

Rezoning Application: RZ STD 25-1390

Zoning Hearing Master Date: 11/17/2025

BOCC Land Use Meeting Date: 01/13/2026



**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: R-12

Service Area: Urban

Site Acreage: 0.41 acres

Community Plan Area: University

Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) and RSC-9 MH (Residential, Single-Family Conventional with Mobile Home Overlay) to RMC-9 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Multi-Family Residential
Acreage	0.41	0.41
Density/Intensity	9 du/ha	9 du/ha
Mathematical Maximum*	3 dwelling units	3 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Lot Size / Lot Width	5,000' / 50'	14,520' / 70'
Setbacks/Buffering and Screening	Front (South): 20' Side (East & West): 5' Rear (North): 20'	Front (South): 25' Side (East & West): 10' Rear (North): 20'
Height	35'	35'

Additional Information:

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

Planning Commission Recommendation:

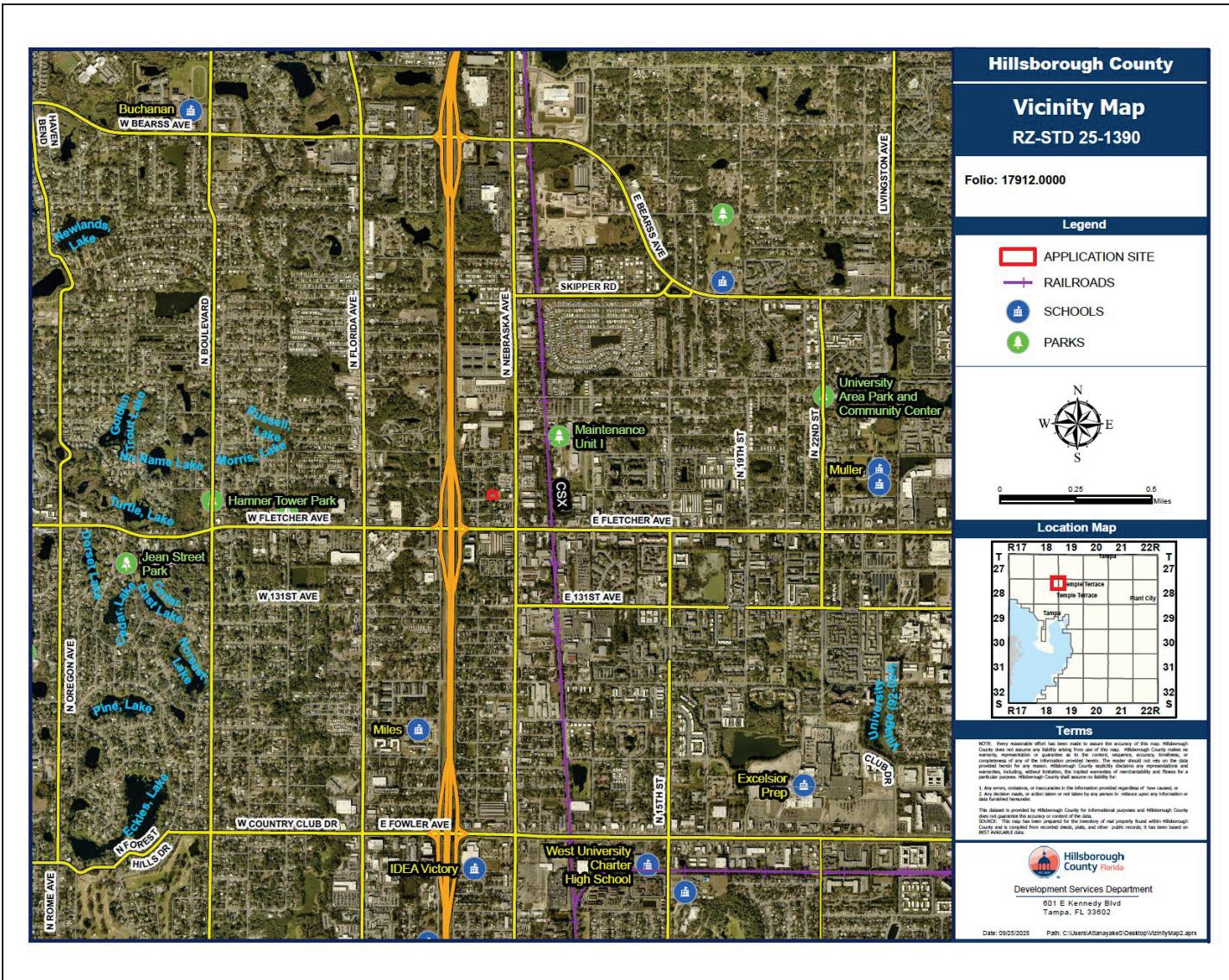
Consistent

Development Services Recommendation:

Approvable

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

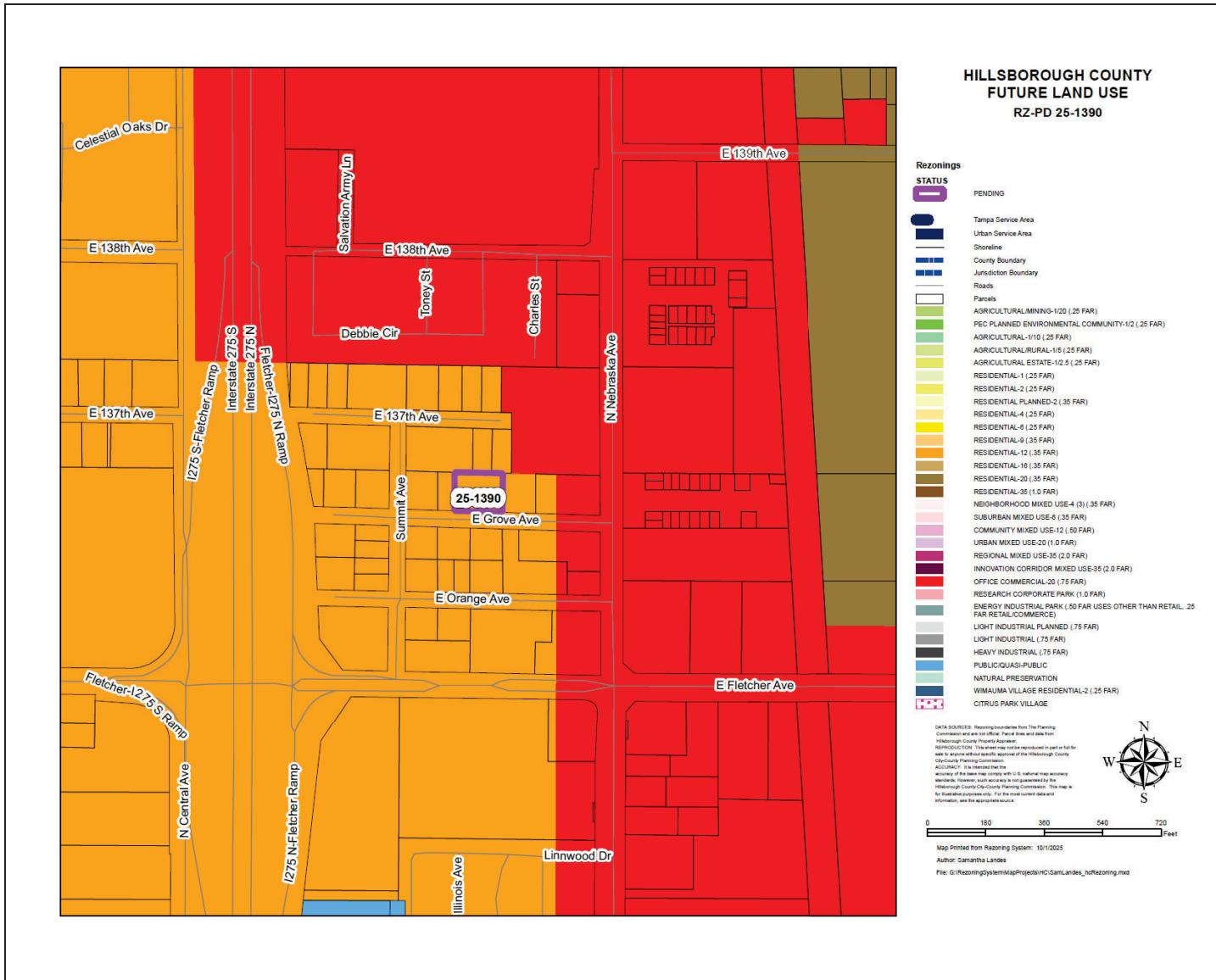


Context of Surrounding Area:

The site lies east of Interstate 275, approximately 300 ft west of the intersection of North Nebraska Avenue and East Grove Avenue. The surrounding area consists of a mixture of uses including residential uses, general commercial uses, and intensive commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

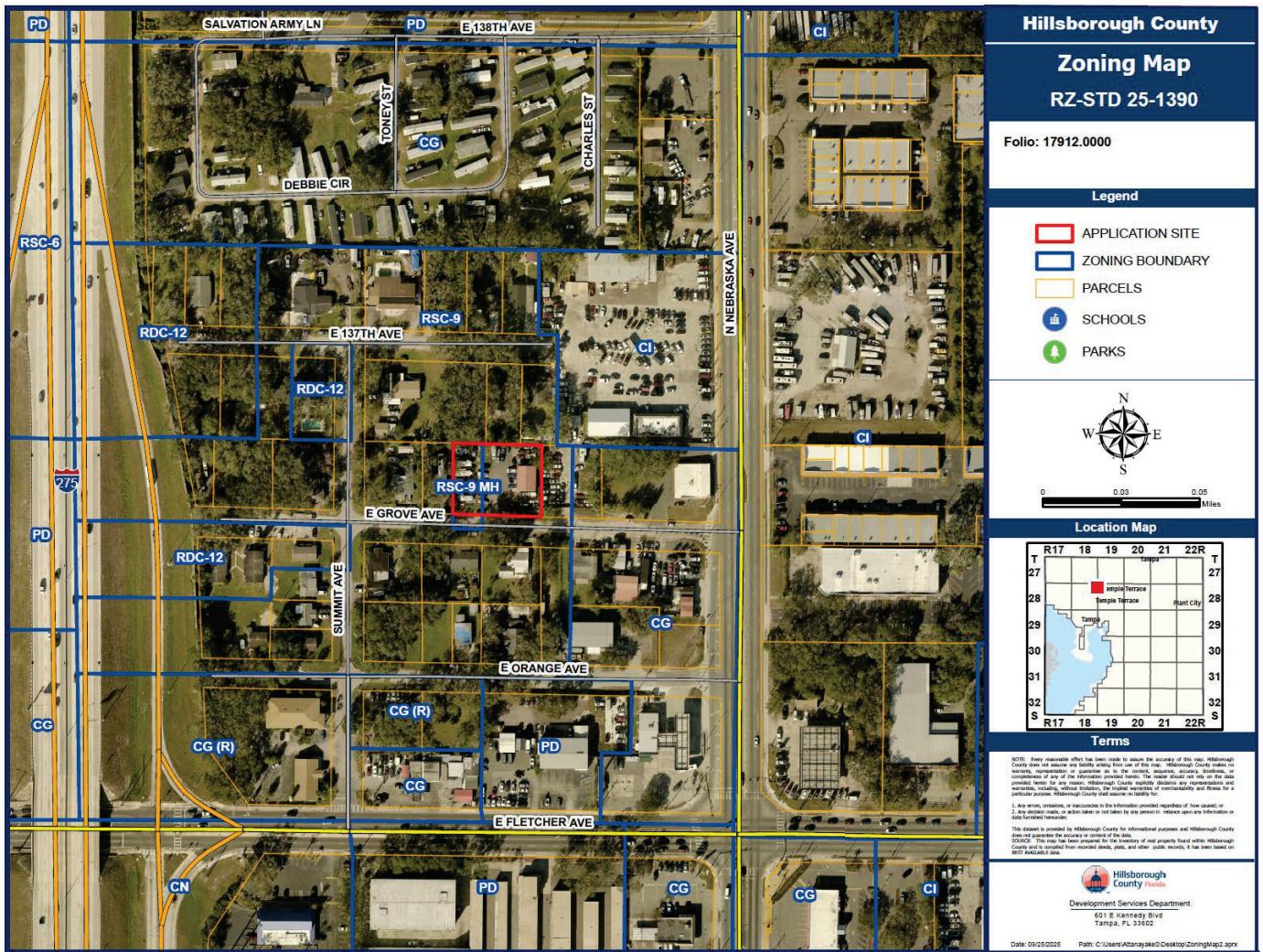
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-12
Maximum Density/F.A.R.:	12 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Open storage
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

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Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

Transportation Comment Sheet

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	28	3	3
Difference (+/-)	+0	+0	+0

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

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

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
□ Wetlands/Other Surface Waters □ Use of Environmentally Sensitive Land Credit □ Wellhead Protection Area □ Surface Water Resource Protection Area				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation □ Design Exc./Adm. Variance Requested □ Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Service Area/ Water & Wastewater □ Urban <input checked="" type="checkbox"/> City of Tampa □ Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission □ Meets Locational Criteria <input checked="" type="checkbox"/> N/A □ Locational Criteria Waiver Requested □ Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-family Conventional) and RSC-9 (MH) to RMC-9 (Multi-Family Conventional), to allow 3 multi-family residential units. The site is located within the University Community Plan Area, off East Grove Avenue. The surrounding area consists of a mixture of uses including single-family residential, two family residential, general commercial, and intensive commercial.

The rezoning of this property to RMC-9 would maintain a maximum height of 35', consistent with the surrounding residential uses. It would also establish more restrictive setbacks to the front yard and side yards. Furthermore, the RMC-9 zoning district will maintain the maximum density limit of 12.9 units per acre. Multi-Family zoning districts also require additional setbacks for building height over 20 feet and buffering and screening along the rear and sides.

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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

APPLICATION NUMBER: RZ-STD 25-1390

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Case Reviewer: Cierra James

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: University Area

PETITION NO: RZ 25-1390

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .41 acres from Residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 9 (RMC-9). The site is located +/- 300ft west of the intersection of N. Nebraska Ave. and E. Grove Ave. The Future Land Use designation of the site is Residential – 12 (R-12).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached (ITE 210) 3 Units	28	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, Single Family Detached (ITE 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	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. Grove Ave., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 17ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 51ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to E. Grove Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1390
DATE OF HEARING:	November 17, 2025
APPLICANT:	Todd Pressman
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-9 and RSC-9 (MH) to RMC-9
LOCATION:	808 East Grove Ave.
SIZE OF PROPERTY:	0.41 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-9 and RSC-9 (MH)
FUTURE LAND USE CATEGORY:	RES-12
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: RZ STD 25-1390
Zoning Hearing Master Date: 11/17/2025
BOCC Land Use Meeting Date: 01/13/2026



1.0 APPLICATION SUMMARY

Applicant: Todd Pressman
 FLU Category: R-12
 Service Area: Urban
 Site Acreage: 0.41 acres
 Community Plan Area: University
 Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) and RSC-9 MH (Residential, Single-Family Conventional with Mobile Home Overlay) to RMC-9 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Multi-Family Residential
Acreage	0.41	0.41
Density/Intensity	9 du/ga	9 du/ga
Mathematical Maximum*	3 dwelling units	3 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Lot Size / Lot Width	5,000' / 50'	14,520' / 70'
Setbacks/Buffering and Screening	Front (South): 20' Side (East & West): 5' Rear (North): 20'	Front (South): 25' Side (East & West): 10' Rear (North): 20'
Height	35'	35'

Additional Information:

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

Planning Commission Recommendation: Consistent	Development Services Recommendation: Approvable
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APPLICATION NUMBER: RZ-STD 25-1390

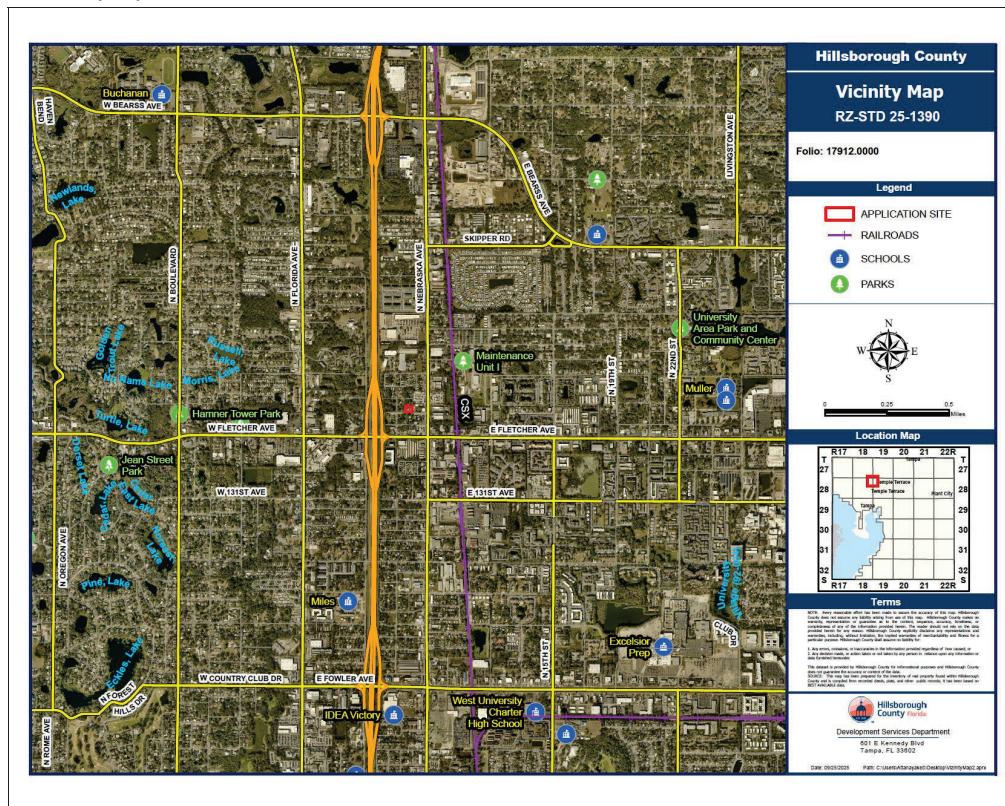
ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site lies east of Interstate 275, approximately 300 ft west of the intersection of North Nebraska Avenue and East Grove Avenue. The surrounding area consists of a mixture of uses including residential uses, general commercial uses, and intensive commercial uses.

APPLICATION NUMBER: RZ-STD 25-1390

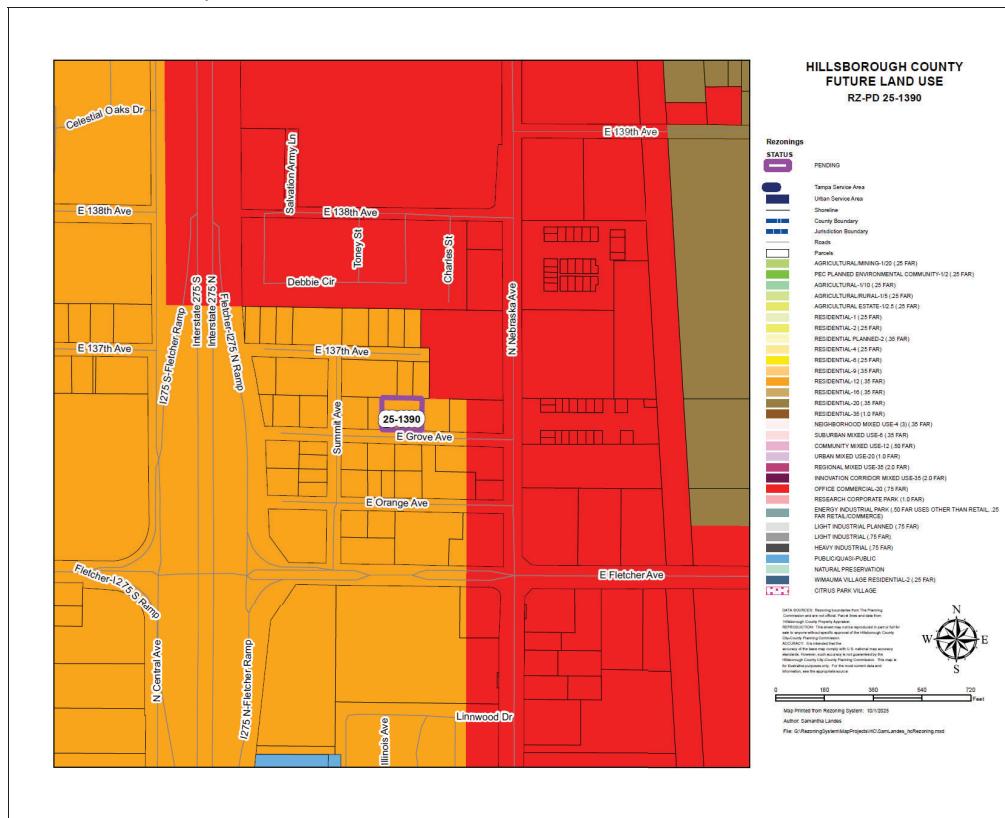
ZHM HEARING DATE: November 17, 2025

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Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-12
Maximum Density/F.A.R.:	12 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

APPLICATION NUMBER: RZ-STD 25-1390

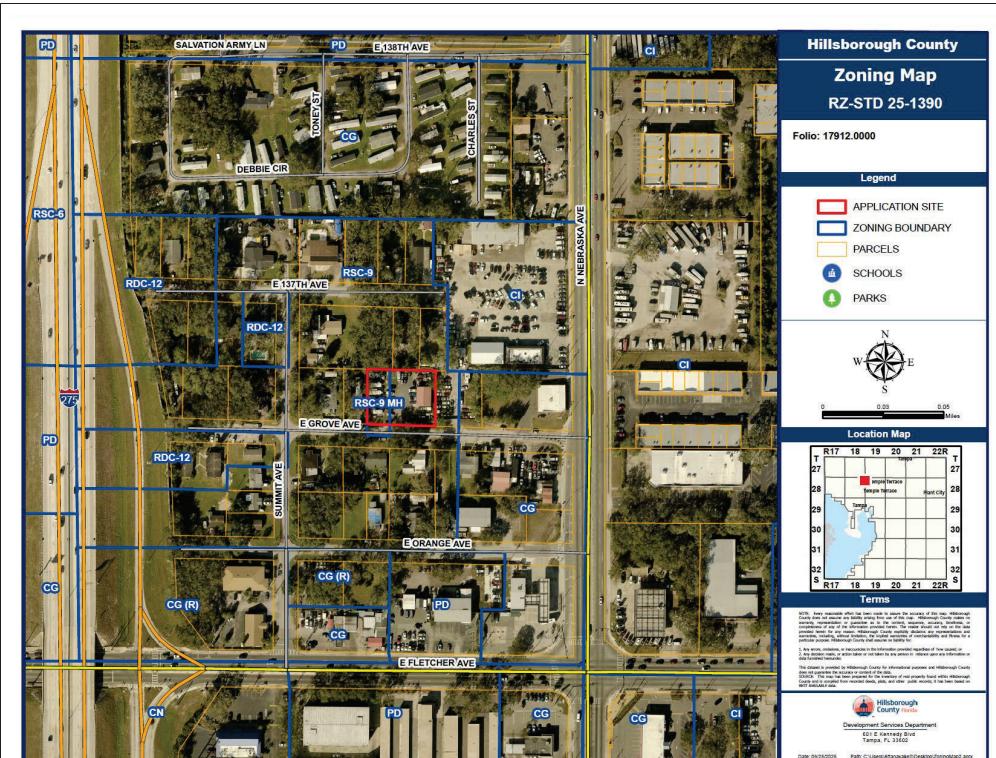
ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

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	9 du/ga	Single-Family Residential	Single-Family Home
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Open storage
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

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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)

N/A

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Case Reviewer: Cierra James

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
E. Grove Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	28	3	3
Difference (+/-)	+0	+0	+0

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		Choose an item.	Choose an item.	Choose an item.
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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.
Notes:		

4.0 Additional Site Information & Agency Comments Summary

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

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Case Reviewer: Cierra James

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____			
Wetlands/Other Surface Waters	<input type="checkbox"/>			
Use of Environmentally Sensitive Land Credit	<input type="checkbox"/>			
Wellhead Protection Area	<input type="checkbox"/>			
Surface Water Resource Protection Area	<input type="checkbox"/>			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation				
<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Service Area/ Water & Wastewater				
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission				
<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-family Conventional) and RSC-9 (MH) to RMC-9 (Multi-Family Conventional), to allow 3 multi-family residential units. The site is located within the University Community Plan Area, off East Grove Avenue. The surrounding area consists of a mixture of uses including single-family residential, two family residential, general commercial, and intensive commercial.

The rezoning of this property to RMC-9 would maintain a maximum height of 35', consistent with the surrounding residential uses. It would also establish more restrictive setbacks to the front yard and side yards. Furthermore, the RMC-9 zoning district will maintain the maximum density limit of 12 ~~9~~ units per acre. Multi-Family zoning districts also require additional setbacks for building height over 20 feet and buffering and screening along the rear and sides.

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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

SUMMARY OF HEARING

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

Mr. Todd Pressman 200 2nd Avenue South #451 St. Petersburg testified as the applicant. Mr. Pressman showed a PowerPoint presentation and stated that the request is to rezone from RSC-9 with the mobile home overlay to RMC-9 for three multi-family units. He stated that both planning staffs support the request. Mr. Pressman identified the location of the property and testified that the proposed use provides a good transition westward from the auto use to the east. He detailed the surrounding land uses and stated that he had not heard back from anyone after mailing the adjacent property owner notices.

Hearing Master Finch stated that she did not realize the site was under a Code Enforcement violation and asked Mr. Pressman to confirm that the current uses will be eliminated and redeveloped with the maximum of three dwelling units. Mr. Pressman replied that was correct.

Ms. Cierra James, Development Services staff, testified regarding the County's staff report. Ms. James stated that the applicant is requesting a rezoning RSC-9 and RSC-9 (MH) to RMC-9 to permit three multi-family dwelling units. She described the surrounding area and stated that the maximum height will be 35 feet which will require additional setbacks for structures over 20 feet in height. Ms. James stated that staff found the proposed use approvable.

Hearing Master Finch asked Ms. James to confirm that the maximum number of units on-site is three units. Ms. James replied that was correct.

Ms. Jillian Massey, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Massey stated that the property is designated Residential-12 and is located within the Urban Service Area and the University Area Community Plan. Ms. Massey stated that staff found the rezoning compatible with the development pattern and consistent with both the University Area Community Plan and the Hillsborough County Comprehensive Plan.

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

Mr. Nick West 717 East 137th Avenue testified in support and stated that he is the property owner of the adjacent property that backs up to the subject property. Mr. West stated that when he bought the property, the subject property was vacant. He added that the subject property owner is in the automotive industry and has been using the subject property which is the reason for so many Code Enforcement violations. Mr. West stated that he has reported the subject property

due to mobile homes on-site which are not permitted. He stated that there has been crime on-site including a shooting that brought out the SWAT team. Therefore, he stated that he is in favor of eliminating the current uses and redeveloping it in accordance with the new zoning district. He also stated that the road has many potholes and asked that perhaps the developer could give some concessions to that.

Mr. Robinson Castro 722 East 137th Avenue testified in support and agreed with Mr. West's comments. He stated that the road is very narrow and sometimes difficult to obtain access due to people being the road.

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

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

The hearing was then concluded.

EVIDENCE SUBMITTED

Ms. James submitted a revised County staff report into the record.

Mr. Pressman submitted a copy of the applicant's PowerPoint presentation the record.

PREFACE

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

FINDINGS OF FACT

1. The subject property is 0.41 acres in size and is currently zoned Residential Single-Family Conventional-9 (RES-9) and Residential Single-Family Conventional-9 with a Mobile Home Overlay (RES-9-MH) and is designated Residential-12 (RES-12) by the Comprehensive Plan. The property is located within the Urban Service Area and the University Area Community Planning Area.
2. The applicant is requesting a rezoning to the Residential Multi-Family Conventional-9 (RMC-9) zoning district. Based upon the permitted density and size of the property, the maximum number of dwelling units is three (3) units.
3. No waivers are requested as a part of the rezoning application.

4. The Planning Commission staff supports the rezoning request. Staff stated that the request was compatible with the surrounding development pattern and found the application to be consistent with both the University Area Community Plan and the Comprehensive Plan.
5. The surrounding area is zoned RSC-9 and primarily developed with residential land uses.
6. Two citizens testified in support based upon the current uses on-site which have resulted in multiple Code Enforcement violations.

The applicant stated that the current land uses would be eliminated, and the site would be developed with a maximum of three multi-family units in accordance with the RMC-9 zoning district standards.

7. No testimony in opposition was provided at the Zoning Hearing Master hearing.
8. The request for RMC-9 is compatible with the development pattern and consistent with the Land Development Code and the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning to the RMC-9 Restricted zoning district. The property is 0.41 acres in size and is currently zoned RSC-9 and RSC-9 (MH) and designated RES-12 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the University Area Community Plan.

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.

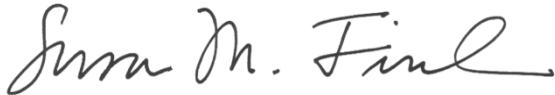
Testimony in support was provided by two area residents who support the removal of the existing land uses which resulted in Code Enforcement violations and the redevelopment of the property with a maximum of three multi-family dwelling units.

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

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

RECOMMENDATION

Based on the foregoing, this recommendation is for **APPROVAL** of the RMC-9 rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



December 10, 2025

Susan M. Finch, AICP
Land Use Hearing Officer

Date



Hillsborough County City-County Planning Commission

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: November 17, 2025	Case Number: RZ 25-1390
Report Prepared: November 6, 2025	Folio(s): 17912.0000
	General Location: North of Grove Avenue East and East Fletcher Avenue, and west of North Nebraska Avenue
Comprehensive Plan Finding	CONSISTENT
Adopted Future Land Use	Residential-12 (12 du/ga; 0.35 FAR)
Service Area	Urban
Community Plan(s)	University Area
Rezoning Request	Residential, Single Family Conventional (RSC-9) to Residential, Multifamily Conventional (RMC-9) to allow a 3-unit multifamily development
Parcel Size	+/- 0.41 acres
Street Functional Classification	Grove Avenue – Local East Fletcher Avenue – County Arterial North Nebraska Avenue – State Principal Arterial
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES

Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-12	RSC-9	Vacant
North	Residential-12 + Office Commercial-20	RSC-9, CN + CG	Single Family + Mobile Home Park
South	Residential-12	RSC-9, CG + PD	Single Family, Light Commercial + Heavy Commercial
East	Residential-12 + Office Commercial-20	RSC-9, CN + CG	Light Commercial, Heavy Commercial, + Heavy Industrial
West	Residential-12	RSC-9, RDC-12, + PD	Single Family, Two Family + Vacant

Staff Analysis of Goals, Objectives, and Policies:

The 0.41 ± acre subject site is located north of Grove Avenue East and East Fletcher Avenue, and west of North Nebraska Avenue. The site is in the Urban Service Area (USA) and is located within the limits of the University Area Community Plan. The applicant is requesting to rezone the site from Residential, Single Family Conventional (RSC-9) to Residential, Multifamily Conventional (RMC-9) to allow a 3-unit multifamily development.

The subject site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. FLUS Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "Compatibility does not mean 'the same as.' Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." Additionally, the Neighborhood Protection policies in the Future Land Use Section (FLUS) under Objective 4.4 that requires new development to be compatible with the surrounding neighborhood (FLUS Policies 4.4.1 and 4.8.1). The current development of the surrounding area consists of light and heavy commercial uses to the east along Nebraska Avenue with single and two-family developments to the north, south, and west of the site. The proposal for a rezoning to RMC-9 would allow 3 multifamily units on the site, which is compatible with the current development pattern in the area and will complement the existing community character; therefore, the rezoning request is consistent with all FLUS Objectives and Policies related to compatibility and neighborhood protection.

FLUS Goal 2 and FLUS Objective 2.1, and each of their respective policies, establish the Future Land Use Map (FLUM) as well as the allowable range of uses for each Future Land Use category. The character of each land use category is defined by building type, residential density, functional use, and the physical composition of the land. The integration of these factors sets the general atmosphere and character of each land use category. Each category has a range of potentially permissible uses, which are not exhaustive, but are intended to be illustrative of the character of uses permitted within the land use designation. The Residential-12 Future Land Use category allows for the consideration of up to 12 dwelling units per gross acre. With 0.41 acres, the subject site can be considered for up to 4 units (0.41 acres x 12 du/ac = 4.92 or 4 units). The applicant has proposed a rezoning to the RMC-9 category, which allows for a maximum of 9 dwelling units per acre under the zoning district and will result in a maximum of 3 dwelling units on the site (0.41 acres X 9 du/ac = 3.69 or 3 units). The proposed rezoning will not allow the development to exceed the allowable maximum density under the existing Future Land Use category and is consistent with FLUS Goal 2 and Objective 2.1.

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

FLUS Objective 3.2 and Policy 3.2.4 require community plans throughout the county to be consistent with the Comprehensive Plan. The site is within the limits of the University Area Community Plan. Goal 2 of the plan seeks to advocate for local business and home ownership to promote community stability and reinvestment. The utilization of vacant land and providing additional residential units in the area directly furthers intent and community plan vision. The proposed rezoning is consistent with the goals of the University Area Community Plan.

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

Recommendation

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

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

FUTURE LAND USE SECTION

Urban Service Area

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

Land Use Categories

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

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

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

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

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

Community Context and Compatibility

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

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

Relationship to Land Development Regulations

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

Development

Objective 4.1: All existing and future land development regulations shall be made consistent with the Comprehensive Plan, and all development approvals shall be consistent with those development regulations as per the timeframe provided for within Chapter 163, Florida Statutes. Whenever feasible and consistent with Comprehensive Plan policies, land development regulations shall be designed to provide flexible, alternative solutions to problems.

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

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

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

Neighborhood and Community Development

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

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

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

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

LIVABLE COMMUNITIES ELEMENT: UNIVERSITY AREA COMMUNITY PLAN

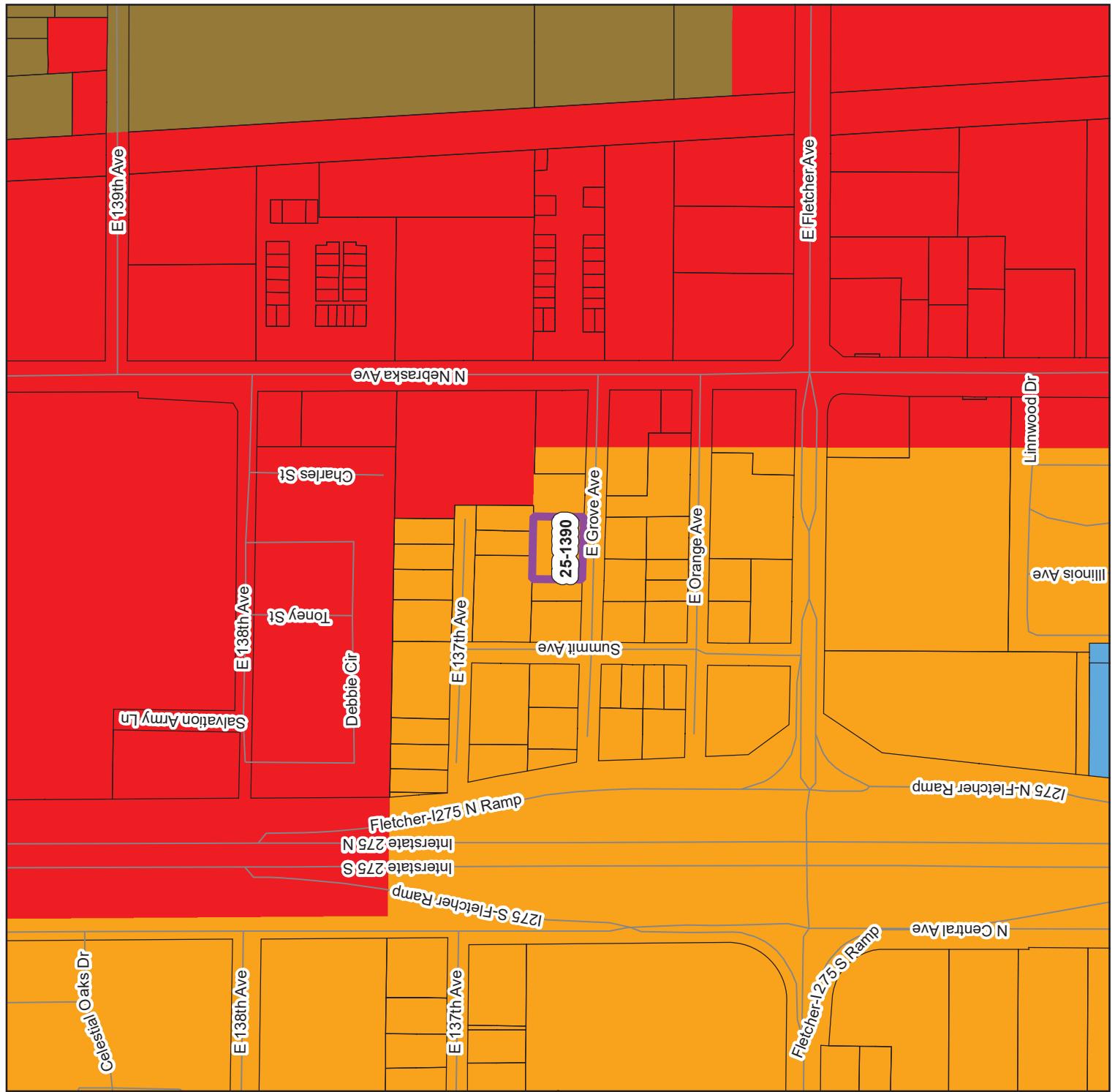
Goal 2 - Eliminate Obsolete Land Uses:

The community supports:

- *advocating local business and home ownership to promote community stability and reinvestment;*
- *discouraging criminal activity and providing a sense of security for area residents through implementation of CPTED (Crime Prevention through Environmental Design) principles;*
- *working with the Hillsborough County Sheriff's Office and other stakeholders to develop strategies for crime prevention and public safety with the UAC boundary;*
- *maintaining a variety of land-use options and promotion mixed-use developments in the area;*
- *implementing the University Area Community Main Street and Neighborhood Office zoning districts to create stable, pedestrian friendly neighborhoods with compatible mixed uses, a variety of housing types, and tree lined main streets and boulevards;*
- *improvement to East 131st Avenue should support it as a neighborhood east-west corridor, looking at appropriate design features and roadway layouts that support pedestrian and local circulator connectors;*
- *providing greater flexibility in land-use and density for future development while ensuring that neighborhood buffers and urban amenities are enhanced;*
- *creating unified pedestrian links between land uses by means of community Main Streets and sidewalks;*
- *encouraging the redevelopment of sub-standard and deteriorated housing focused along main streets through mixed land uses and higher densities; and*
- *encouraging public and private collaboration to implement strategies 1, 2 and 3 of the 2012 University Area Rental/Redevelopment Study.*

HILLSBOROUGH COUNTY FUTURE LAND USE

RZ-PD 25-1390



**AGENCY
COMMENTS**

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: University Area

PETITION NO: RZ 25-1390

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .41 acres from Residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 9 (RMC-9). The site is located +/- 300ft west of the intersection of N. Nebraska Ave. and E. Grove Ave. The Future Land Use designation of the site is Residential – 12 (R-12).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached (ITE 210) 3 Units	28	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, Single Family Detached (ITE 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	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. Grove Ave., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 17ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 51ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to E. Grove Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

COMMISSION

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AGENCY COMMENT SHEET

REZONING

HEARING DATE: November 17, 2025

PETITION NO.: 25-1390

EPC REVIEWER: Melissa Yanez

CONTACT INFORMATION: (813) 627-2600 x 1360

EMAIL: yanezm@epchc.org

COMMENT DATE: October 28, 2025

PROPERTY ADDRESS: 808 E Grove Ave, Tampa, FL 33613

FOLIO #: 017912-0000

STR: 01-28S-18E

REQUESTED ZONING: RSC-9 to RMC-9

FINDINGS

WETLANDS PRESENT	NO
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Aerial review, soil survey and EPC File search

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.

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.

My/cb

ec: mmelotrucking@gmail.com / todd@pressmaninc.com

Environmental Excellence in a Changing World

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AGENCY COMMENT SHEET

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

FROM: **Reviewer: Andria McMaugh** **Date: 11/03/2025**

Agency: Natural Resources **Petition #: 25-1390**

() This agency has **no comment**

(X) This agency has **no objections**

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

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

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 9/29/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 10/13/2025

PROPERTY OWNER: Douglas Tire and Auto, Inc. **PID:** 25-1390

APPLICANT: Todd Pressman

LOCATION: 808 E. Grove Ave. Tampa, FL 33613

FOLIO NO.: 17912.0000

AGENCY REVIEW COMMENTS:

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

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

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

WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER

PETITION NO.: RZ-STD 25-1390 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 10/7/2025

FOLIO NO.: 17912.0000

WATER

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

WASTEWATER

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

COMMENTS: _____.

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management **DATE:** 10/03/2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Todd Pressman

PETITION NO: 25-1390

LOCATION: 808 E. Grove Ave Tampa

FOLIO NO: 17912.0000

SEC: 01 **TWN:** 28 **RNG:** 18

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to listed or attached conditions.
- This agency objects, based on the listed or attached conditions.

COMMENTS: _____

**VERBATIM
TRANSCRIPT**

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Susan Finch
Zoning Hearing Master

DATE: Monday, November 17, 2025

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

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

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

1 MS. HEINRICH: Our next item is Item C.5 Standard
2 Rezoning 25-1390. The applicant is requesting to rezone
3 property from RSC-9 to RMC-9. Cierra James with Development
4 Services will provide staff findings after the applicant's
5 presentation.

6 HEARING MASTER: Is the applicant here?

7 Good evening, again.

8 MR. PRESSMAN: Good evening, Hearing Officer. Todd
9 Pressman, 200 2nd Avenue South, Number 451, St. Petersburg.

10 This RSC Standard 25-1390 located in the university
11 area. The issue is RSC-9 mobile home overlay to RMC-9 for three
12 multifamily units. Planning Commission, Development Services
13 recommend support and they find -- and Planning Commission finds
14 it consistent with the University Community Plan.

15 Located here for the property appraiser, west of I-275
16 and north of East Fletcher. A little closer you can see it's a
17 smaller parcel, very intensive. So this would be a significant
18 reduction of the intensity use of the site, which is under
19 citation, and bring it into a lower level use that would be very
20 compliant with the area.

21 Development Services notes the surrounding area
22 consists of a mixture of uses including single-family, two
23 family residential, general commercial, intensive, commercial.
24 Due to consideration, staff finds the proposed rezoning
25 compatible with the zoning district uses and development pattern

1 in the area.

2 Let me also say that it would provide a really good
3 transition westward from the permissible auto intensive use to
4 the -- to the east. Similarly west, it would provide a good
5 transition.

6 Zoning, as you can see, is intensive along 41 CG and
7 then reduces as you go away from 41. So we're following that
8 trend. Future Land Use category in the vicinity is R12. And of
9 course again along 41 is reflective of an OC-20. This is the
10 current site. As you can see it's pretty intensive and there's
11 a lot going on. That's all going to be changed and brought into
12 compliance to the multifamily that's proposed.

13 So we appreciate having the support from staff. I did
14 check online again. I did not see any opposition. We did send
15 out 31 notices with, of course, the big yellow sign. So on
16 record I did not see anyone. I don't know if there's anyone
17 here tonight. Thank you.

18 HEARING MASTER: Just a quick question. I didn't
19 realize it was under code enforcement violation. So your
20 testimony is the -- the uses on site currently will be
21 eliminated and redeveloped under this zoning, which staff states
22 is a maximum of three dwelling units?

23 MR. PRESSMAN: That is correct.

24 HEARING MASTER: All right. Thank you so much. I
25 appreciate it. Don't forget to sign in.

1 MR. PRESSMAN: Thank you.

2 HEARING MASTER: Development Services.

3 MS. JAMES: Thanks. Good evening, Cierra James with
4 Development Services. The applicant is requesting to rezone the
5 parcel from RSC-9 and RSC-9MH to RMC-9 to allow three
6 multifamily units. The subject site is located off of East
7 Grove Avenue. The surrounding area consists of single-family
8 homes, duplexes, and general and intensive commercial uses. The
9 RMC-9 zoning district will maintain a maximum height of 35 feet,
10 consistent with the surrounding residential -- residentially
11 zoned properties. Multifamily zoning districts also require
12 additional setbacks for structure heights over 20 feet. Based
13 on these considerations, staff find the proposed use approvable.

14 HEARING MASTER: Let me ask you a quick question.

15 MS. JAMES: Yes, ma'am.

16 HEARING MASTER: The revised staff report you just
17 handed me says in the Section 5, the Compatibility section.

18 MS. JAMES: Yes, ma'am.

19 HEARING MASTER: That the RMC-9 zoning district will
20 also -- will maintain the maximum density limit of nine units
21 per acre. But that then results in the three units maximum
22 given the property acreage.

23 MS. JAMES: Yes, ma'am.

24 HEARING MASTER: Perfect.

25 MS. JAMES: Thank you.

1 HEARING MASTER: Thank you so much. I appreciate it.

2 Planning Commission.

3 MS. MASSEY: Jillian Massey with Planning Commission
4 staff. The subject site is located in the residential
5 (indiscernible) Future Land Use designation. It's in the urban
6 service area and located within the limits of the University
7 Area Community Plan.

8 The proposal for rezoning to RMC-9 would allow for --
9 excuse me -- would allow three multifamily units on the site,
10 which is compatible with the current development pattern in the
11 area and will complement the existing community character.
12 Therefore, the rezoning request is consistent with the
13 objectives and policies in the Future Land Use section relating
14 to compatibility and neighborhood protection.

15 The applicant requesting this rezoning to RMC-9 allows
16 for nine dwelling units per acre, and under the zoning district,
17 will allow a maximum of three dwelling units on the site. The
18 proposed rezoning will not allow the development to exceed this
19 maximum density under the Future Land Use category, and
20 therefore the request is consistent with the Future Land Use
21 Section Goal 2 which talks about density and intensity under
22 each Future Land Use designation.

23 The site is within the limits of the University Area
24 Community Plan. Goal 2 of that plan seeks to advocate for local
25 business and home ownership to promote community stability and

1 reinvestment. The utilization of vacant land and providing
2 additional residential units in the area directly furthers the
3 intent of the community plan vision, and therefore the request
4 is consistent with the intent of the Community Plan.

5 And based on these considerations, Planning Commission
6 staff finds that the proposed rezoning is consistent with the
7 Unincorporated Hillsborough County Comprehensive Plan.

8 HEARING MASTER: Thank you so much. Is there anyone
9 in the room or online that would like to speak in support?

10 Yes, sir. Go ahead and come forward.

11 While he's coming up, is there anyone else that would
12 like to speak in support?

13 All right. We have two. All right. And no one
14 online, I believe, correct?

15 Okay. All right. Then we have -- for two people, we
16 have seven and half minutes apiece. So good evening.

17 MR. WEST: My name is Nick West. I'm the property
18 owner at 717 East 137th Avenue. My property line meets to the
19 back of 808 East Grove. I'm definitely in favor of this. I've
20 been a resident there for the past seven years.

21 When this gentleman purchased the lot, I believe it
22 was in 2018, the same year that I purchased mine, the property
23 was vacant at the -- at the time. He is a property owner down
24 at the corner of Grove and Nebraska. He is in the auto --
25 automotive industry. He's been using this property, hence to

1 the reason why there are so many code enforcement violations.
2 And he knows it's property -- public record so that -- I'm
3 guilty of recording him. He's used that property to use mobile
4 homes on there that it's not fixated to that. It's not allowed
5 to that RMC-9. I think I saw on there, there was a mobile home
6 overlay, but that's not true. It's supposed to be completely
7 vacant. He's also erected a building on that property that went
8 up in around 2019, 2020 that was not permitted at all.

9 And over the course of the years there's been a ton of
10 crime that's happened on that property. I have three young
11 children. In January of 2025, there was a shooting that was on
12 that property. There's been back in June -- middle of July,
13 there was a SWAT team raid that happened on that property. It's
14 on public record; as well.

15 So I think that in the best interest of our little
16 quaint community that's back there on 137 being in complete
17 favor of this with the obligation that there would be very quick
18 remediation to the property. Of eliminating those mobile homes
19 and demolishing that -- that building that's there. And I don't
20 know if there's any -- and in the rezoning of whoever the
21 developer is, I didn't hear that there's a developer already
22 involved in this, but that then there'd be consideration to
23 the -- to the street at Grove.

24 Over the years, there's just been tons of potholes
25 that have happened. The road has definitely been not upkept by

1 the County, but maybe a developer could give some concessions to
2 that or however that works on that side.

3 So for the record, I would be in total favor of this
4 change.

5 HEARING MASTER: All right. Thank you, sir, for
6 coming down. And please sign in.

7 Yes, sir. Good evening.

8 MR. CASTRO: For the record, my name is Robinson
9 Castro, 722 East 137TH Avenue, Tampa, Florida 33613. Basically,
10 Mr. West said everything. But also we got an issue with the
11 traffic that that's very narrow road. And we got probably
12 another 15 -- between 15 and 20 people that need to go through
13 that -- through that road to have an access to their property.
14 And sometimes it's people right in the middle of the road. And
15 then you cannot even go through. Because even so if you blow
16 your horn, they stay in the middle of the road talking, you
17 know. And then we mentioned that to the -- the owner, and we
18 basically won't see any consideration to the rest of the people
19 who live in that area. That's the only thing I got to say.

20 HEARING MASTER: All right. Thank you, sir, for
21 coming down.

22 MR. CASTRO: You're welcome.

23 HEARING MASTER: If you could please sign in. All
24 right. Seeing no one else to speak in support, is there anyone
25 in opposition to this request?

1 All right. Seeing no one. Ms. Heinrich, anything
2 else?

3 MS. HEINRICH: No, ma'am.

4 HEARING MASTER: Mr. Pressman, any comments?

5 MR. PRESSMAN: No, thank you.

6 HEARING MASTER: All right. Then we'll close rezoning
7 25-1390 and go to the next case.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

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

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

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

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

APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PALM TRAFFIC</u> <u>4006 S MACDILL AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grace E McComas</u> MAILING ADDRESS <u>805 Old Darky St</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33544</u> PHONE <u>813 240 3907</u>
APPLICATION # <u>RZ</u> <u>25-1316</u>	PLEASE PRINT NAME <u>Grover Maggard</u> MAILING ADDRESS <u>P.O. Box 183</u> CITY <u>Mango</u> STATE <u>FL</u> ZIP <u>33550</u> PHONE <u>813 318-1504</u>
APPLICATION # <u>RZ</u> <u>25-1319</u>	PLEASE PRINT NAME <u>Patricia Ortiz AICP</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>8138178492</u>
APPLICATION # <u>RZ</u> <u>25-1319</u> <u>vs</u>	PLEASE PRINT NAME <u>Cheryl Harris</u> MAILING ADDRESS <u>205 Louise Ave</u> CITY <u>Brandon</u> STATE <u>FL</u> ZIP <u>33560</u> PHONE <u></u>
APPLICATION # <u>RZ</u> <u>25-1390</u>	PLEASE PRINT NAME <u>Todd press man</u> MAILING ADDRESS <u>200 2nd Ave South #451</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u></u>

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

PAGE 3 OF 8

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

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

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PAGE 4 OF 8

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

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

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

PAGE 5 OF 8

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

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

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

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

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

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

PAGE 7 OF 8

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

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

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

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

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

Susan Finch

PAGE: 1 of 1

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

NOVEMBER 17, 2025 - ZONING HEARING MASTER

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

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

A. WITHDRAWALS AND CONTINUANCES

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

☒ Susan Finch, ZHM, overview of ZHM process.

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

☒ Susan Finch, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

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

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

C. REZONING STANDARD (RZ-STD) :

C.1. RZ 25-1111

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

☒ Testimony provided.

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

C.2. RZ 25-1316

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

☒ Testimony provided.

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

MONDAY, NOVEMBER 17, 2025

C.3. RZ 25-1319

 Michelle Heinrich, DS, called RZ 25-1319.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1319.

C.4. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

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

C.5. RZ 25-1390

 Michelle Heinrich, DS, called RZ 25-1390.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1390.

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

D.1. RZ 25-0383

 Michelle Heinrich, DS, called RZ 25-0383.

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

 Susan Finch, ZHM, recalled RZ 25-0383.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0383.

D.2. RZ 25-0579

 Michelle Heinrich, DS, called RZ 25-0579.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0579.

MONDAY, NOVEMBER 17, 2025

D.3. MM 25-0648

 Michelle Heinrich, DS, called MM 25-0648.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0648.

D.4. RZ 25-0932

 Michelle Heinrich, DS, called RZ 25-0932.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0932.

D.5. MM 25-1081

 Michelle Heinrich, DS, called MM 25-1081.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1081.

D.6. MM 25-1242

 Michelle Heinrich, DS, called MM 25-1242.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1242.

D.7. MM 25-1243

 Michelle Heinrich, DS, called MM 25-1243.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1243.

D.8. RZ 25-1244

 Michelle Heinrich, DS, called RZ 25-1244.

 Testimony provided.

MONDAY, NOVEMBER 17, 2025

 Susan Finch, ZHM, closed RZ 25-1244.

D.9. RZ 25-1246

 Michelle Heinrich, DS, called RZ 25-1246.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1246.

E. ZHM SPECIAL USE - None

ADJOURNMENT

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

Rezoning Application:**RZ STD 25-1390****Zoning Hearing Master Date:**

11/17/2025

BOCC Land Use Meeting Date:

01/13/2026

**Hillsborough
County Florida**

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Todd Pressman

FLU Category: R-12

Service Area: Urban

Site Acreage: 0.41 acres

Community Plan Area: University

Overlay: None

**Introduction Summary:**

The applicant requests to rezone from RSC-9 (Residential, Single-Family Conventional) and RSC-9 MH (Residential, Single-Family Conventional with Mobile Home Overlay) to RMC-9 (Residential, Multi-Family Conventional).

Zoning:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	Multi-Family Residential
Acreage	0.41	0.41
Density/Intensity	9 du/ga	9 du/ga
Mathematical Maximum*	3 dwelling units	3 dwelling units

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-9 and RSC-9 (MH)	RMC-9
Lot Size / Lot Width	5,000' / 50'	14,520' / 70'
Setbacks/Buffering and Screening	Front (South): 20' Side (East & West): 5' Rear (North): 20'	Front (South): 25' Side (East & West): 10' Rear (North): 20'
Height	35'	35'

Additional Information:

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

Planning Commission Recommendation:

Consistent

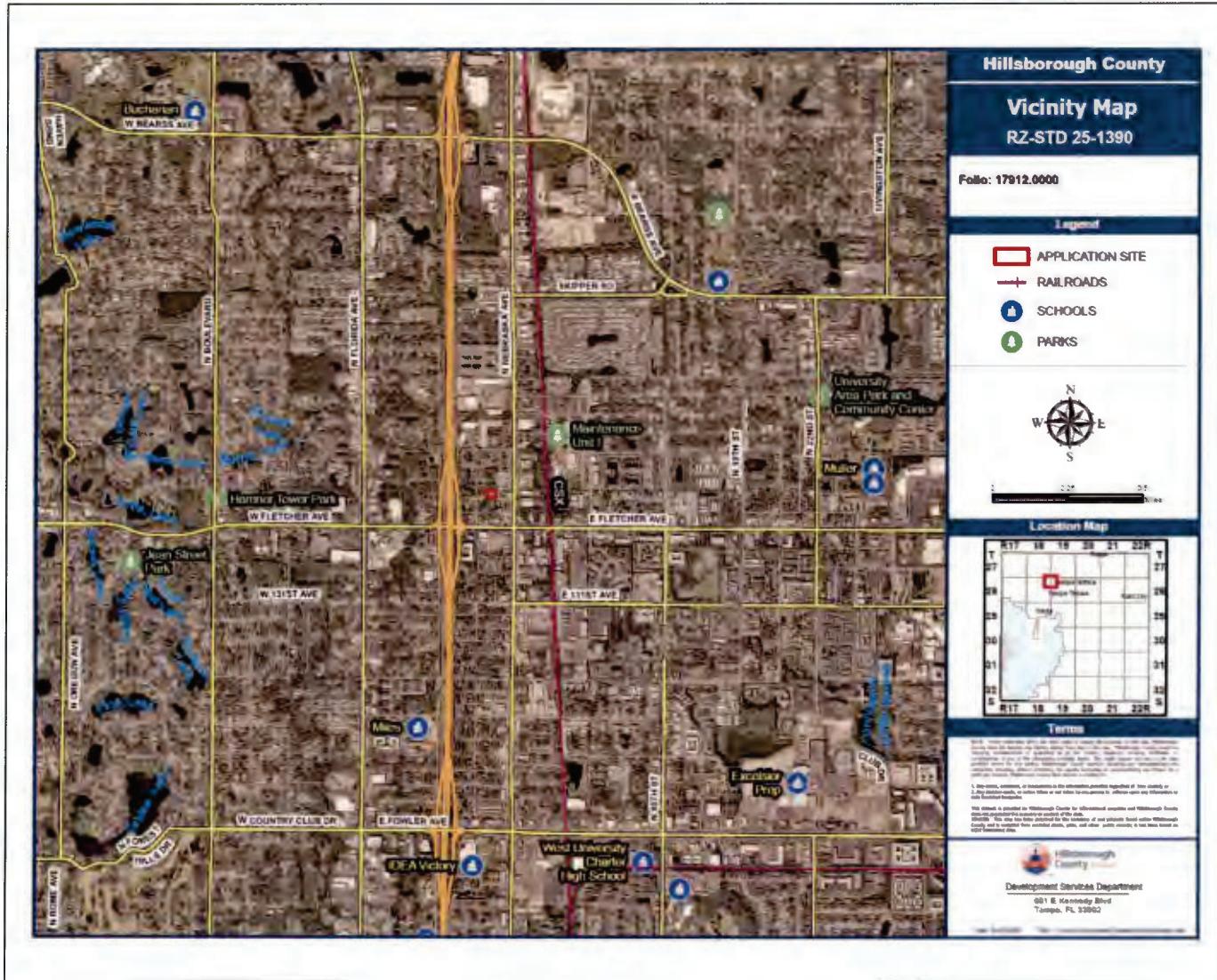
Development Services Recommendation:

Approvable

Application No. 25-1390
Name: Cierra James
Entered at Public Hearing: 21Hm
Exhibit # 1 Date: 11/17/2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

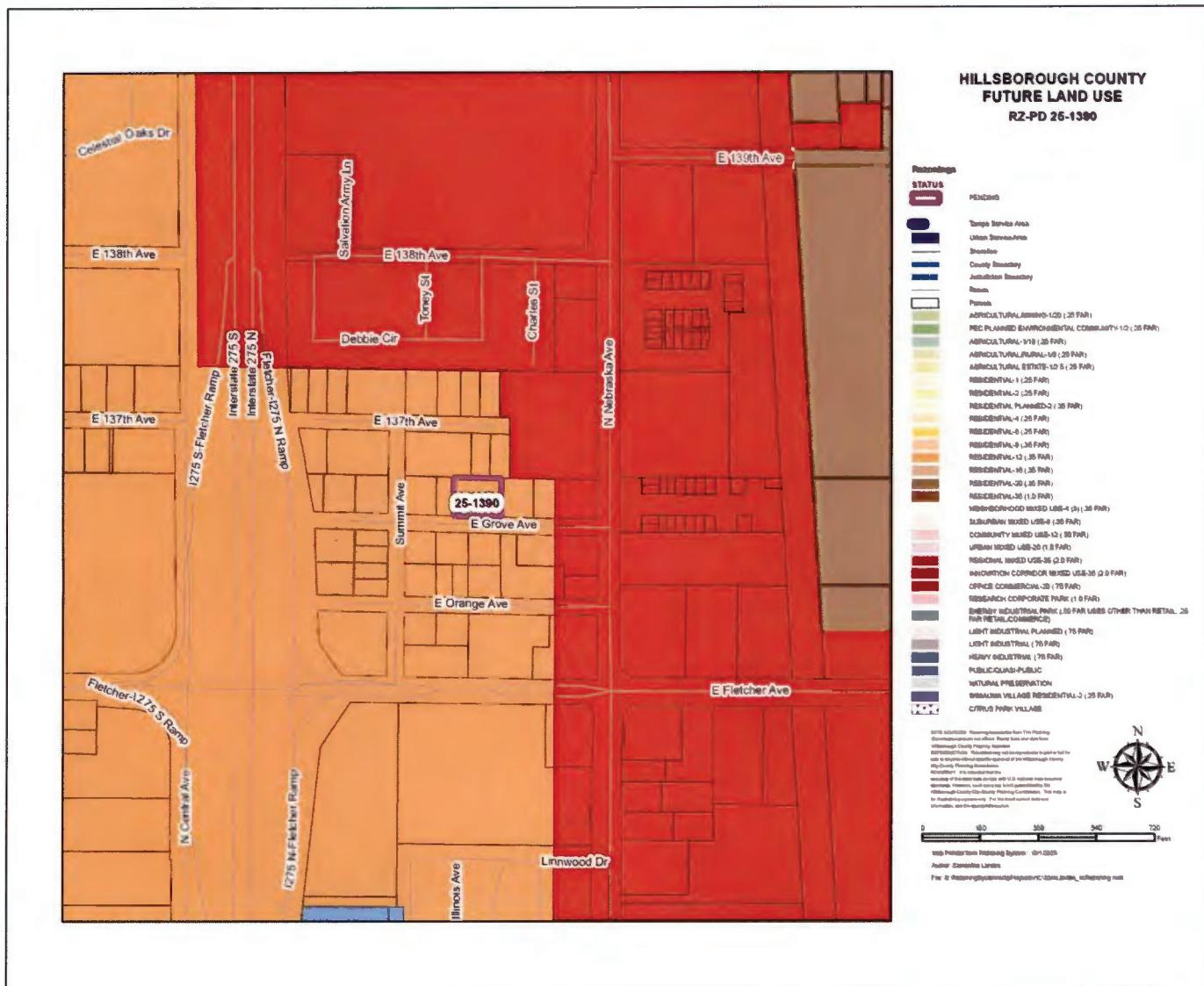


Context of Surrounding Area:

The site lies east of Interstate 275, approximately 300 ft west of the intersection of North Nebraska Avenue and East Grove Avenue. The surrounding area consists of a mixture of uses including residential uses, general commercial uses, and intensive commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

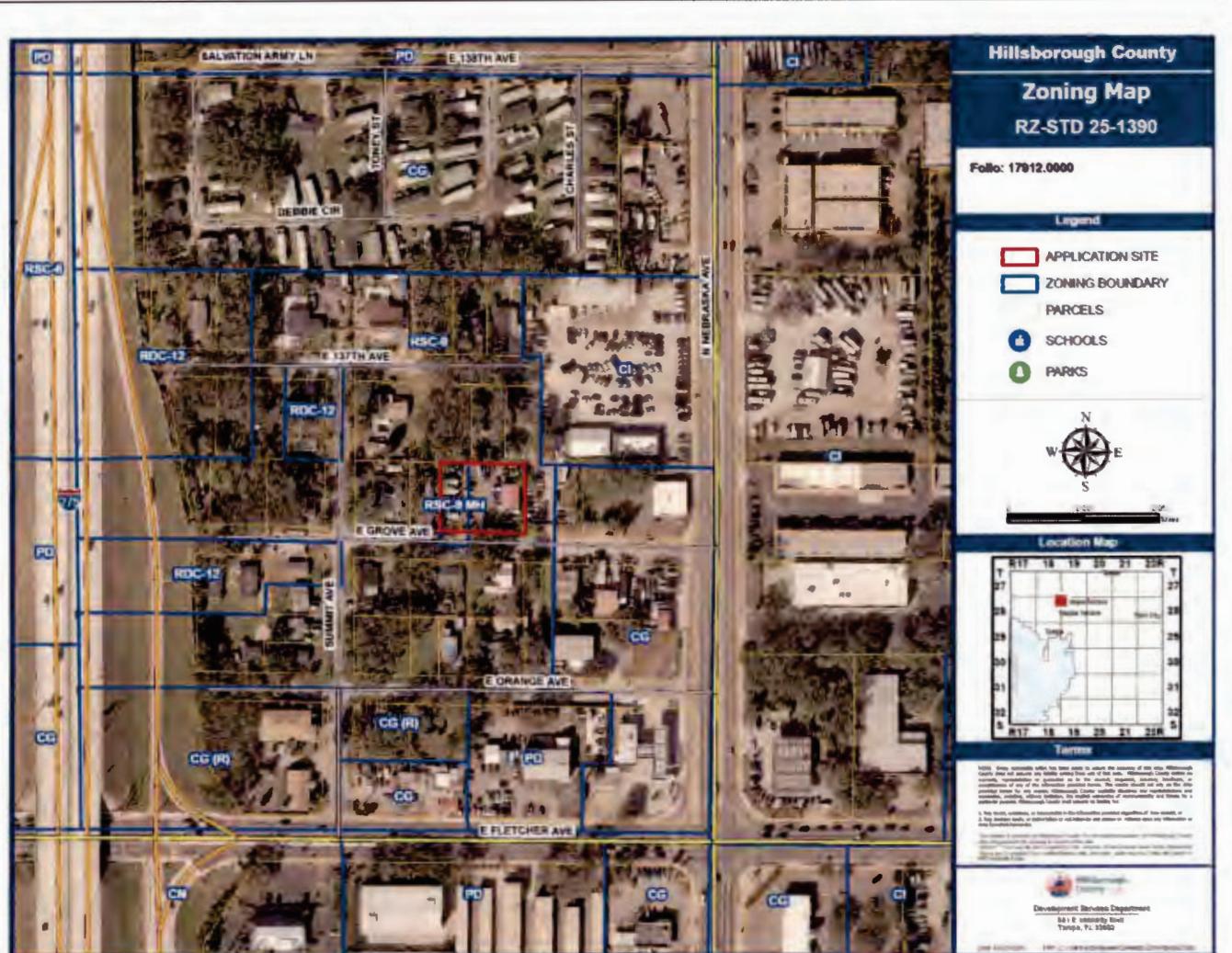
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential-12
Maximum Density/F.A.R.:	12 du/ga
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Project Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
South	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home
East	RSC-9	9 du/ga	Single-Family Residential	Open storage
West	RSC-9	9 du/ga	Single-Family Residential	Single-Family Home

APPLICATION NUMBER: RZ-STD 25-1390

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ-STD 25-1390

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)

Road Name	Classification	Current Conditions	Select Future Improvements
E. Grove Ave.	County Local - Rural	2 Lanes <input checked="" type="checkbox"/> Substandard Road <input type="checkbox"/> Sufficient ROW Width	<input type="checkbox"/> Corridor Preservation Plan <input type="checkbox"/> Site Access Improvements <input type="checkbox"/> Substandard Road Improvements <input type="checkbox"/> Other

Project Trip Generation Not applicable for this request

	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	28	3	3
Proposed	28	3	3
Difference (+/-)	+0	+0	+0

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		Choose an item.	Choose an item.	Choose an item.

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.
	Choose an item.	Choose an item.
	Choose an item.	Choose an item.

Notes:

4.0 Additional Site Information & Agency Comments Summary

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

APPLICATION NUMBER: RZ-STD 25-1390
 ZHM HEARING DATE: November 17, 2025
 BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable:	<input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other			
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	<input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Service Area/ Water & Wastewater	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> City of Tampa <input type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board	Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission	<input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Inconsistent <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

APPLICATION NUMBER: RZ-STD 25-1390

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-9 (Single-family Conventional) and RSC-9 (MH) to RMC-9 (Multi-Family Conventional), to allow 3 multi-family residential units. The site is located within the University Community Plan Area, off East Grove Avenue. The surrounding area consists of a mixture of uses including single-family residential, two family residential, general commercial, and intensive commercial.

The rezoning of this property to RMC-9 would maintain a maximum height of 35', consistent with the surrounding residential uses. It would also establish more restrictive setbacks to the front yard and side yards. Furthermore, the RMC-9 zoning district will maintain the maximum density limit of 12 9 units per acre. Multi-Family zoning districts also require additional setbacks for building height over 20 feet and buffering and screening along the rear and sides.

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

5.2 Recommendation

Staff find the rezoning request **approvable**.

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:



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

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

APPLICATION NUMBER: RZ-STD 25-1390

ZHM HEARING DATE: November 17, 2025

BOCC LUM MEETING DATE: January 13, 2026

Case Reviewer: Cierra James

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 11/06/2025

REVIEWER: Sarah Rose, Senior Planner

AGENCY/DEPT: Transportation

PLANNING AREA: University Area

PETITION NO: RZ 25-1390

This agency has no comments.

This agency has no objection.

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

This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- .41 acres from Residential Single Family Conventional – 9 (RSC-9) to Residential Multi-Family Conventional – 9 (RMC-9). The site is located +/- 300ft west of the intersection of N. Nebraska Ave. and E. Grove Ave. The Future Land Use designation of the site is Residential – 12 (R-12).

Trip Generation Analysis

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

Approved Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-9, Single Family Detached (ITE 210) 3 Units	28	3	3

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RMC-9, Single Family Detached (ITE 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	+0	+0	+0

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on E. Grove Ave., a 2-lane, undivided, substandard, rural county-maintained local roadway. The roadway is characterized by +/- 17ft of pavement in average condition, no bike lanes or sidewalks on either side of the roadway within the vicinity of the project, and within +/- 51ft of the right of way.

SITE ACCESS

It is anticipated that the site will have access to E. Grove Ave.

Generally, for projects with a Euclidean zoning designation, a project's potential transportation impacts, site access requirements, substandard road issues, site layout and design, other issues related to project access, and compliance with other applicable Hillsborough County Comprehensive Plan, Hillsborough County Land Development Code (LDC) and Hillsborough County Transportation Technical Manual (TTM) requirements are evaluated at the time of plat/site/construction plan review. Given the limited information available as is typical of all Euclidean zoned properties and/or non-regulatory nature of any conceptual plans provided, Transportation Review Section staff did review the proposed rezoning to determine (to the best of our ability) whether the zoning is generally consistent with applicable policies of the Hillsborough County Comprehensive Plan, LDC and TTM (e.g. to ensure that the proposed rezoning would not result in a violation of the requirement whereby access to commercial properties cannot be taken through residentially or agriculturally zoned properties), and/or whether, in staff's opinion, some reasonable level of development under the proposed zoning designation could be supported based on current access management standards (e.g. to ensure that a project was not seeking an intensification of a parcel which cannot meet minimum access spacing requirements).

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

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

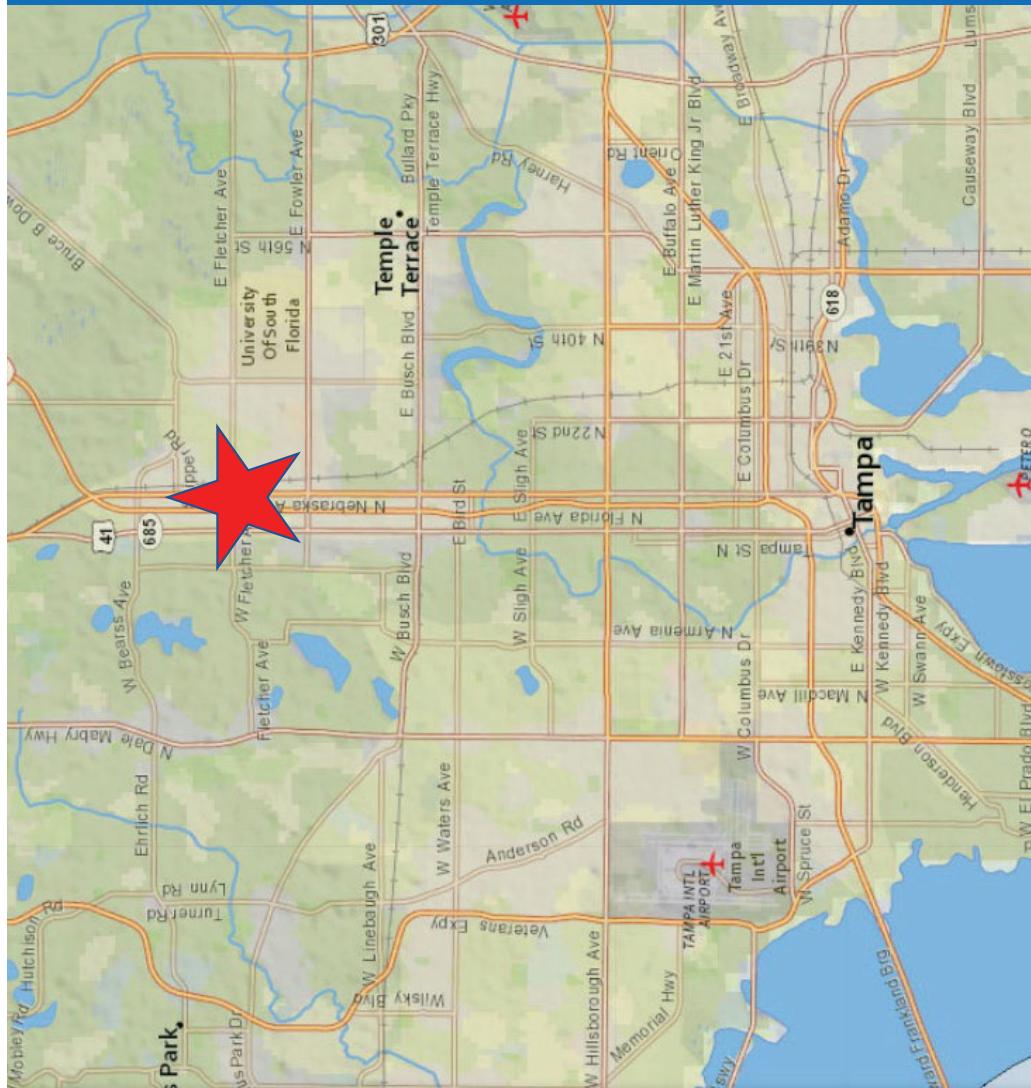
ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

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

RZ-STD 25-1390

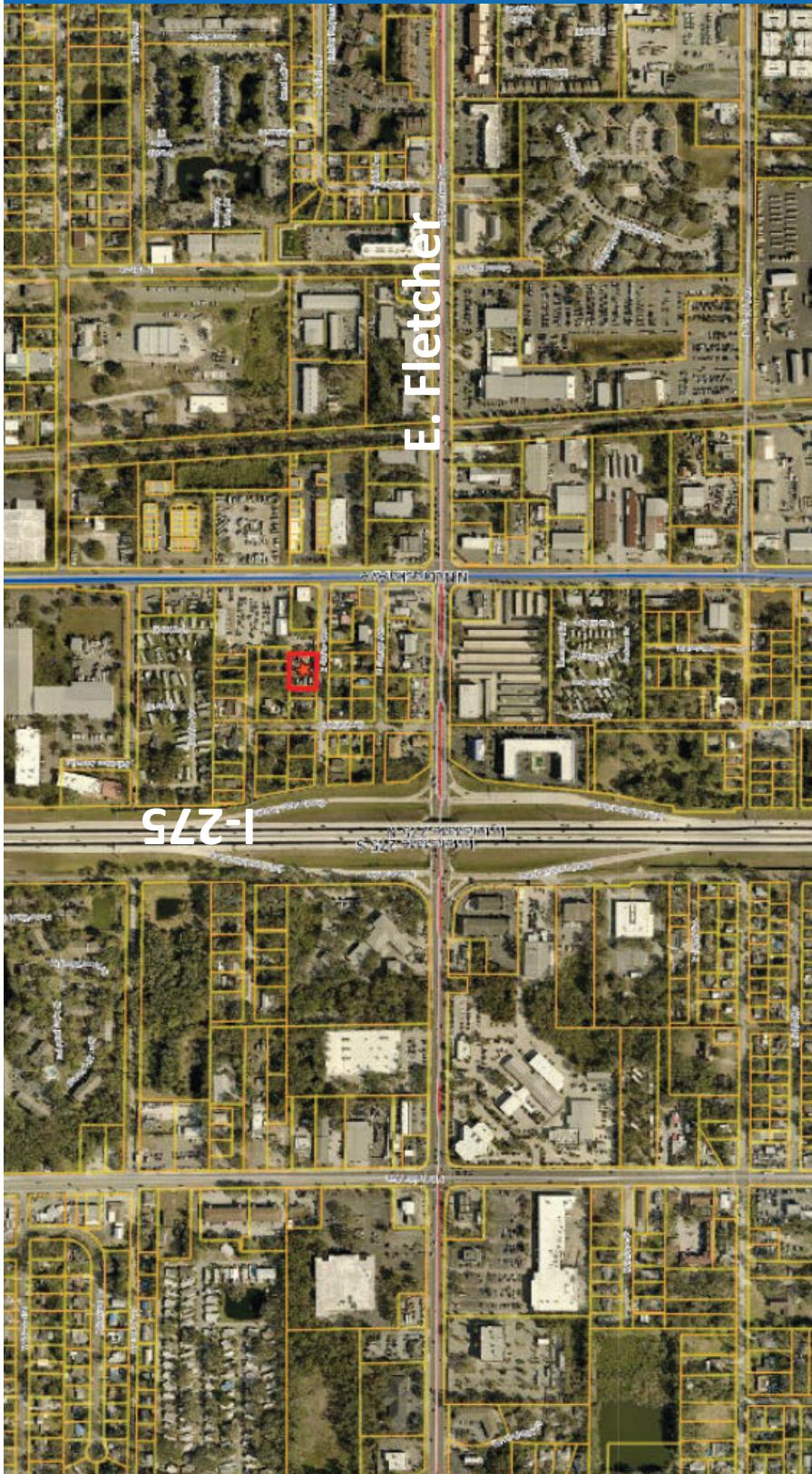
Application No. RZ 25-1390
Name: Todd Pressman
Entered at Public Hearing: ZHM
Exhibit # 2
Date: 11/17/2025

University Area



**Issue is RSC-9 MH overlay
to RMC-9 for 3 multi-family units.**

**P.C. & DSD recommend support. Consistent
with University Community Plan**



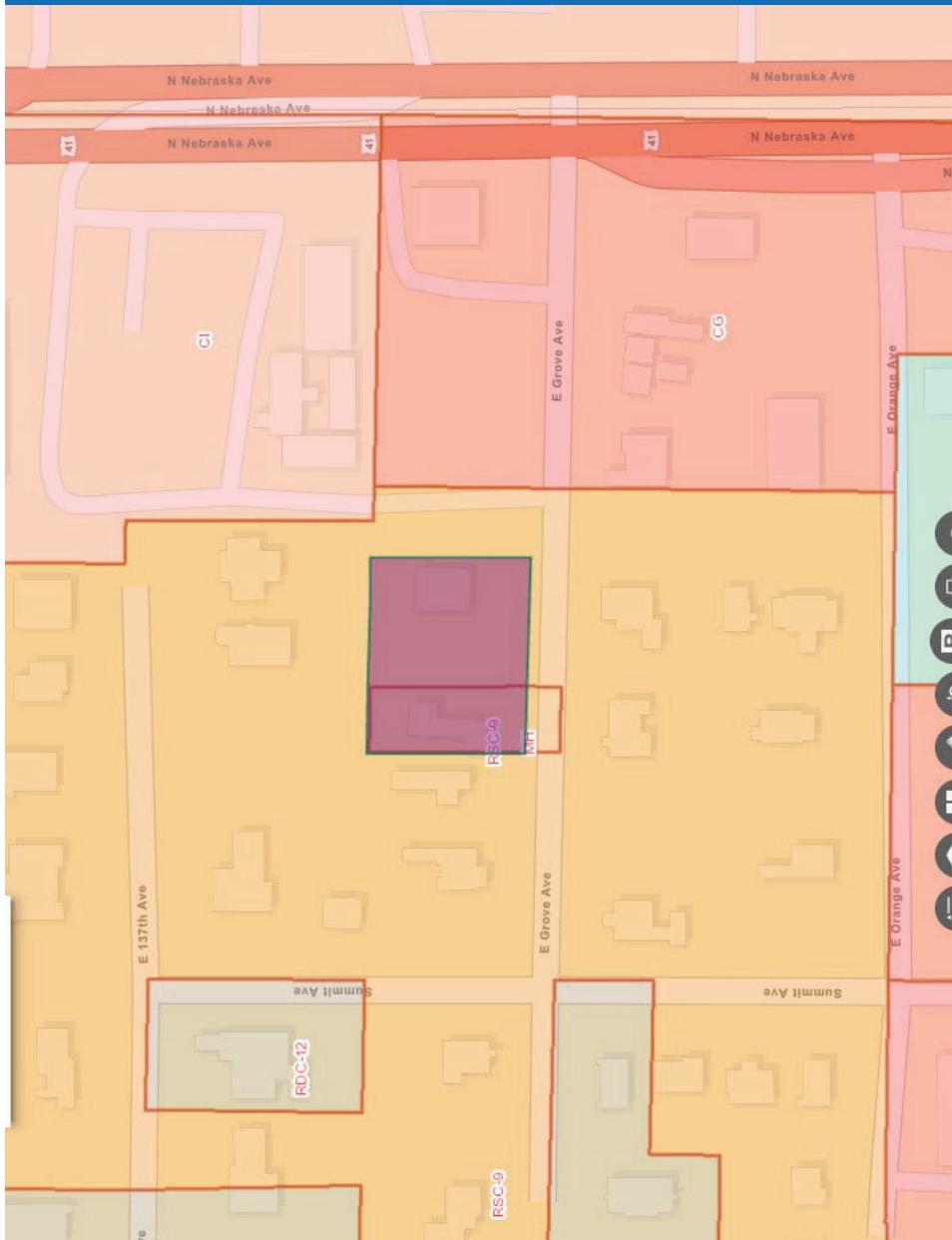
E Grove Ave



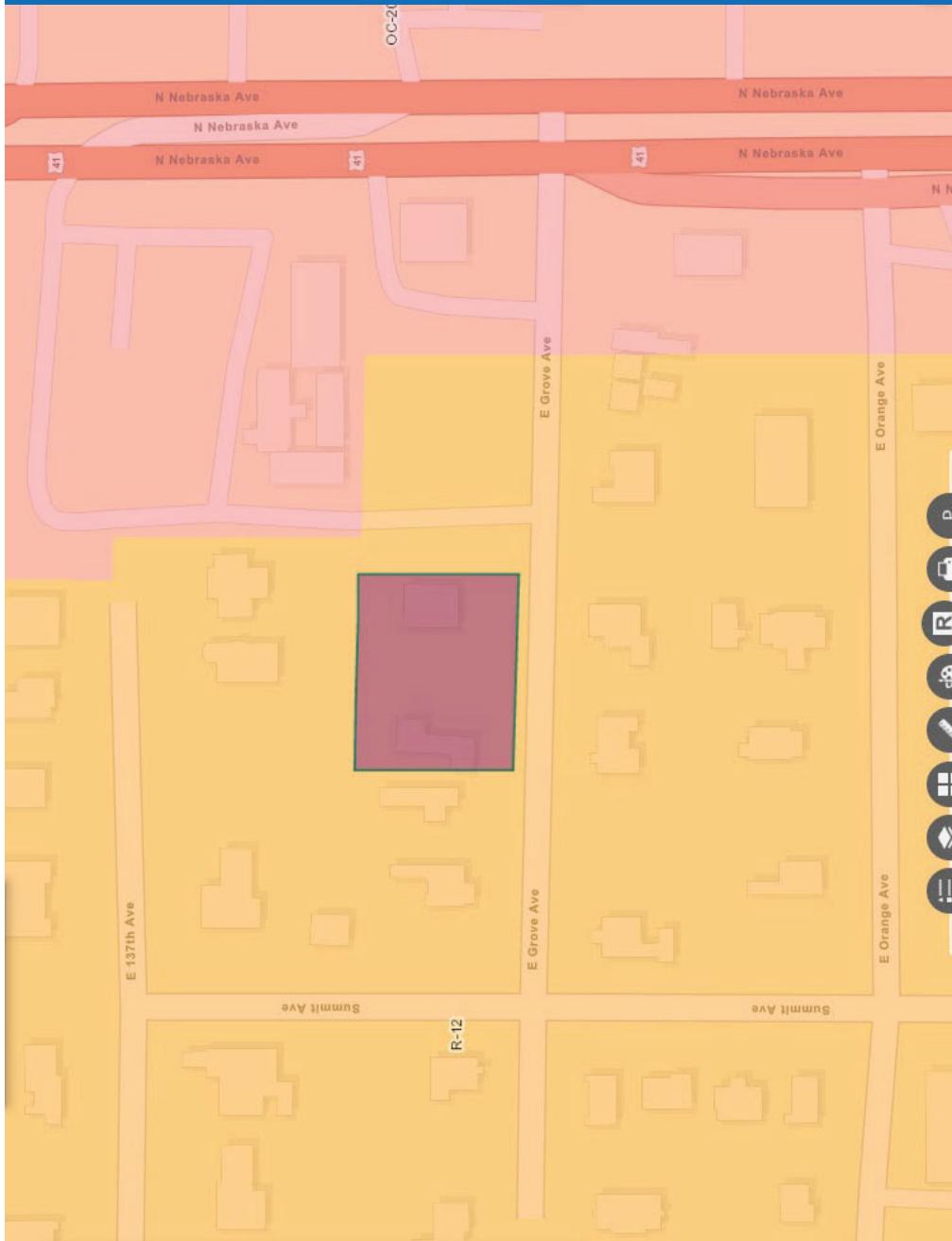
D.S.D., “The surrounding area consists of a mixture of uses including single-family residential, two family residential, general commercial, and intensive commercial.

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

Zoning



FLU



Current Site



**PARTY OF
RECORD**

NONE