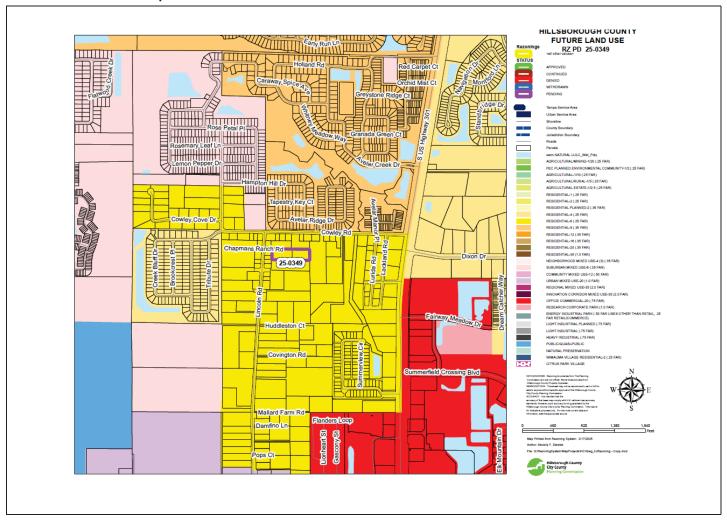
Context of Surrounding Area:

The parcel is located along Lincoln Road, a 2 Lane roadway. The area surrounding the property to the north, east and south contains single family residential uses with conventional and mobile homes. Across Lincoln Road, to the west are single family residential lots zoned RSC-9 MH with mobile homes.

ZHM HEARING DATE: October 20, 2025 BOCC LUM MEETING DATE: December 9, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tania C. Chapela

Subject Site Future Land Use Category:	RES-6, Residential – 6
Maximum Density/F.A.R.:	6 du/ga, Neighborhood commercial up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects: 0.35 FAR. Light industrial uses: 0.50 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



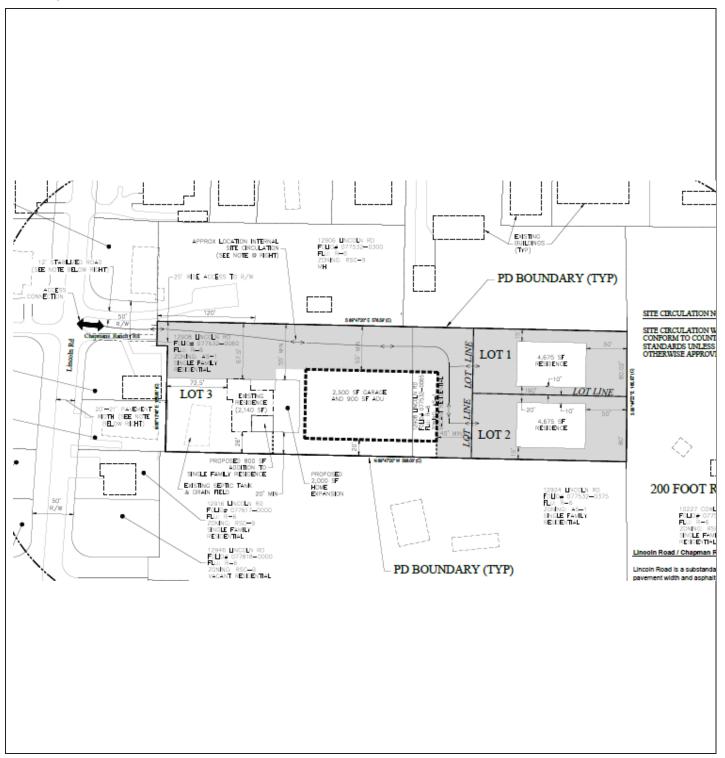
Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes
South	AS-1	1 DU/AC	Single-Family Residential/Agricultural	Single Family Conventional, Vacant
East	ASC-1	1 DU/AC	Single-Family Residential (Conventional Only)	Single Family Conventional
West	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes

ZHM HEARING DATE: October 20, 2025 BOCC LUM MEETING DATE: December 9, 2025

Case Reviewer: Tania C. Chapela

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

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	
Lincoln Rd.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan☐ Site Access Improvements☐ Substandard Road Improvements☐ Other	

Project Trip Generation □Not applicable for this request			
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	28	3	3
Difference (+/1)	+10	+2	+1

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	Х	Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

APPLICATION NUMBER: PD 25-0349

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025

Case Reviewer: Tania C. Chapela

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No	information/comments
Natural Resources	⊠ Yes	☐ Yes ☒ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	☐ Yes ⊠ No	☐ Yes ⊠ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	vater Wellfield Pr	1	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal H	igh Hazard Area		
Credit	☐ Urban/Sul	burban/Rural Sce	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP propert	У	
☐ Surface Water Resource Protection Area	☐ Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	See Report
Service Area/ Water & Wastewater ⊠Urban □ City of Tampa □Rural □ City of Temple Terrace	⊠ Yes □ No	☐ Yes ☑ No	□ Yes ⊠ No	
Hillsborough County School Board Adequate □ K-5 □6-8 □9-12 ⊠ N/A Inadequate □ K-5 □6-8 □9-12 ⊠ N/A	□ Yes ⊠ No	☐ Yes ☑ No	□ Yes ⊠ No	
Impact/Mobility Fees ADU (Fee estimate is based on a 900 s.f. unit) Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335	Mobili Parks:	: \$1,200	522 sq ft SFR	
(Fee estimate is based on a 2,000 s.f.) (I Mobility: \$9,183	pecialty Trades Per 1,000 sq ft) Mobility: \$8,586 ire: \$158	(Per Mok	ehouse 1,000 sq ft) ility: \$1,377 \$34	

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding area is a residential development with single-family conventional homes with AS-1, RSC-2, RSC-9 MH, within the RES-6 Future Land Use category. The proposed uses are comparable with the adjacent single family residential development, especially along Lincoln Road and Cowley Road. Furthermore, the proposed 1.4 DU/AC density is under the 6 DU/AC Maximum density allowable in the RES-6 Comprehensive Plan category.

The maximum building height of 35 feet meets the surrounding RSC-9 maximum height and is under the maximum 50 feet height restriction of the adjacent parcel to the east, zoned ASC-1. Nothwistanding their lot size, the proposed rear and side setbacks for Lots 1 and 2 meet those required in the adjacent lot to the east, zoned ASC-1. The surrounding development includes parcels of varying sizes, however several lots—particularly along Lincoln Road—measure approximately 60 feet by 100 feet (about 6,000 square feet), considerably under the minimum lot size proposed for the subject development.

Transportation Staff finds the Variation approvable, and it notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 1, 2025.

- 1. The project shall allow 3 single family residential lots. One accessory dwelling unit shall be permitted in Lot 3.
- 2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as follows:
 - Lots 1 and 2:

Minimum Lot Size: 15,200 sf Minimum Lot Width: 80-Feet Minimum Front Setback: 25-Feet

Minimum Side Setbacks: 15-Feet from North and South PD boundaries, 10-Feet from shared lot line

Minimum Rear Setback: 50-Feet Maximum building Height: 35- feet

• Lot 3:

Minimum Lot Size: 60,665 sf Minimum Lot Width: 160-Feet

Minimum Front Setback: 72.5-Feet from West boundary

Minimum North Side Setbacks: 67.5-Feet (existing home), 55-Feet (home expansion, garage and accessory

dwelling).

Minimum Side Setbacks (South): 67.5 26-Feet (existing home), 55 20-Feet (home expansion, garage and

accessory dwelling).

Minimum Rear Setback (East): 200-Feet (existing home and home expansion), 40-Feet (garage and accessory

dwelling).

Maximum building Height: 25- feet Main House and Garage, 20-feet Accessory Dwelling.

- 3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 5. 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.
- 6. 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.

APPLICATION NUMBER: PD 25-0349

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Tania C. Chapela

- 7. The subject site shall be permitted one full access connection onto Lincoln Rd.
- 8. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.
- 9. 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.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

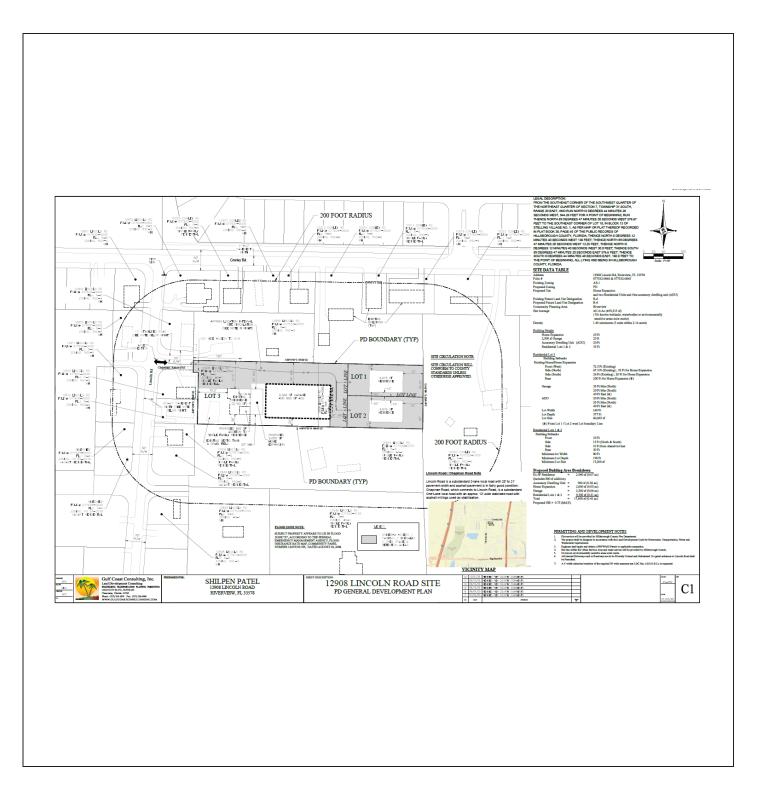
APPLICATION NUMBER: PD 25-0349

ZHM HEARING DATE: October 20, 2025 BOCC LUM MEETING DATE: December 9, 2025

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

NA

8.0 PROPOSED SITE PLAN (FULL)



Case Reviewer: Tania C. Chapela

APPLICATION NUMBER: PD 25-0349

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 10/13/2025 REVISED: 10/14/25	
REV	IEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation	
PLA	NNING AREA: Riverview	PETITION NO: RZ 25-0349	
	This agency has no comments.		
	This agency has no objection.		
X	X This agency has no objection, subject to the listed or attached conditions.		
	This agency objects for the reasons set forth below.		

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted one full a single access connection onto Lincoln Rd. An easement width of 25 ft from Lincoln Road shall be permitted at the entrance to the subject site, not to exceed a length of 25ft into the subject site. The remaining easement length internal to the site will be required to meet a minimum width of 30 ft.
- 2. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling \pm 2.14 acres from Agricultural, Single Family \pm 1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for three (3) single family detached units, one (1) accessory dwelling unit, and a 2,500sqft garage. The site is located \pm 240ft south of the intersection of Cowley Rd. and Lincoln Rd. The Future Land Use designation of the site is Residential \pm 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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 Zoning:

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

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
PD, Single Family Detached (ITE Code 210) 3 Units	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
Difference	+10	+2	+1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lincoln Rd, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 21ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 52ft of the right of way.

SITE ACCESS

The subject parcels currently take access through an unimproved plated roadway that intersects with Lincoln Rd.

The rezoning application includes a PD Variation for Site Design request from Section 6.02.01.B.5.c of the Hillsborough County LDC. Approval of this variation request would permit a reduction of 5ft from the minimum width requirement of 30ft for access easements serving two

to three single family dwelling units such that a width of 25ft is permitted at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft. Transportation review staff have found this PD variation request approvable. The following graphic displays the variation area at the project entrance.

With this application, the three single family detached lots are proposed to have one full access connection onto Lincoln Rd. through an access easement. Due to the unique spacing constraints of the subject site at the project entrance, the access easement is proposed to be 25ft in width for the first 20ft of easement length into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.

Staff notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Lincoln Rd. is not a regulated roadway and is not included in the 2020 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 PD 25-0349
DATE OF HEARING:	October 20, 2025
APPLICANT:	Patel Shilpen Life Estate / Shilpen Patel Revocable Trust
PETITION REQUEST:	The request is to rezone a parcel of land from AS-1 to PD
LOCATION:	105 feet east of the intersection of Lincoln Rd. and Chapman's Ranch Rd.
SIZE OF PROPERTY:	2.14 acres m.o.l.
EXISTING ZONING DISTRICT:	AS-1
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban
COMMUNITY PLANNING AREA:	Riverview

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 25-0349 Zoning Hearing Master Date: October 20, 2025 **BOCC Land Use Meeting Date:** December 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Patel Shilpen Life Estate/Shilpen Applicant:

Patel Revocable Trust

FLU Category: RES-6

Service Area: Urban

Site Acreage: 2.14 AC

Community

Riverview Plan Area:

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, single Family) which permits Single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow three principal residential units, and one accessory dwelling unit; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed
District(s)	AS-1	PD 25-0349
Typical General Use(s)	Single-Family Residential/Agricultural	Single-Family Residential (Conventional Only) Contractor's Office without open storage
Acreage	2.14 AC	2.14 AC
Density/Intensity	1 DU/AC	1.4 DU/AC
Mathematical Maximum*	2 DU	3 DU

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0349
Lot Size / Lot Width	1 AC/ 150′	Lots 1 & 2: 15,200 sf / 80' Lot 3: 60,665 sf / 160'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Lots 1 & 2: 25' Front, 15' Side (10' side between lots); 50' Rear. Lot 3: Front: 72.5'. North Side: 67.5' (exist. home) 55' (home addition, garage, and ADU). South side: 26' (exist. home) 20' (home addition, garage, and ADU). Rear: 200' (home) 40' (garage and ADU).
Height	50′	Lots 1 & 2: 35' Lot 3: 25' Home and Garage, 20' ADU

Template created 8-17-21

Page **1** of **12**

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

Additional Information:	
PD Variation(s)	LDC Part 6.04.00 (Access Management)
Waiver(s) to the Land Development Code	None requested as part of this application
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.1 Vicinity Map



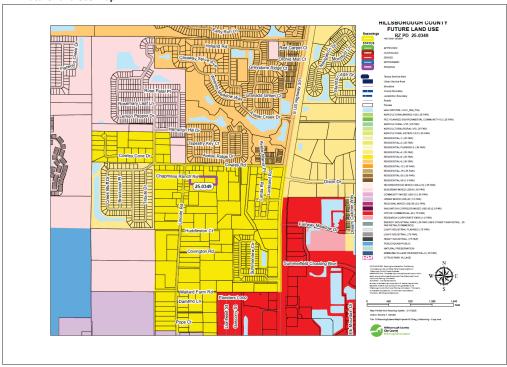
Context of Surrounding Area:

The parcel is located along Lincoln Road, a 2 Lane roadway. The area surrounding the property to the north, east and south contains single family residential uses with conventional and mobile homes. Across Lincoln Road, to the west are single family residential lots zoned RSC-9 MH with mobile homes.

Page **2** of **12**

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

2.2 Future Land Use Map



Subject Site Future Land Use Category:	RES-6, Residential – 6
Maximum Density/F.A.R.:	6 du/ga, Neighborhood commercial up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects: 0.35 FAR. Light industrial uses: 0.50 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

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2.3 Immediate Area Map

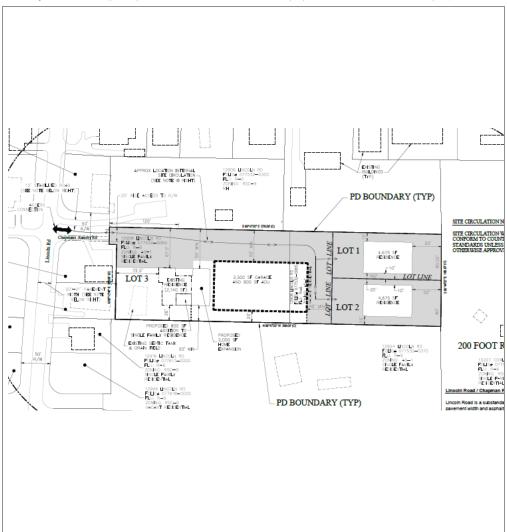


Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes	
South	AS-1	1 DU/AC	Single-Family Residential/Agricultural	Single Family Conventional, Vacant	
East	ASC-1	1 DU/AC	Single-Family Residential (Conventional Only)	Single Family Conventional	
West	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes	

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APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

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



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APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

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

Adjoining Roadways (cl	neck if applicable)		
Road Name	Classification	Current Conditions	Select Future Improvements
Lincoln Rd.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐Not applicable for this request					
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips		
Existing	18	1	2		
Proposed	28	3	3		
Difference (+/1)	+10	+2	+1		

^{*}Trips reported are based on net new external trips unless otherwise noted.

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	Х	Vehicular	None	Meets LDC

Design Exception/Administrative Variance □Not applicable for this request					
Road Name/Nature of Request Type Finding					
	Choose an item.	Choose an item.			
	Choose an item.	Choose an item.			
Notes:					

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY Environmental: Environmental Protection Commission	Comments Received			
Environmental Protection Commission		Objections	Conditions	Additional
Environmental Protection Commission	⊠ Yes		Requested	Information/Comments
	□ No	☐ Yes ☑ No	□ Yes ⊠ No	
	⊠ Yes	☐ Yes	⊠ Yes	
Natural Resources	□ No	⊠ No	□No	
Consequentian O Facilities Lord NAment	☐ Yes	☐ Yes	☐ Yes	
Conservation & Environ. Lands Mgmt.	⊠ No	⊠ No	⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☐ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	☐ Coastal Hi	igh Hazard Area		
Credit		burban/Rural Scen	ic Corridor	
☐ Wellhead Protection Area	•	to ELAPP property		
☐ Surface Water Resource Protection Area	□ Other	to LE ii i property		
	Comments		Conditions	Additional
Public Facilities:	Received	Objections	Requested	Information/Comments
Transportation			-	
☐ Design Exc./Adm. Variance Requested	⊠ Yes	☐ Yes	⊠ Yes	See Report
☐ Off-site Improvements Provided	□ No	⊠ No	□ No	'
Service Area/ Water & Wastewater				
☑ Urban ☐ City of Tampa	⊠ Yes	☐ Yes	☐ Yes	
□Rural □ City of Temple Terrace	□ No	⊠ No	⊠ No	
· · · · · · · · · · · · · · · · · · ·				
• •	□ Yes	□ Yes	□ Yes	
'	⊠ No	⊠ No	⊠ No	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☒N/A				
Impact/Mobility Fees				
ADU		ft Addition to 1,62	22 sq ft SFR	
(Fee estimate is based on a 900 s.f. unit)				
,				
Mobility: \$8,178	Cahaal	School: \$1,200		
Mobility: \$8,178 Parks: \$1,368				
Mobility: \$8,178 Parks: \$1,368 School: \$3,891	School Fire: N			
Mobility: \$8,178 Parks: \$1,368				
Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335		/A	house	
Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335 Single Family Detached (Fee estimate is based on a 2,000 s.f.) (F	Fire: N pecialty Trades Per 1,000 sq ft)	/A s Office Ware (Per 1	L,000 sq ft)	
Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 N	Fire: N pecialty Trades Per 1,000 sq ft) lobility: \$8,586	G Office Ware (Per 1	1,000 sq ft) lity: \$1,377	
Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 N	Fire: N pecialty Trades Per 1,000 sq ft)	/A s Office Ware (Per 1	1,000 sq ft) lity: \$1,377	
Hillsborough County School Board Adequate	⊠ No 800 sq Mobili Parks:	IX No ft Addition to 1,62 ty: N/A \$188	⊠ No	

Page **7** of **12**

APPLICATION NUMBER:	PD 25-0349	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Tania C. Chapela

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding area is a residential development with single-family conventional homes with AS-1, RSC-2, RSC-9 MH, within the RES-6 Future Land Use category. The proposed uses are comparable with the adjacent single family residential development, especially along Lincoln Road and Cowley Road. Furthermore, the proposed 1.4 DU/AC density is under the 6 DU/AC Maximum density allowable in the RES-6 Comprehensive Plan category.

The maximum building height of 35 feet meets the surrounding RSC-9 maximum height and is under the maximum 50 feet height restriction of the adjacent parcel to the east, zoned ASC-1. Nothwistanding their lot size, the proposed rear and side setbacks for Lots 1 and 2 meet those required in the adjacent lot to the east, zoned ASC-1. The surrounding development includes parcels of varying sizes, however several lots—particularly along Lincoln Road—measure approximately 60 feet by 100 feet (about 6,000 square feet), considerably under the minimum lot size proposed for the subject development.

Transportation Staff finds the Variation approvable, and it notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

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

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on October 20, 2025. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the agenda item.

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified on behalf of the applicant and showed a PowerPoint presentation. He stated that the Planning Commission, Development Services, Transportation and the EPC all are in support of the application. He added that he noticed approximately 18 residents and HOA's and had not heard from any citizens. The request is to rezone the property from AS-1 to PD to permit 3 principal residential units, one accessory dwelling unit and a separate garage. He identified the location of the site at north of I-75 and Big Bend Road and closer to Cowley and Lincoln Road. Mr. Pressman stated that there are two parcels. The site will be composed of an 800 square foot home addition and a 2,000 square foot home addition. He showed a copy of the site plan to describe the proposed 55-foot setback to the north and 20-foot setback to the south. He added that there is good buffering of the uses. Mr. Pressman concluded his presentation by stating that the County's transportation review staff noted that there will be a slight increase in the traffic and that Development Services Department staff found that the proposed density of 1.4 units per acre is well below the maximum 6 units per acre that could be proposed under the RES-6 category.

Ms. Tania Chapela, Development Services staff, testified regarding the County's staff report. Ms. Chapel stated that the applicant is requesting a rezoning from AS-1 to Planned Development for three principal residential units and one accessory dwelling unit. She described the surrounding area and stated that the maximum height of 35 feet is consistent with the surrounding RSC-9 maximum height standard. Ms. Chapela testified that the Transportation staff found the Variation approvable as the project will not generate sufficient peak hour trips that trigger the requirements of a substandard road improvement. Staff found the request to be compatible with the surrounding properties and the overall development pattern.

Hearing Master Finch asked Ms. Chapela about the PD Variation as it was not stated in the original staff report and the revised report adds the Variation as well as a Transportation Agency comment sheet. Ms. Chapela replied that the proposed single-family lots require an easement to connect to the right-of-way and that the proposed easement is 25 feet wide which is 5 feet less than the required 30-foot easement.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the property is located in the Residential-6 Future Land Use category. She cited numerous Objectives and Policies that the rezoning request complies with and stated that it is consistent

with the Hillsborough County Comprehensive Plan.

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

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

The HTV staff person stated that a citizen had called in but there was no video of them on-screen. Hearing Master Finch advised the audience that it is County policy that testimony received on-line must be on camera and that if video was not available, the testimony could not be received.

County staff and Mr. Pressman did not have additional comments.

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. Chapela submitted a revised County staff report into the record. Mr. Pressman submitted a copy of his PowerPoint presentation and a letter of support into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 2.14 acres in size and is currently zoned Agricultural Single-Family-1 (AS-1) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Riverview Community Planning Area.
- 2. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop permit the development of three dwelling units and one accessory dwelling unit.

3. A Planned Development Variation is requested to reduce the width of the required 30-foot easement to provide access to the three homes to Lincoln Avenue. The applicant is requesting a reduction of 5 feet resulting in an easement that is 25 feet wide for the first 20 feet of easement width and the remaining access easement will be 30 feet in width.

The PD Variation meets Land Development Code Section 5.03.06.C.6(b) as the decrease in easement width for only the first 20 feet meets the intent of the Code requirement and will not adversely impact the area.

- 4. The Planning Commission staff supports the rezoning request. Staff stated that the application is consistent with the Comprehensive Plan.
- 5. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Staff stated in their agency comments that the development would not generate sufficient peak hour vehicular trips to trigger road improvements.
- 6. The surrounding area is comprised of residential land uses. The property to the south and east are zoned AS-1. The property to the north and west are zoned RSC-9 (MH) and developed with mobile homes.
- 7. It is noted that one person attempted to testify virtually in opposition at the Zoning Hearing Master hearing but was unable to enable their camera and therefore did not testify in accordance with County policy.
- 8. The rezoning request to PD for the development of three homes and one accessory dwelling unit is compatible with the overall development pattern in the area and consistent with the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from AS-1 to the PD zoning district for the development of three single-family homes and one accessory dwelling unit.

A Planned Development Variation is requested to reduce the width of the required 30-foot easement to provide access to the three homes to Lincoln Avenue. The applicant is requesting a reduction of 5 feet resulting in an easement that is 25 feet wide for the first 20 feet of easement width and the remaining access easement will be 30 feet in width. The PD Variation meets Land Development Code Section 5.03.06.C.6(b) as the decrease in easement width for only the first 20 feet meets the intent of the Code requirement and will not adversely impact the area.

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.

The rezoning request to PD for the development of three single-family homes and one accessory dwelling unit is compatible with the overall development pattern in the area and consistent with the Comprehensive Plan.

RECOMMENDATION

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

November 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine



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: October 20, 2025	Case Number: PD 25-0349	
Report Prepared: October 9, 2025	Folio(s): 77532.0060 & 77532.0065	
	General Location: South of Cowley Road and east of Lincoln Road	
Comprehensive Plan Finding	CONSISTENT	
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)	
Service Area	Urban	
Community Plan(s)	Riverview & SouthShore Areawide Systems	
Rezoning Request	Agricultural Single Family (AS-1) to Planned Development (PD) to allow three residential homes and a separate garage with one Accessory Dwelling Unit (ADU).	
Parcel Size	2.14 ± acres	
Street Functional Classification	Cowley Road – Local Lincoln Road – Local	
Commercial Locational Criteria	N/A	
Evacuation Area	N/A	

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-6	AS-1	Single Family Residential + Vacant	
North	Residential-6	RSC-9	Single Family Residential	
South	Residential-6	AS-1	Single Family Residential	
East	Residential-6	ASC-1	Single Family Residential	
West	Residential-6	RSC-9	Single Family Residential	

Staff Analysis of Goals, Objectives and Policies:

The ±2.14-acres site is located south of Cowley Road and east of Lincoln Road. The subject site is located in the Urban Service Area (USA) and within the limits of the Riverview Community Plan and the SouthShore Areawide Systems Plan. The applicant seeks to rezone from Agricultural Single Family (AS-1) to Planned Development (PD) to allow three residential homes and a separate garage with one Accessory Dwelling Unit (ADU). According to the revised request, which was uploaded into Optix October 1, 2025, the existing single-family residence is proposing to expand by 2,800 square feet with a separate garage at 2,500 square feet and one Accessory Dwelling Unit (ADU) at 900 square feet. The ADU occupant will be a family member of the primary residential homeowner.

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. 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." The site is currently developed with a single-family residential home and is within an established residential neighborhood. The proposal meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 due to the residential development pattern that surrounds the subject site.

FLUS Objective 2.1, FLUS Objective 2.2 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

PD 25-0349

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 within the land use designation. Table 2.2 contains a description of the character and intent permitted in each of the Future Land use categories. The site is in the Residential-6 (RES-6) Future Land Use category. The RES-6 Future Land Use category allows for the consideration of residential, suburban scale neighborhood commercial, office uses, multipurpose projects and mixed-use development. Non-residential uses are required to meet Commercial Locational Criteria. The proposed request meets the intent of the FLU category and therefore is consistent with FLUS Objective 2.1, FLUS Objective 2.2 and each of their respective policies.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible with the surrounding neighborhood. The subject site is surrounded by residential uses and residential and agricultural zoning districts in all directions. FLUS Policy 4.4.1 states that 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 the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 as there are residential developments in the immediate area.

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 Riverview Community Plan. Goal 1 of the community plan seeks to promote diversity in housing type and style to counter generic subdivision look. The proposal meets the intent of this policy direction and is consistent with the Riverview Community Plan and the Livable Communities Element. The subject site is also located within the SouthShore Area Wide Systems plan, however, there are no applicable policies related to this request.

Overall, staff find that the proposed use is compatible with the existing development pattern found within the surrounding area and supports the vision of the Riverview Community Plan. The proposed Planned Development 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 Planned Development **CONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Urban Service Area

PD 25-0349

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.

Relationship to the Future Land Use Map

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.

Future Land Use Categories

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

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.

Compatibility

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

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

Community Planning

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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

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.

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/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:

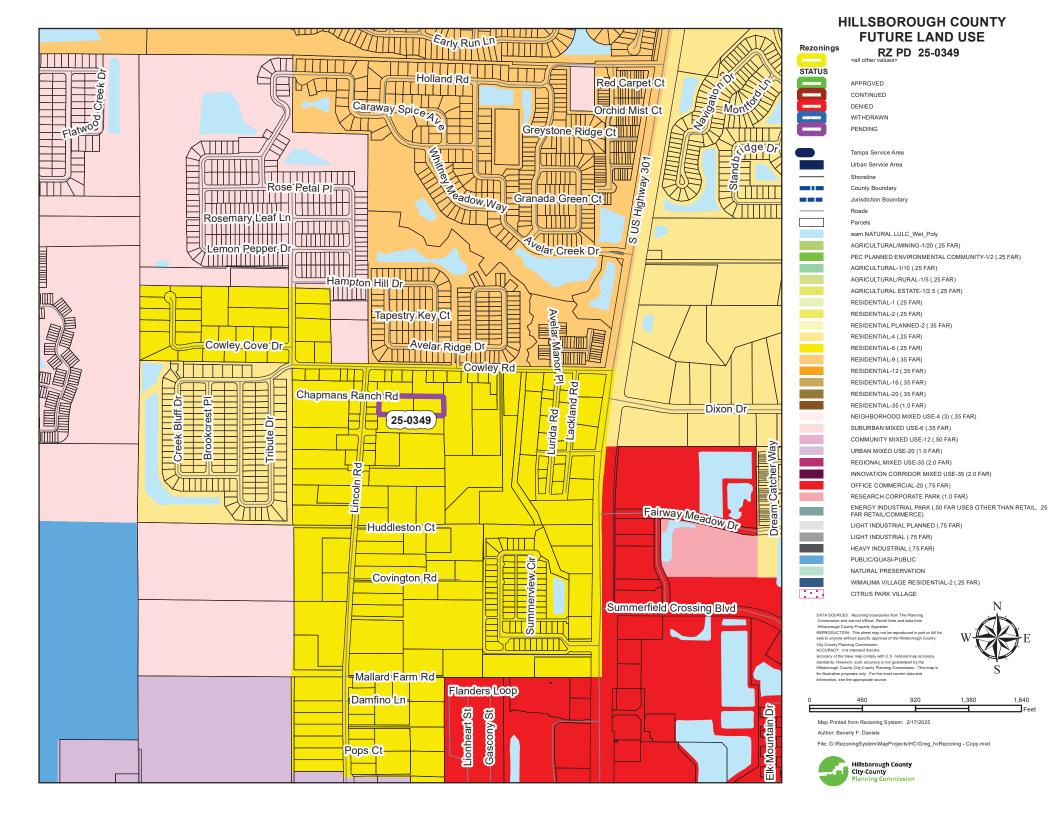
- a) the creation of like uses; and
- b) creation of complementary uses; and
- c) mitigation of adverse impacts; and
- d) transportation/pedestrian connections; and
- e) Gradual transitions of intensity

LIVABLE COMMUNITIES ELEMENT: RIVERVIEW

Goal 1: Achieve better design and densities that are compatible with Riverview's vision.

• Promote diversity in housing type and style to counter generic subdivision look.

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GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
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Joshua Wostal

COUNTY ADMINISTRATOR

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COUNTY ATTORNEY

Christine M. Beck

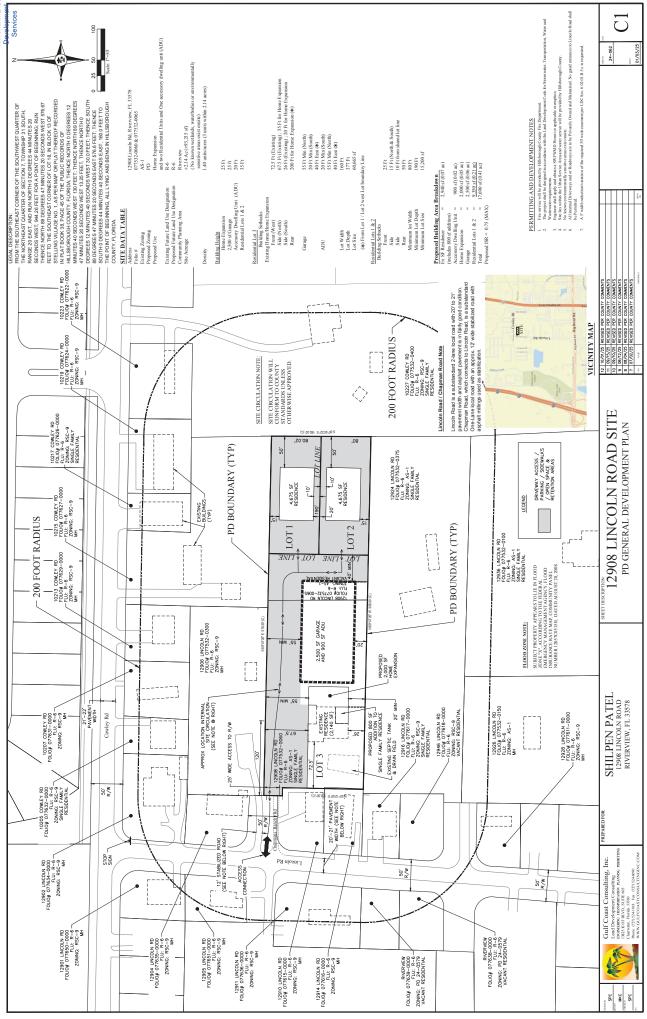
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: RZ-PD 25-0349		
Zoning File: RZ-PD 25-0349	Modification: None	
Atlas Page: None	Submitted: 11/21/25	
To Planner for Review: 11/21/25	Date Due: ASAP	
Contact Person: PRESSMAN TODD	Phone: (727) 804-1760/Todd@Pressmaninc.com	
Right-Of-Way or Land Required for Dedication: Yes No		
The Development Services Departm	ent HAS NO OBJECTION to this General Site Plan.	
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:		
Reviewed by: Tania C. Chapela Date: 12-02-2025		
Date Agent/Owner notified of Disapp	roval:	



AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 10/13/2025 REVISED: 10/14/25
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation
PLANNING AREA: Riverview		PETITION NO: RZ 25-0349
	This agency has no comments.	
	I has agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached conditions.	
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted one full a single access connection onto Lincoln Rd. An easement width of 25 ft from Lincoln Road shall be permitted at the entrance to the subject site, not to exceed a length of 25ft into the subject site. The remaining easement length internal to the site will be required to meet a minimum width of 30 ft.
- 2. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling \pm 1. 2.14 acres from Agricultural, Single Family \pm 1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for three (3) single family detached units, one (1) accessory dwelling unit, and a 2,500sqft garage. The site is located \pm 2 40ft south of the intersection of Cowley Rd. and Lincoln Rd. The Future Land Use designation of the site is Residential \pm 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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 Zoning:

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

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Detached (ITE Code 210) 3 Units	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+10	+2	+1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lincoln Rd, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 21ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 52ft of the right of way.

SITE ACCESS

The subject parcels currently take access through an unimproved plated roadway that intersects with Lincoln Rd.

The rezoning application includes a PD Variation for Site Design request from Section 6.02.01.B.5.c of the Hillsborough County LDC. Approval of this variation request would permit a reduction of 5ft from the minimum width requirement of 30ft for access easements serving two

to three single family dwelling units such that a width of 25ft is permitted at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft. Transportation review staff have found this PD variation request approvable. The following graphic displays the variation area at the project entrance.

With this application, the three single family detached lots are proposed to have one full access connection onto Lincoln Rd. through an access easement. Due to the unique spacing constraints of the subject site at the project entrance, the access easement is proposed to be 25ft in width for the first 20ft of easement length into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.

Staff notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Lincoln Rd. is not a regulated roadway and is not included in the 2020 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: May 19, 2025	COMMENT DATE: March 4, 2025	
PETITION NO.: 25-0349	PROPERTY ADDRESS: 12908 Lincoln Rd,	
EPC REVIEWER: Liam Huxhold	Riverview, FL 33578	
CONTACT INFORMATION: (813) 627-2600 xt.	FOLIO #: 0775320060, 0775320065	
1247	STR: 07-31S-20E	
EMAIL: huxholdl@epchc.org		
REQUESTED ZONING: From AS-1 to PD		

FINDINGS		
WETLANDS PRESENT	NO	
SITE INSPECTION DATE	NA	
WETLAND LINE VALIDITY	NA	
WETLANDS VERIFICATION (AERIAL PHOTO,	No wetlands on site	
SOILS SURVEY, EPC FILES)		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again.

INFORMATIONAL COMMENTS:

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

EPC staff reviewed the above referenced parcel in order to determine the extent of any wetlands and other surface waters pursuant to Chapter 1-11, Rules of the EPC. This determination was performed using aerial photography, soil surveys, and reviewing EPC files. Through this review, it appears that no wetlands or other surface waters exist onsite/ within the proposed construction boundaries.

REZ 25-0349 March 4, 2025 Page **2** of **2**

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

Lh/dc

ec: Todd Pressman, Pressman and Associates, Inc.: <u>todd@pressmaninc.com</u>
Patel Shilpin Life Estate/Shilpen Patel Revocable Trust: <u>shilpen2005@yahoo.com</u>



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 05/05/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Patel Shilpen Life Estate/Shilpen Patel Revocable Trus PETITION NO: 25-0349

LOCATION: 200 2nd Ave South #451

FOLIO NO: 77532.0060 77532.0065

Estimated Fees:

ADU 800 sq ft Addition to 1,622 sq ft SFR

(Fee estimate is based on a 900 s.f. unit) Mobility: N/A
Mobility: \$8,178 Parks: \$188
Parks: \$1,368 School: \$1,200
School: \$3,891 Fire: N/A

Fire: \$335

Single Family Detached Specialty Trades Office Warehouse (Fee estimate is based on a 2,000 s.f.) (Per 1,000 sq ft) (Per 1,000 sq ft) Mobility: \$9,183 Mobility: \$8,586 Mobility: \$1,377

Parks: \$2,145 Fire: \$158 Fire: \$34

School: \$8,227 Fire: \$335

Project Summary/Description:

Urban Mobility, Central Parks, South Fire - 800 sq ft addition to existing SFR, 2 more SFR, 1 ADU (single family), 1 contractor's office for pool contractor business, garage (vehicles and storage)

Addition calculated on 1,622 sq ft SFR bringing living area to 2,422 sq ft

Garage could be accessory use, and therefore would have no impacts, but warehouse/storage rate provided for estimate purposes.

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 04/16/2025

Agency: Natural Resources **Petition #: 25-0349**

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more

restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

WATER RESOURCE SERVICES REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETIT	TION NO.: RZ-PD 25-0349 REVIEWED BY: Randy Rochelle DATE: 3/4/2025
FOLIC	NO.:
	WATER
	The property lies within the Water Service Area. The applicant should contact the provider to determine the availability of water service.
	A 10 inch water main exists (approximately 92 feet from the site), (adjacent to the site), and is located west of the subject property within the east Right-of-Way of Licoln 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 $\underline{4}$ inch wastewater forcemain exists \boxtimes (approximately $\underline{360}$ feet from the project site), \square (adjacent to the site) and is located north of the subject property within the north Right-of-Way of Cowley 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.
COMM	ENTS: 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.

ENVIRONMENTAL SERVICES DIVISION

Hillsborough County Florida

PO Box 1110 Tampa, FL 33601-1110

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: 2/21/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 2/26/2025

PROPERTY OWNER: Patel Shilpen Life Estate/Shilpen Patel PID: 25-0349

Revocable Trust

APPLICANT: Patel Shilpen Life Estate/Shilpen Patel Revocable Trust

LOCATION: 12908 Lincoln Rd. Riverview, FL 33578, 0 Riverview, FL 33578

FOLIO NO.: 77532.0060, 77532.0065

AGENCY REVIEW COMMENTS:

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

At this time, Hillsborough County EVSD has no objections to the applicant's request.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 17 Feb. 2025
REV	TEWER: Bernard W. Kaiser, Conservation and	Environme	ntal Lands Management
APP	LICANT: Todd Pressman	PETITIO	N NO: <u>RZ-PD 25-0349</u>
LOC	CATION: Riverview, FL 33578		
FOL	IO NO: <u>77532.0060, 77532.0065</u>	SEC: <u>12</u>	TWN: <u>28</u> RNG: <u>18</u>
\boxtimes	This agency has no comments.		
	This agency has no objection.		
	This agency has no objection, subject to listed	or attached	d conditions.
	This agency objects, based on the listed or atta	ached cond	ditions.
COMI	COMMENTS:		

VERBATIM TRANSCRIPT

Zoning Hearing October 20, 2025

1		SBOROUGH COUNTY, FLORIDA	
2	BOARD	OF COUNTY COMMISSIONERS	
3	IN RE:		
4	ZONING HEARING MASTER N	MEETING	
5			
6		G HEARING MASTER MEETING	
7	TRANSCRIPT	OF TESTIMONY AND PROCEEDINGS	
8	BEFORE:	SUSAN FINCH	
9		Zoning Hearing Master	
10	DATE:	Monday, October 20, 2025	
11	TIME:	Commencing at 6:00 p.m. Concluding at 7:02 p.m.	
12	LOCATION:	Hillsborough County BOCC -	
13		Development Services Dept. (LUHO, ZHM, Phosphate) -	
14		Second Floor Boardroom 601 East Kennedy Boulevard	
15		Tampa, Florida 33601	
16			
17			
18			
19			
20			
21			
22			
23	Reported by: Diane DeMarsh, AAERT No	o. 1654	
24	Notary Public for the S		
25			

Zoning Hearing October 20, 2025

- Page 18

 MS. HEINRICH: Our next application is Item D.1, PD
- 2 Rezoning 25-0349. The applicant is requesting to rezone
- 3 property from AS-1 to Planned Development. Tania Chapela with
- 4 Development Services will provide staff findings after the
- 5 applicant's presentation.
- And you should have a revised staff report that was
- 7 provided to you, which shows any changes in highlight and
- 8 strikethrough.
- 9 HEARING MASTER: I do see that. Thank you.
- 10 Good evening.
- MR. PRESSMAN: Good evening Hearing Officer and staff.
- 12 Todd Pressman, 200 2nd Avenue South, Number 451, in Saint
- 13 Petersburg.
- 14 This is PD 25-0349. Planning Commission, Development
- 15 Services, Transportation, EPC are all in support. As I checked
- 16 this morning, there were no citizen communications. I had
- 17 noticed approximately 18 persons plus a couple HOAs.
- So the issue is AS-1 to PD for three principal
- 19 residential units, one accessory dwelling unit, and a separate
- 20 garage. You can see that we're located at I-27 -- or excuse me,
- 21 I-75 and Big Bend, just north of it. This is a little closer
- 22 view. You see Highway-1 -- Highway-301 on the east. And a
- 23 little closer is Cowley and Lincoln Road.
- The site is composed of two separate parcels. Future
- 25 Land Use is RS-6, which is for residential, suburban,

Page 19

- 1 commercial, offices, multi-purpose and mixed-uses. And the
- 2 zoning map, as you can see, is indicated AS-1, RSC-9, is pretty
- 3 much on the other side of the property.
- 4 So this is the PD plan proposed a little closer. And
- 5 it's composed of 800 square foot home addition, a 2,000 square
- 6 foot separate home addition. We have the development area as
- 7 outlined in two residents -- residential units to the rear.
- 8 We're showing a 55-foot setback on the north, 20 feet on the
- 9 south. As you can see that there really is good buffering -- or
- 10 buffering and primarily screening between the use and other uses
- on the (indiscernible).
- We sent out quite a number of notices through the
- 13 process here. We don't have anyone who's come forward online
- 14 with concerns.
- 15 County Transportation notes that the annual daily
- 16 trips would increased by ten, two the AM peak, one in the PM
- 17 peak. Development Services tells you that the uses are
- 18 comparable with the adjacent single-family development. And the
- 19 proposal, 1.4 dwelling units per acre is below the 6 dwelling
- 20 units per acre maximum density allowed in the RS-6 and finds it
- 21 compatible, as does the Planning Commission noting as compatible
- 22 surrounding area, would allow for development that is
- 23 consistent.
- 24 A few of the Comp Plan policies is neighborhood
- 25 community protection, creation of like uses, creation of

Page 20

- 1 complementary uses, and gradual transitions of intensities that
- 2 I believe that we meet. Density increases shall be compatible
- 3 with the existing proposed and Planned Development, which both
- 4 departments and both agencies have told you that we do.
- 5 And with that, we appreciate your consideration.
- 6 Happy to answer any questions.
- 7 HEARING MASTER: No questions at this time. But thank
- 8 you so much.
- 9 MR. PRESSMAN: Thank you.
- 10 HEARING MASTER: Development Services.
- 11 Good evening.
- MS. CHAPELA: Good evening. Tania Chapela,
- 13 Development Services.
- 14 The existing zoning is AS-1, Agricultural, single-
- 15 family. The proposed zoning is for Planned Development to allow
- 16 three principal residential units and one accessory dwelling
- 17 unit.
- The surrounding area is a residential development with
- 19 single-family conventional homes with AS-1, RSC-2, RSC-9, mobile
- 20 home overlay within the RES-6 Future Land Use Category. The
- 21 proposed uses are comparable with the adjacent single-family
- 22 residential development, especially along Lincoln Road and
- 23 Cowley Road. Furthermore, the proposed 1.4 dwelling unit per
- 24 acre density is under the 6-dwelling unit per acre maximum
- 25 density allowable in the RES-6 Comprehensive Plan category.

Zoning Hearing October 20, 2025

Page 21 The maximum building height of 35 feet meets the 1 2 surrounding RSC-9 maximum height, and it's under the maximum 50 feet height restriction of the adjacent parcel to the -- to the 3 east -- sorry -- zoned ASC-1. Notwithstanding the lot -- their 4 5 lot size, the proposed rear and side setbacks for lots 1 and 2 6 meet those required in the adjacent lot to the east, which is 7 zoned ASC-1. The surrounding development includes parcels of varying sizes. However, several lots, especially along Lincoln 8 Road, measure approximately 60 feet by 100 feet, about 6,000 9 square feet, considerably under the minimum lot size proposed 10 11 for the subject development. Transportation staff find the variation approvable, 12 13 and it notes that the proposed project will not generate 14 sufficient peak hour trips to trigger the requirements for 15 substandard road improvements. 16 Given the above, staff finds the proposed modification 17 to be compatible with the surrounding properties, and in keeping 18 the general development pattern of the area, and recommends approval of the request subject to conditions. And this 19 20 concludes my presentation. 21 HEARING MASTER: I have a question. I received the 22 revised staff report, and in the prior version there was no PD 23 variation. And now there is with this revision. And so I see 24 attached to your revised staff report is a revised 25 Transportation Agency Comment Sheet with the highlight and

Page 22

- 1 strikethrough through it, and so forth. So can you explain to
- 2 me what the PD variation is? Or we can have -- I understand
- 3 Mr. Ratliff is available also.
- 4 MS. CHAPELA: I can introduce the situation and then
- 5 he can explain furthermore --
- 6 HEARING MASTER: Thank you.
- 7 MS. CHAPELA: -- on their findings.
- 8 So what's happening here is the development consists
- 9 of three lots -- single-family lots. And then, the lots in the
- 10 back, they need an easement to connect from the right-of-way to
- 11 the front lot. So the Land Development Code requires 30 feet of
- 12 width for that easement. But then, they only have 25 feet as
- 13 their access. So yes, staff worked on that. So it was more
- 14 like a transportation item. So they may respond with more --
- 15 HEARING MASTER: But it's just the width of the
- 16 easement. They don't --
- 17 MS. CHAPELA: It is.
- 18 HEARING MASTER: -- meet the Code requirement.
- 19 MS. CHAPELA: It's five feet less than what they are
- 20 required --
- 21 HEARING MASTER: All right.
- MS. CHAPELA: -- which is 30.
- 23 HEARING MASTER: Unless Mr. Ratliff feels compelled to
- 24 talk, I think that satisfies my question. So -- all right.
- 25 Thank you so much. I appreciate it.

Zoning Hearing October 20, 2025

Page 23 1 Thank you. MS. CHAPELA: I don't see him rushing forward, so I 2 HEARING MASTER: 3 think we're okay. 4 All right. Planning Commission, please. 5 MS. MICHIE: Willow Michie, Planning Commission staff. 6 The subject site is located in the Residential-6 7 Future Land Use Category, is in the Urban Service Area, and within the Riverview Community Plan and SouthShore Areawide 8 9 Systems Plan. 10 The RES-6 Future Land Use Category allows for the 11 consideration of residential, suburban scale, neighborhood commercial, office uses, multipurpose projects, and mixed-use 12 13 development. Nonresidential uses are required to meet 14 commercial locational criteria. The proposed request meets the 15 intent of the Future Land Use Category and therefore is 16 consistent with Objective 2.1, 2.2, and each of their respective policies. 17 18 Policy 3.1.3 requires all new developments to be 19 compatible with the surrounding area, noting that compatibility 20 does not mean the same as. Rather, it refers to the sensitivity 21 of development proposals in maintaining the character of the 22 existing development. The site is currently developed with a 23 single-family residential home and is within an established 24 residential neighborhood. The proposal meets the intent of 25 Future Land Use Section Policy 3.1.3, due to the residential

Page 24

- 1 development pattern that surrounds the subject site. The
- 2 proposal meets the intent of Objective 4.4 and Policy 4.4.1 that
- 3 require new development to be compatible with the surrounding
- 4 neighborhood.
- 5 The subject site is surrounded by residential uses and
- 6 residential and agricultural zoning districts in all directions.
- 7 Objective 3.2 requires community plans throughout the County to
- 8 be consistent with the Comprehensive Plan. The site is within
- 9 the limits of the Riverview Community Plan. Goal 1 of the
- 10 Community Plan seeks to promote diversity in housing type and
- 11 style to counter generic subdivision look. The subject site is
- 12 also located within the SouthShore Areawide Systems Plan.
- 13 However, there are no applicable policies related to this
- 14 request.
- Based upon these considerations, Planning Commission
- 16 staff finds the proposed plan development consistent with the
- 17 Unincorporated Hillsborough County Comprehensive Plan.
- 18 HEARING MASTER: Thank you so much.
- Is there anyone in the audience or online that would
- 20 like to speak in support? Anyone in favor? Seeing no one.
- 21 Anyone in opposition to this request?
- 22 HTV STAFF: Madam Hearing Master, we do have one
- 23 person online, but I believe they called in and did not join the
- 24 meeting as instructed. So they would not have video.
- 25 HEARING MASTER: Okay. Then just to advise that

Zoning Hearing October 20, 2025

Page 25 person and everyone else that -- in the future, we -- it's the 1 2 County's policy that you must be on camera. We must have your 3 image to take testimony online. So if they are unable to do that, then unfortunately, will not be able to hear from them. 4 5 And there's no opportunity to get them on camera? 6 HTV STAFF: The way they had called in, I believe there is not a way that they could join, unless they join the 7 meeting via the instructions on the email. 8 HEARING MASTER: Okay. All right. Thank you so much. 9 10 But there's no one else online? That was it? HTV STAFF: That is correct. 11 12 HEARING MASTER: All right. Thank you for that. I 13 appreciate it. 14 Then we'll ask Ms. Heinrich, anything further before 15 we move on? 16 MS. HEINRICH: No, ma'am. 17 HEARING MASTER: All right. Mr. Pressman, anything 18 else? Good? 19 All right. Then we will close Rezoning PD 25-0349, 20 and go to the next case. 21 22 23 24 25

EXHIBITS SUBMITTED DURING THE ZHM HEARING

IGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE (OF 2)				
DATE/TIME: October 20, 2025 HEARING MASTER: Sugan Finch				
6:00 pm				
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING				
APPLICATION #	NAME_Isubelle Olbut			
RZ 25-0972	MAILING ADDRESS 1000 D apply of #900 CITY Temper STATE & ZIP33602PHONE 3310976			
APPLICATION #	PLEASE PRINT COV KELF			
R\$ 25-1220	MAILING ADDRESS 401 & Kennedy Blad Ste 3700			
	CITY TAWNA STATE FL ZIP 340 PHONE 813-327-8-121			
APPLICATION #	PLEASE PRINT Cald Tressuray			
R7 25-6349	MAILING ADDRESS DED DA THE T. #450			
112	CITY ? PHONE SEY-			
APPLICATION #	PLEASE PRINT Karri Con bett			
MM 25-0811	MAILING ADDRESS 101 & Kennedy Bld Ste 370			
	CITY TVOW STATE TO ZIP3360 PHONE 813-227			
APPLICATION #	PLEASE PRINT ROW Cov beth			
RZ 25-0929	MAILING ADDRESS)D [& level by Pold & Fus			
1/ C 20 May	MAILING ADDRESS D [& level by Pool & Fus CITY TAMBA STATE TO ZIB3602 PHONE 13-227 842			
APPLICATION #	PLEASE PRINT TO THE NAME			
R7 25-0929	MAILING ADDRESS SUZ3 W. LTMELST			
	CITY TPA STATE TO ZIP PHONE CO39			

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE \propto OF \sim				
DATE/TIME: October 2	b, 2025 HEARING MASTER: SUSAn Finch			
6:00p.m.				
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING			
APPLICATION #	NAME Jack Berlin			
R7 25-0929	MAILING ADDRESS 4207 Saltwater Blode			
	CITY Large STATE FL ZIP336 DPHONE 813885-678			
APPLICATION #	NAME RICHARD NORLARD			
RZ 25-0929	MAILING ADDRESS 4213 SANTWATER BLYD			
	CITY TRAPA STATE IN ZIP 336/PHONE 8/3.230.552			
APPLICATION #	PLEASE PRINT MANK Come do			
RZ 25-99	MAILING ADDRESS 9209 SAHUT Blow			
	CITY Typ4 STATE ZIPS 6 PHONE 72720 362			
APPLICATION #	PLEASE PRINT NAME TEYE TONEP			
R> 25-0979	MAILING ADDRESS 4205 GALTWATER FOLD CITY TAUDA STATE EL 719336/EPHONE (12 891 030)			
112 00 121	CITY TAMPA STATE FL ZIP 336/4PHONE 5/3 891 0302			
APPLICATION #	NAME Abbey May 18			
R> 25-0929	MAILING ADDRESS 14706 TUDY CHARLE Or.			
THE ONE SOIL	CITY TAMPO STATE ZIP3362/PHONE 727-207-5585			
APPLICATION #	PLEASE PRINT (tephen Sposato			
R7 25-1220	MAILING ADDRESS 505 E. Jackson St. # 260			
	CITY Tampa STATE FL ZIP37662 PHONE			

SIGN-IN SHEET: RFR,	ZHM, PHM, LUHO PAGE OF OF
DATE/TIME: October	ZHM, PHM, LUHO 20, 2025 HEARING MASTER: Susan Finch
4:66 p.	m.
PLEASE PRINT CLE	ARLY, THIS INFORMATION WILL BE USED FOR MAILING
APPLICATION #	PLEASE PRINT Stephen Sposato MAILING ADDRESS 505 E. Jackson St. #200
RZ 25-0929	MAILING ADDRESS 505 E. Jackson St. # 200
1/2 25 0 (29	CITY Tampa STATE F-ZIP 3360 PHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
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APPLICATION #	PLEASE PRINT NAME
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	CITYSTATEZIPPHONE
APPLICATION #	PLEASE PRINT NAME
	MAILING ADDRESS
	CITYSTATEPHONE

HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: October 20, 2025

HEARING MASTER: Susan Finch PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1220	Stephen Sposato	Applicant Presentation Packet	No
RZ 25-0349	Ashley Rome	Revised Staff Report	Yes
RZ 25-0349	Todd Pressman	2. Applicant Presentation Packet	No
MM 25-0811	Kami Corbett	Applicant Presentation Packet	No
RZ 25-0929	Stephen Sposato	Applicant Presentation Packet	No
RZ 25-0929	Richard Norgart	2. Proponent Presentation Packet	No
RZ 25-0929	Jack Berlin	3. Opposition Presentation Packet	No
RZ 25-0929	Stephen Toner	4. Opposition Presentation Packet	No
RZ 25-0932	Ashley Rome	Revised Staff Report	Yes

OCTOBER 20, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 20, 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., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

Michelle Heinrich, DS, introduced staff, and reviewed changes/withdrawals/continuances.

Susan Finch, ZHM, overview of ZHM process.

Senior Assistant County Attorney Mary Dorman overview of oral argument/ZHM process.

🛂 Susan Finch, ZHM, Oath.

- B. REMANDS None.
- C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1220

Michelle Heinrich, DS, called RZ 25-1220.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1220.

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

D.1. RZ 25-0349

Michelle Heinrich, DS, called RZ 25-0349.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0349.

MONDAY, OCTOBER 20, 2025

D.2. MM 25-0811

- Michelle Heinrich, DS, called MM 25-0811.
- Testimony provided.
- Susan Finch, ZHM, closed MM 25-0811.

D.3. RZ 25-0929

- Michelle Heinrich, DS, called RZ 25-0929.
- Testimony presented.
- Susan Finch, ZHM, closed RZ 25-0929.

D.4. RZ 25-0932

- Michelle Heinrich, DS, called RZ 25-0932 and requested a staff continuance to the November 2025, ZHM.
- Applicant agreed to the staff continuance.
- Susan Finch, ZHM, continued RZ 25-0932.
- E. ZHM SPECIAL USE None.

ADJOURNMENT

Susan Finch, ZHM, adjourned meeting at 7:02 p.m.

Rezoning Application: PD 25-0349 **Zoning Hearing Master Date:** October 20, 2025

BOCC Land Use Meeting Date: December 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Patel Shilpen Life Estate/Shilpen

Patel Revocable Trust

FLU Category: RES-6

RZ 25-0349

Service Area: Urban Ashley Rome

ZHM

Site Acreage: 2.14 AC Exhibit #1 October 20, 2025

Community

Plan Area: Riverview

Overlay: None



Introduction Summary:

The existing zoning is AS-1 (Agricultural, single Family) which permits Single family residential and agricultural uses pursuant to the development standards in the table below. The proposed zoning is for Planned Development (site plan controlled district) to allow three principal residential units, and one accessory dwelling unit; pursuant to the development standards in the table below and site plan depicted in 2.4 of the report.

Zoning:	Existing	Proposed	
District(s)	AS-1	PD 25-0349	
Typical General Use(s)	Single-Family Single-Family Residential (Convention Contractor's Office without open st		
Acreage 2.14 AC		2.14 AC	
Density/Intensity	1 DU/AC	1.4 DU/AC	
Mathematical Maximum*	2 DU	3 DU	

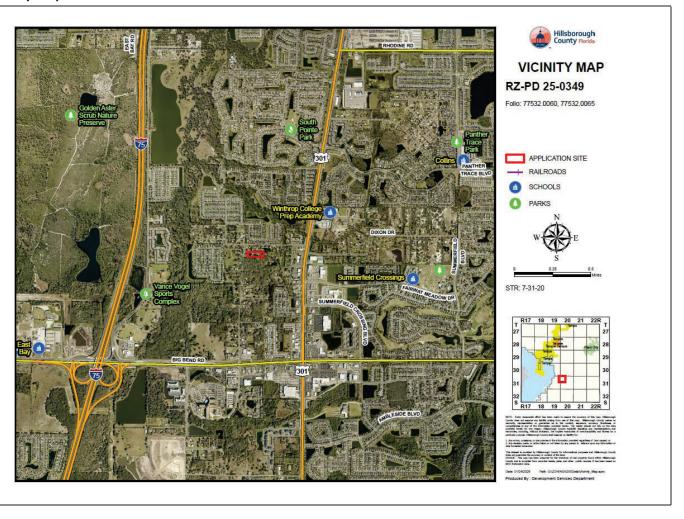
^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	AS-1	PD 25-0349
Lot Size / Lot Width	1 AC/ 150′	Lots 1 & 2: 15,200 sf / 80' Lot 3: 60,665 sf / 160'
Setbacks/Buffering and Screening	50' Front 50' Rear 15' Sides	Lots 1 & 2: 25' Front, 15' Side (10' side between lots); 50' Rear. Lot 3: Front: 72.5'. North Side: 67.5' (exist. home) 55' (home addition, garage, and ADU). South side: 26' (exist. home) 20' (home addition, garage, and ADU). Rear: 200' (home) 40' (garage and ADU).
Height	50′	Lots 1 & 2: 35' Lot 3: 25' Home and Garage, 20' ADU

Additional Information:	
PD Variation(s)	LDC Part 6.04.00 (Access Management)
Waiver(s) to the Land Development Code	None requested as part of this application
	·
Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable, subject to proposed conditions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



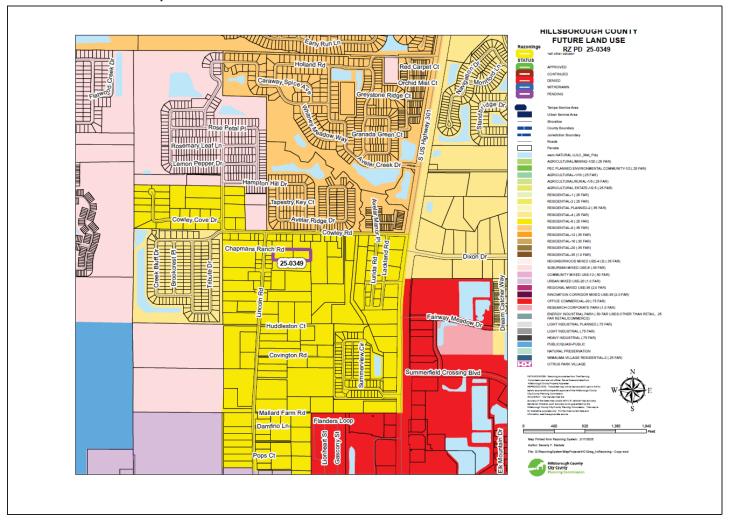
Context of Surrounding Area:

The parcel is located along Lincoln Road, a 2 Lane roadway. The area surrounding the property to the north, east and south contains single family residential uses with conventional and mobile homes. Across Lincoln Road, to the west are single family residential lots zoned RSC-9 MH with mobile homes.

ZHM HEARING DATE: October 20, 2025 BOCC LUM MEETING DATE: December 9, 2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Case Reviewer: Tania C. Chapela

Subject Site Future Land Use Category:	RES-6, Residential – 6
Maximum Density/F.A.R.:	6 du/ga, Neighborhood commercial up to 175,000 sq. ft. or 0.25 FAR, whichever is less intense or 20% of the projects land area when part of larger planned research/corporate park. Office, research corporate park uses, light industrial multipurpose and mixed-use projects: 0.35 FAR. Light industrial uses: 0.50 FAR.
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi- purpose projects and mixed-use development.

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2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



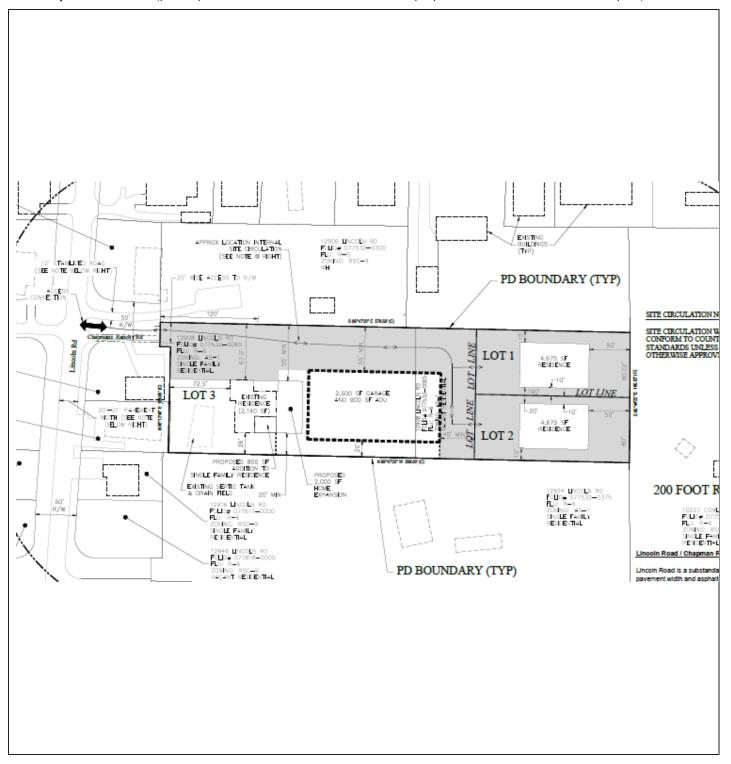
Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes	
South	AS-1	1 DU/AC	Single-Family Residential/Agricultural	Single Family Conventional, Vacant	
East	ASC-1	1 DU/AC	Single-Family Residential (Conventional Only)	Single Family Conventional	
West	RSC-9 (MH)	9 DU/AC	Single-Family Residential (Conventional/Mobile Home)	Mobile Homes	

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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)

Case Reviewer: Tania C. Chapela



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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	
Lincoln Rd.	County Local - Rural	2 Lanes ⊠Substandard Road □Sufficient ROW Width	 □ Corridor Preservation Plan □ Site Access Improvements □ Substandard Road Improvements □ Other 	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	18	1	2	
Proposed	28	3	3	
Difference (+/1)	+10	+2	+1	

^{*}Trips reported are based on net new external trips unless otherwise noted.

Connectivity and Cross Access ☐Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West	Х	Vehicular	None	Meets LDC
Notes:				

Design Exception/Administrative Variance □Not applicable for this request				
Road Name/Nature of Request Type Finding				
	Choose an item.	Choose an item.		
Choose an item. Choose an item.				
Notes:				

APPLICATION NUMBER: PD 25-0349

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ⊠ No	☐ Yes ⊠ No	om
Natural Resources	⊠ Yes □ No	☐ Yes ⊠ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt. ☐ Yes ☐ Yes ☐ Yes ☐ Yes ☐ No ☐ No				
Check if Applicable: Wetlands/Other Surface Waters Use of Environmentally Sensitive Land Credit Wellhead Protection Area Surface Water Resource Protection Area	☐ Significan ☐ Coastal Hi ☐ Urban/Sul	Vater Wellfield Pr t Wildlife Habitat igh Hazard Area ourban/Rural Sce to ELAPP propert	nic Corridor	
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation ☐ Design Exc./Adm. Variance Requested ☐ Off-site Improvements Provided	⊠ Yes □ No	☐ Yes ⊠ No	∑ Yes	See Report
Service Area/ Water & Wastewater ⊠ Urban ☐ City of Tampa ☐ Rural ☐ City of Temple Terrace	⊠ Yes □ No	□ Yes ⊠ No	□ Yes ⊠ No	
Hillsborough County School BoardAdequate□ K-5□6-8□9-12⊠ N/AInadequate□ K-5□6-8□9-12⊠ N/A	☐ Yes ⊠ No	☐ Yes ⊠ No	□ Yes ⊠ No	
Impact/Mobility Fees ADU (Fee estimate is based on a 900 s.f. unit) Mobility: \$8,178 Parks: \$1,368 School: \$3,891 Fire: \$335	Mobili Parks:	: \$1,200	22 sq ft SFR	
(Fee estimate is based on a 2,000 s.f.) (Mobility: \$9,183	pecialty Trades Per 1,000 sq ft) Mobility: \$8,586 ire: \$158	(Per Mob	ehouse 1,000 sq ft) ility: \$1,377 \$34	

ZHM HEARING DATE: October 20, 2025 BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Tania C. Chapela	APPLICATION NUMBER:	PD 25-0349	
BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Tania C. Chapela	ZHM HEARING DATE:	October 20, 2025	
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Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
☐ Meets Locational Criteria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Waiver Requested	□No		⊠ No	
☐ Minimum Density Met ☐ N/A				

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The surrounding area is a residential development with single-family conventional homes with AS-1, RSC-2, RSC-9 MH, within the RES-6 Future Land Use category. The proposed uses are comparable with the adjacent single family residential development, especially along Lincoln Road and Cowley Road. Furthermore, the proposed 1.4 DU/AC density is under the 6 DU/AC Maximum density allowable in the RES-6 Comprehensive Plan category.

The maximum building height of 35 feet meets the surrounding RSC-9 maximum height and is under the maximum 50 feet height restriction of the adjacent parcel to the east, zoned ASC-1. Nothwistanding their lot size, the proposed rear and side setbacks for Lots 1 and 2 meet those required in the adjacent lot to the east, zoned ASC-1. The surrounding development includes parcels of varying sizes, however several lots—particularly along Lincoln Road—measure approximately 60 feet by 100 feet (about 6,000 square feet), considerably under the minimum lot size proposed for the subject development.

Transportation Staff finds the Variation approvable, and it notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

Given the above, staff finds the proposed modification to be compatible with the surrounding properties and in keeping the general development pattern of the area.

5.2 Recommendation

Staff recommends approval of the applicant's request, subject to conditions.

APPLICATION NUMBER:	PD 25-0349	
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6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted October 1, 2025.

- 1. The project shall allow 3 single family residential lots. One accessory dwelling unit shall be permitted in Lot 3.
- 2. The location of structures shall be as generally shown on the site plan. Project development standards for the project shall be as follows:
 - Lots 1 and 2:

Minimum Lot Size: 15,200 sf Minimum Lot Width: 80-Feet Minimum Front Setback: 25-Feet

Minimum Side Setbacks: 15-Feet from North and South PD boundaries, 10-Feet from shared lot line

Minimum Rear Setback: 50-Feet Maximum building Height: 35- feet

• Lot 3:

Minimum Lot Size: 60,665 sf Minimum Lot Width: 160-Feet

Minimum Front Setback: 72.5-Feet from West boundary

Minimum North Side Setbacks: 67.5-Feet (existing home), 55-Feet (home expansion, garage and accessory

dwelling).

Minimum Side Setbacks (South): 67.5 26-Feet (existing home), 55 20-Feet (home expansion, garage and

accessory dwelling).

Minimum Rear Setback (East): 200-Feet (existing home and home expansion), 40-Feet (garage and accessory

dwelling).

Maximum building Height: 25- feet Main House and Garage, 20-feet Accessory Dwelling.

- 3. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 4. Any interim agricultural operations shall not result in the destruction of trees or the natural plant community vegetation on the property. Any application to conduct land alteration activities on the property must be submitted to the Natural Resources Team of the Development Services Department for review and approval. Use of the agricultural exemption provision to the Land Alteration regulations is prohibited.
- 5. 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.
- 6. 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.

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- 7. The subject site shall be permitted one full access connection onto Lincoln Rd.
- 8. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.
- 9. 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.
- 10. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.

Zoning Administrator Sign Off:

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

J. Brian Grady

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.

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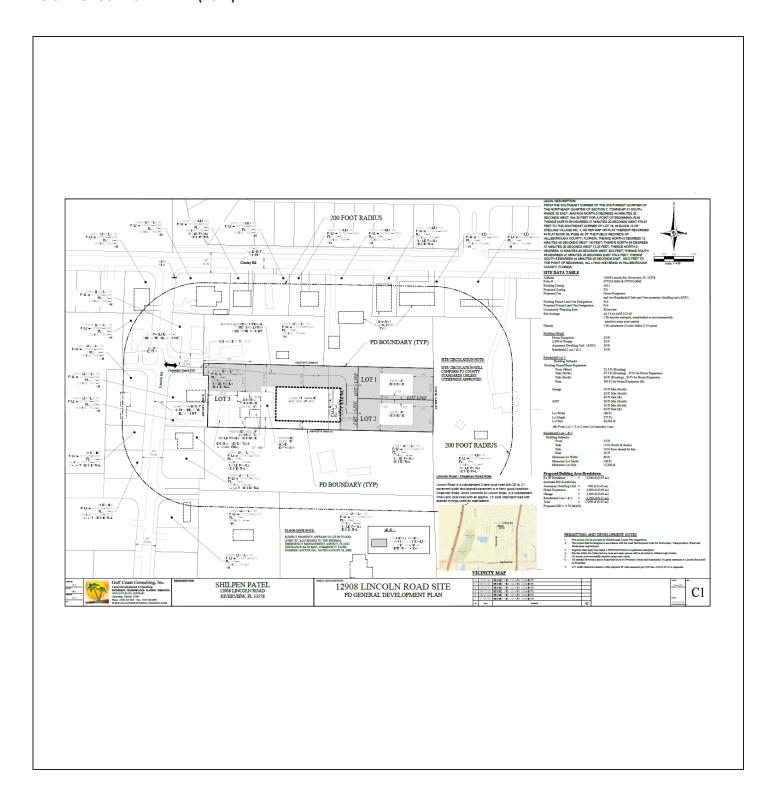
BOCC LUM MEETING DATE: December 9, 2025

Case Reviewer: Tania C. Chapela

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

NA

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 25-0349

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Tania C. Chapela

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: 2	Zoning Technician, Development Services Department	DATE: 10/13/2025 REVISED: 10/14/25
REV	IEWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLA	NNING AREA: Riverview	PETITION NO: RZ 25-0349
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached	conditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted one full a single access connection onto Lincoln Rd. An easement width of 25 ft from Lincoln Road shall be permitted at the entrance to the subject site, not to exceed a length of 25ft into the subject site. The remaining easement length internal to the site will be required to meet a minimum width of 30 ft.
- 2. If PD 25-0349 is approved, a PD Variation for Site Design will be approved which permits a reduction of 5ft from the minimum 30ft width requirement for access easements serving two to three dwelling units, as required by Section 6.02.01.B.5.c of the Hillsborough County Land Development Code. If approved, this will allow for an easement width of 25ft from Lincoln Rd. at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone two parcels totaling +/- 2.14 acres from Agricultural, Single Family – 1 (AS-1) to Planned Development (PD). The proposed Planned Development is seeking approval for three (3) single family detached units, one (1) accessory dwelling unit, and a 2,500sqft garage. The site is located +/- 240ft south of the intersection of Cowley Rd. and Lincoln Rd. The Future Land Use designation of the site is Residential - 6 (R-6).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation letter for the proposed project, indicating that the subject project will generate fewer than 50 peak hour trips. 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 Zoning:

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

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Hour	
	Way Volume	AM	PM
PD, Single Family Detached (ITE Code 210) 3 Units	28	3	3

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-	Total Hour	
	Way Volume	AM	PM
Difference	+10	+2	+1

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Lincoln Rd, a 2-lane, undivided, substandard county maintained, rural local roadway. The roadway is characterized by +/- 21ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the proposed project, and within +/- 52ft of the right of way.

SITE ACCESS

The subject parcels currently take access through an unimproved plated roadway that intersects with Lincoln Rd.

The rezoning application includes a PD Variation for Site Design request from Section 6.02.01.B.5.c of the Hillsborough County LDC. Approval of this variation request would permit a reduction of 5ft from the minimum width requirement of 30ft for access easements serving two

to three single family dwelling units such that a width of 25ft is permitted at the entrance to the subject site, not to exceed a length of +/-18ft into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft. Transportation review staff have found this PD variation request approvable. The following graphic displays the variation area at the project entrance.

With this application, the three single family detached lots are proposed to have one full access connection onto Lincoln Rd. through an access easement. Due to the unique spacing constraints of the subject site at the project entrance, the access easement is proposed to be 25ft in width for the first 20ft of easement length into the subject site. The remaining easement length internal to the site will be required to meet the minimum width of 30ft.

Staff notes that the proposed project would not generate sufficient peak hour trips to trigger the requirement for substandard road improvements.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Lincoln Rd. is not a regulated roadway and is not included in the 2020 Hillsborough County Level of Service (LOS) Report. As such, no LOS information for this roadway can be provided.

RZ 25-0349 Todd Pressman ZHM Exhibit # 2 October 20, 2025

PD 25-0349

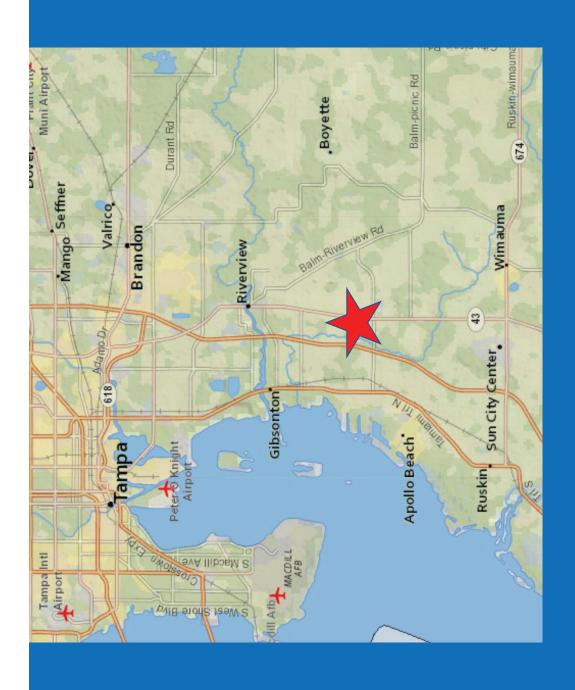
Transportation, EPC Support. No Citizen Planning Commission, D.S.D., Communications as of 10.15

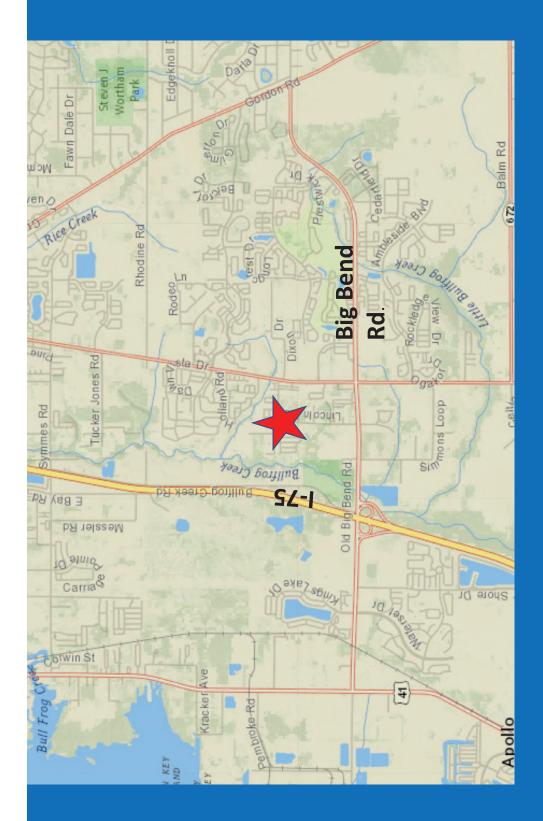
Issue: AS-1 to PD:

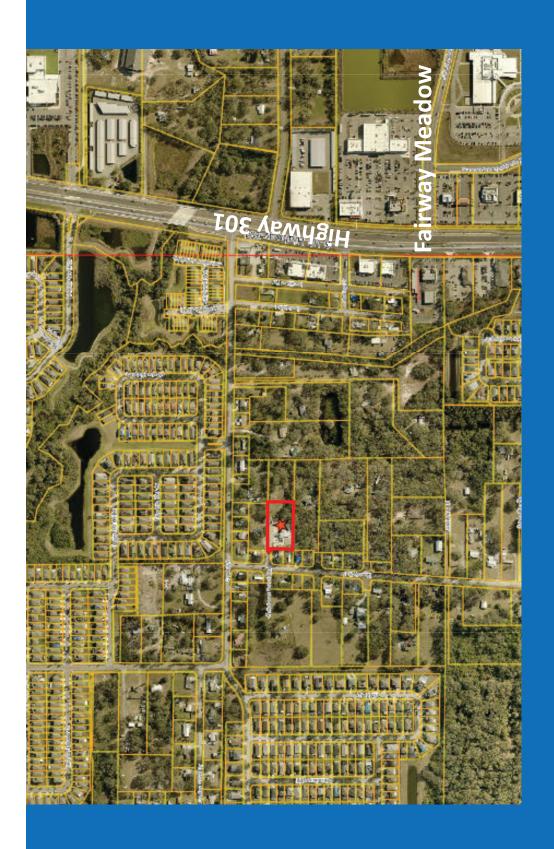
3 principal residential units

1 accessory dwelling unit

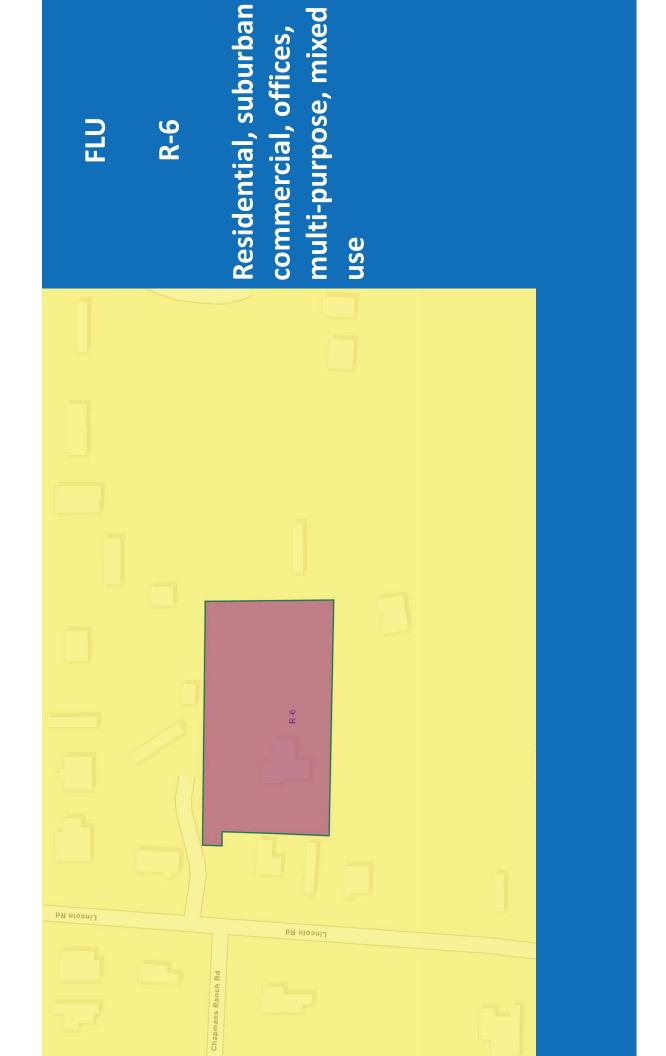
Separate garage

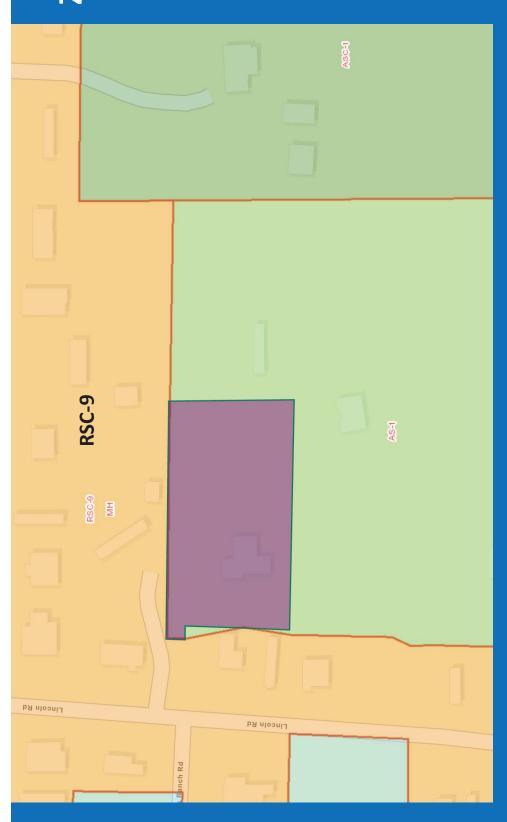


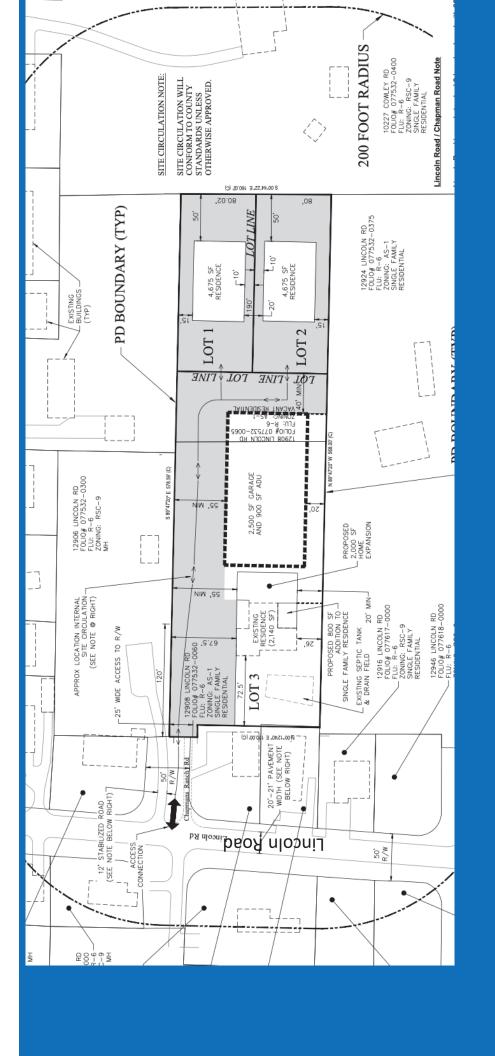


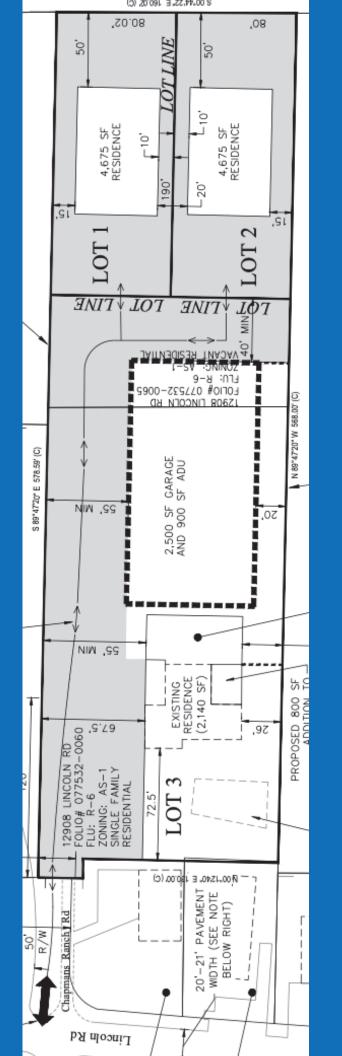


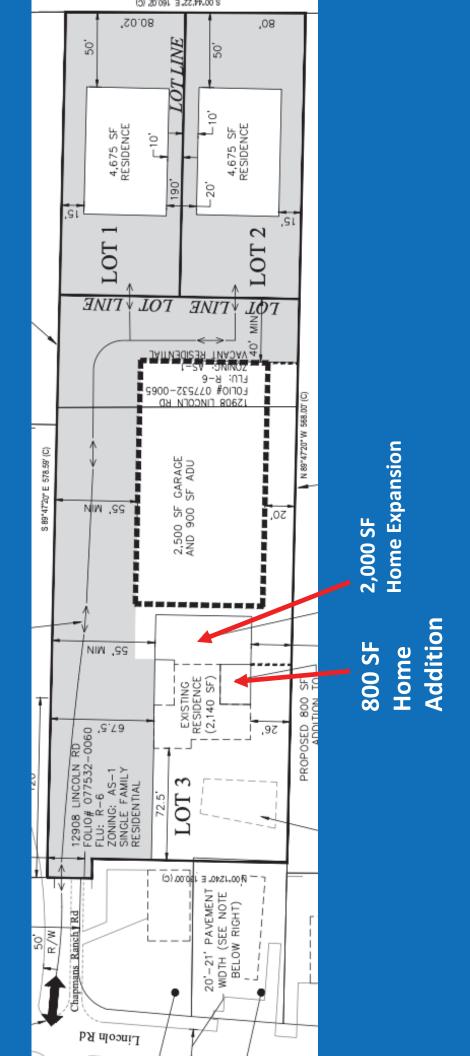


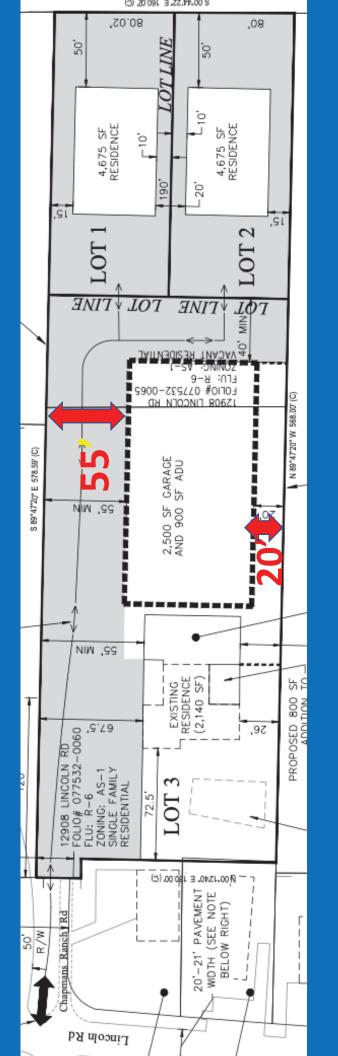














Project Trip Generation Not applicable for	n Not applicable for this request		
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	28	3	3
Difference (+/1)	+10	+2	+1

the 6 DU/AC Maximum density allowable in the RES-6 Comprehensive Cowley Road. Furthermore, the proposed 1.4 DU/AC density is under D.S.D., "The proposed uses are comparable with the adjacent single family residential development, especially along Lincoln Road and Plan category...compatible". Plan. Comm., "compatible...within the surrounding area and supports Policies of the Unincorporated Hillsborough County Comprehensive development that is consistent with the Goals, Objectives and the vision of the Riverview Community Plan...would allow for Plan.

Residential

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.

- 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: 4.4.1
- a) The creation of like uses; and
-) Creation of complementary uses; and
- Mitigation of adverse impacts; and
- d) Transportation/pedestrian connections; and
- e) Gradual transitions of intensity

different uses or activities or designs which allow them to be located near or Any density increase shall be compatible with existing, proposed or planned surrounding development. Compatibility is defined as the characteristics of

adjacent to each other in harmony. Some elements affecting compatibility include the sensitivity of development proposals in maintaining the character of existing and architecture. Compatibility does not mean "the same as." Rather, it refers to the following: height, scale, mass and bulk of structures, pedestrian or vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise, odor development.

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

PARTY OF RECORD

NONE