Rezoning Application: PD 25-0929

Zoning Hearing Master Date: October 17 20, 2025

BOCC Land Use Meeting Date: December 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mac McCraw – Mattamy Homes

USA

FLU Category: RES-20

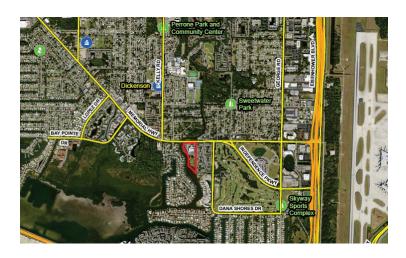
Service Area: Urban

Site Acreage: 8.34 +/-

Community

Plan Area: Town N' Country

Overlay: None



Introduction Summary:

The applicant requests to rezone property zoned BPO (Business Professional Office) to PD (Planned Development) to allow 71 single-family attached and detached lots. The site currently developed with the Scottish Rite Masonic Center.

Zoning:	Existing	Proposed
District(s)	ВРО	PD 25-0929
Typical General Use(s)	Business, Professional Office	Single-Family Residential
Acreage	8.34	8.34
Density/Intensity	0.20 FAR	8.5 u/a
Mathematical Maximum*	72,658 sf	71 dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ВРО	PD 23-0785
Lot Size / Lot Width	7,000 sf / 70 feet	SFD: 5,500 sf / 50 ft SFA: 1,400 sf / 20 ft
Setbacks/Buffering and Screening	Front: 30 feet Sides: 20-ft wide buffer Rear: 20-ft wide buffer	SFD: Front: 20-15 feet Side: 5 feet Rear: 25-15 feet SFA: Front: 20-15 feet Side: 0-5 feet Rear: 10 feet
Height	50 feet	SFD: 35 feet / SFA: 40 feet

Additional Information:

APPLICATION NUMBER:	PD 25-0929	
ZHM HEARING DATE: BOCC LUM MEETING DATE:	October 20, 2025 December 9, 2025	Case Reviewer: Michelle Heinrich, AICP

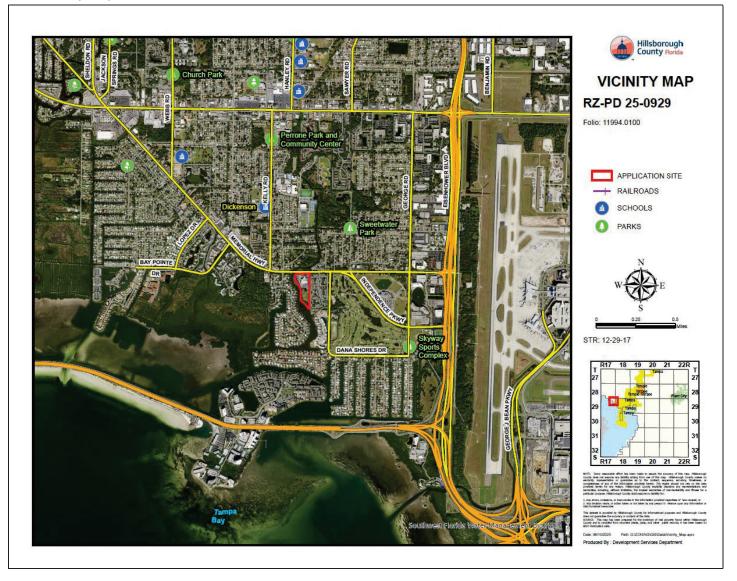
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code N	None requested as part of this application

Planning Commission Recommendation:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

Case Reviewer: Michelle Heinrich, AICP

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



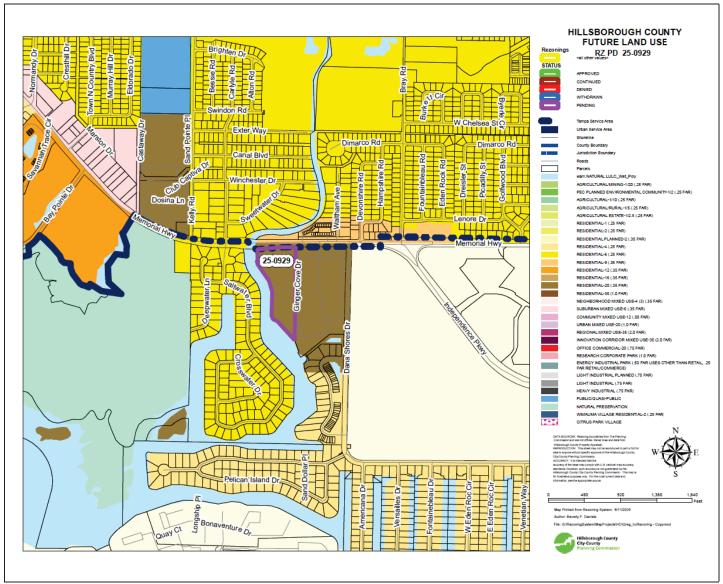
Context of Surrounding Area:

The site is located on the south side of Memorial Highway, west of Dana Shores Drive. The general area consists of single-family, multi-family, and recreational uses (Rocky Point Golf Course and Skyway Park). Tampa Bay is located to the southwest. The Tampa International Airport and Veterans Expressway are found further east, along with commercial uses.

Case Reviewer: Michelle Heinrich, AICP

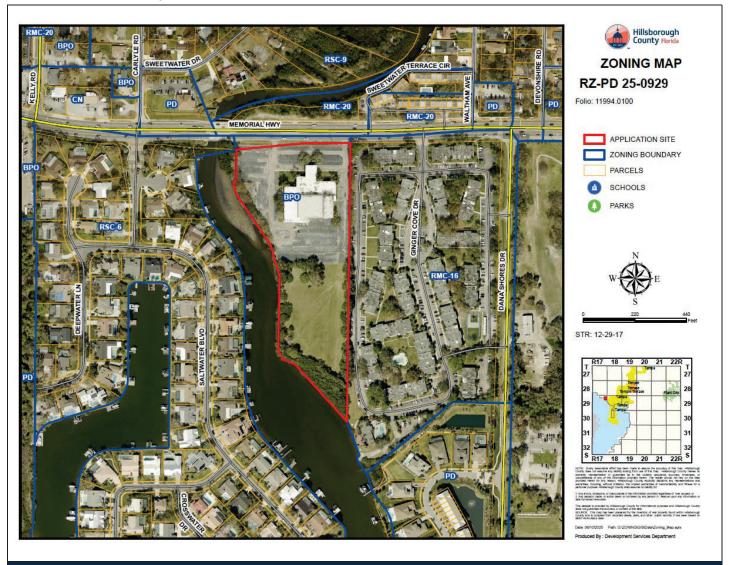
2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



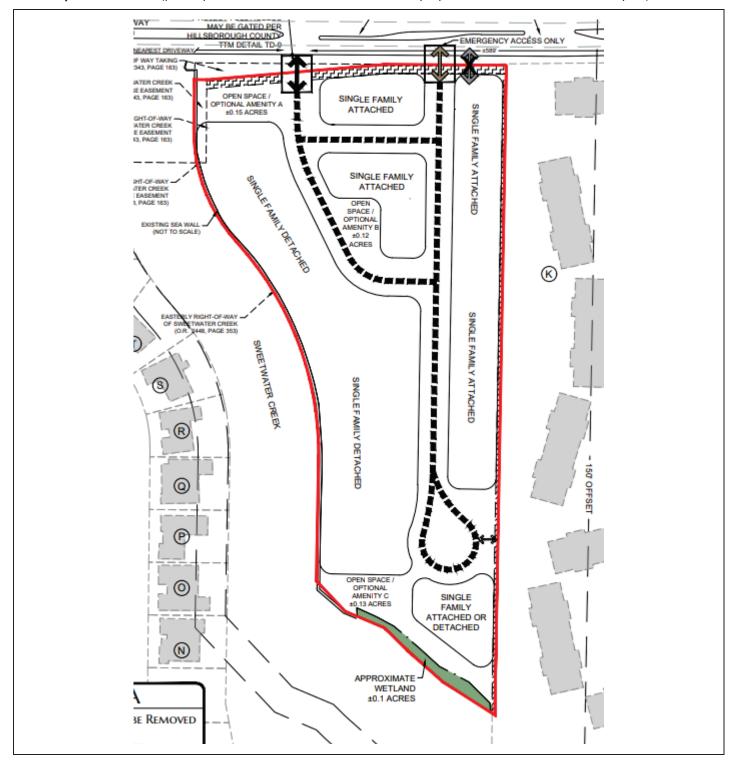
Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	20 units per acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

2.3 Immediate Area Map



Adjacent Zonings and Uses					
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:	
North	RMC-20	20 units per acre	Multi-Family Residential	Government/Vacant	
South	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential Tampa Bay/Sweetwater Creek	
East	RMC-16	16 units per acre	Multi-Family Residential	Multi-Family Residential	
West	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential Tampa Bay/Sweetwater Creek	

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



APPLICATION NUMBER: PD 25-0929

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Michelle Heinrich, AICP

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		
Memorial Hwy	County Arterial - Urban	4 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □Not applicable for this request					
	Average Annual Daily Trips A.M. Peak Hour Trips P.M. Peak Hour Trips				
Existing	2,874	179	263		
Proposed	758	33	42		
Difference (+/-)	-2,116	-146	-221		

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

Connectivity and Cross Access □Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North	Х	Gated Emergency	None	Meets LDC	
South		Choose an item.	Choose an item.	Choose an item.	
East	Х	None	Pedestrian	Meets LDC	
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 Additional Requested Information/Commer			Additional Information/Comments	
☐ Design Exception/Adm. Variance Requested☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No	See report.	

APPLICATION NUMBER: PD 25-0929

ZHM HEARING DATE: October 20, 2025

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Case Reviewer: Michelle Heinrich, AICP

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes	⊠ Yes	
	□ No ⊠ Yes	⊠ No □ Yes	□ No ⊠ Yes	
Natural Resources		⊠ No	□ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable V	Vater Wellfield Pro	tection Area	
	\square Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	⊠ Coastal H	igh Hazard Area		
Credit	⊠ Urban/Su	burban/Rural Scer	nic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	□ Other _Ai	rport Height Zone		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☐ Off-site Improvements Provided				
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
	□ No	⊠ No	⊠ No	
☐Rural ☐ City of Temple Terrace		△ NO		
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	⊠ Yes	
Inadequate □ K-5 □6-8 □9-12 □N/A	□No	⊠ No	⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 Mobility: \$6,661 *54 = \$359,694 Parks: \$1,957 *54 = \$105,678 School: \$7,027 *54 = \$379,458 Fire: \$249 *54 = \$13,446 Total per Townhouse: \$15,894 *54 = \$858,27 Single Family Detached (Fee estimate is base Mobility: \$9,183 *17 = \$156,111 Parks: \$2,145 *17 = \$36,465 School: \$8,227 *17 = \$139,859 Fire: \$335 *17 = \$5,695	76			

APPLICATION NUMBER:	PD 25-0929				
ZHM HEARING DATE:	October 20, 2025				
BOCC LUM MEETING DATE:	December 9, 2025		Case Ro	eviewer: Michelle	Heinrich, AICP
Total per House: \$19,89	u *17 = \$338,130				
Community of the Plant		Comments	Finaliana	Conditions	Additional
Comprehensive Plan:		Received	Findings	Requested	Information/Comments
Planning Commission					
☐ Meets Locational Crit	eria ⊠N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria Wa	aiver Requested	□No		⊠ No	
☐ Minimum Density Me	et □ N/A				

APPLICATION NUMBER: PD 25-0929

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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located within an area developed with single-family and multi-family uses. The current use is considered more intense than the proposed residential use. Property to the north is undeveloped and separated by Memorial Highway, a 4-lane divided roadway. Property to the east is developed with a condominium project of attached dwelling units separated from the subject site by an internal roadway (Ginger Cove Drive). The existing condominium buildings are 2-stories in height and located 50-60 feet from the common property line. The eastern property is zoned RMC-16, permitting a maximum building height of 45 feet. The subject site proposes a distance of 25 feet from the common property line, which will consist of units' rear yard setback and the proposed buffering and screening. The height of the proposed units will not meet the 2:1 setback of 40 feet along the east; however, the applicant has proposed buffering and screening which is not required per the Land Development Code and both projects are multi-story.

Property to the south/southwest is developed with single-family homes and separated from the subject site by Sweetwater Creek, providing approximately 170 feet of separation. The subject project will locate single-family detached within the western PD area, placing single-family detached residential across from single-family detached residential. Single-family attached units will be developed internal to the site and within the eastern PD area.

Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

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Requirements for Certification:

1. Revise eastern buffer from 5 feet to 10 feet on the site plan.

6.0 PROPOSED CONDITIONS

Approval - Approval of the request, subject to the conditions listed below, is based on the general site plan submitted September 26, 2025.

- 1. The project shall be limited to a maximum of 71 units to consist of 17 single-family detached units and 54 single-family attached (townhome) units.
- 2. Single-Family detached units shall be developed in compliance with the following:

Minimum lot size:	5,500 sf
Minimum lot width:	50 feet
Minimum front yard setback:	15 feet
Minimum front yard functioning as a side yard (corner):	10 feet*
Minimum garage setback:	20 feet
Minimum side yard setback:	5 feet
Minimum rear yard setback to seawall:	25 feet
Minimum rear yard setback no seawall:	15 feet
Maximum building height:	35 feet
Maximum building height:	65%
*	

^{*}garage access not permitted from this front yard

3. Single-Family attached (townhome) units shall be developed in compliance with the following:

Minimum lot size:	1,400 s
Minimum lot width:	20 feet
Minimum front yard setback:	15 feet
Minimum front yard functioning as a side yard (corner):	10 feet ³
Minimum garage setback:	20 feet
Minimum side yard setback:	0-5 feet
Minimum rear yard setback:	10 feet
Maximum building height:	40 feet
Maximum building height:	85%
*garage access not permitted from this front yard	

^{*}garage access not permitted from this front yard

- 3. A 10-foot wide buffer with Type B screening shall be provided along the eastern PD boundary, as depicted on the site plan, with the exception of any roadway stubout. This buffer shall be platted as a separate tract to be owned and maintained by the Homeowner's Association or similar entity.
- 4. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of these trees and to design the site around them. The site plan may be modified from the Certified Site Plan to avoid tree removal.
- 5. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval

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or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.

- 6. 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.
- 7. The construction and location of any proposed environmental impacts are not approved by this rezoning, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.
- 8. Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- 9. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- 10. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).
- 11. Final design of buildings, stormwater retention areas, and ingress/egresses are subject to change pending formal agency jurisdictional determinations of wetland and other surface water boundaries and approval by the appropriate regulatory agencies.
- 12. The subject site shall be permitted one full access connection onto Memorial Hwy, as shown on the PD site plan.
- 13. The existing eastern-most access connection onto Memorial Hwy shall be converted to a gated emergency access connection with Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.
- 14. The developer shall provide a pedestrian cross-access stub-out to connect to the adjacent parcel to the east under Folio No. 11993.5000, as shown on the PD site plan.
- 15. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development:
 - a. The developer shall extend the existing westbound left turn lane at the project access to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
 - b. The developer shall close the Memorial Hwy and Sweetwater Terrace Circle median opening
 - c. The developer shall extend the eastbound left turn lane at Memorial Hwy and Waltham Ave. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

APPLICATION NUMBER:	PD 25-0929	
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- 16. As Memorial Hwy is a substandard arterial roadway, the developer will be required to improve the public roadway network, between the project access onto Memorial Hwy and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 17. All construction ingress and egress shall be limited to the Memorial Hwy project access. The developer shall include a note in each site/construction plan submittal which indicates the same.
- 18. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.
- 19. In accordance with LDC Section 5.03.07.C, the certified PD general site plan shall expire for the internal transportation network and external access points, as well as for any conditions related to the internal transportation network and external access points, if site construction plans, or equivalent thereof, have not been approved for all or part of the subject Planned Development within 5 years of the effective date of the PD unless an extension is granted as provided in the LDC. Upon expiration, re-certification of the PD General Site Plan shall be required in accordance with provisions set forth in LDC Section 5.03.07.C.
- 20. If the notes and/or graphics on the site plan are in conflict with specific zoning conditions and/or the 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.

Zoning Administrator Sign Off:

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

J. Brian Grady

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

APPLICATION NUMBER:PD 25-0929ZHM HEARING DATE:October 20, 2025BOCC LUM MEETING DATE:December 9, 2025Case Reviewer: Michelle Heinrich, AICP

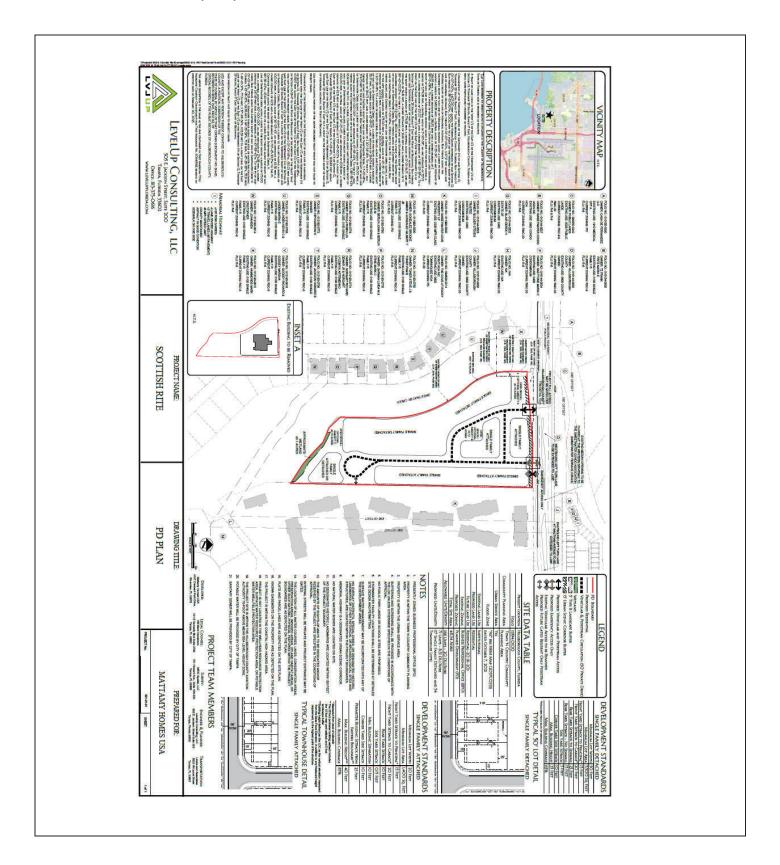
7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

None.

APPLICATION NUMBER:	PD 25-0929
ZHM HEARING DATE:	October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Michelle Heinrich, AICP

8.0 PROPOSED SITE PLAN (FULL)



APPLICATION NUMBER: PD 25-0929

ZHM HEARING DATE: October 20, 2025

BOCC LUM MEETING DATE: December 9, 2025 Case Reviewer: Michelle Heinrich, AICP

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Z	oning Technician, Development Services Department	DATE: 10/13/2025
REVI	EWER: Sarah Rose, Senior Planner	AGENCY/DEPT: Transportation
PLAN	INING AREA: Town & Country	PETITION NO: RZ 25-0929
	This agency has no comments.	
	This agency has no objection.	
X	This agency has no objection, subject to the listed or attached con	ditions.
	This agency objects for the reasons set forth below.	

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted one full access connection onto Memorial Hwy, as shown on the PD site plan.
- 2. The existing eastern-most access connection onto Memorial Hwy shall be converted to a gated emergency access connection with Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.
- 3. The developer shall provide a pedestrian cross-access stub-out to connect to the adjacent parcel to the east under Folio No. 11993.5000, as shown on the PD site plan.
- 4. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development:
 - a. The developer shall extend the existing westbound left turn lane at the project access to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
 - b. The developer shall close the Memorial Hwy and Sweetwater Terrace Circle median opening
 - c. The developer shall extend the eastbound left turn lane at Memorial Hwy and Waltham Ave. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

- 5. As Memorial Hwy is a substandard arterial roadway, the developer will be required to improve the public roadway network, between the project access onto Memorial Hwy and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 6. All construction ingress and egress shall be limited to the Memorial Hwy project access. The developer shall include a note in each site/construction plan submittal which indicates the same.
- 7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 8.34 acres from Business, Professional Office (BPO) to Planned Development (PD). The proposed planned development is seeking approval for seventeen (17) single family detached units and fifty-four (54) single family attached units. The site is located +/- 635ft west of the intersection of Dana Shores Dr. and Memorial Hwy. The Future Land Use designation of the site is Residential – 20 (R-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation and detailed site access analysis. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips		
8		AM	PM	
BPO, Medical Dental Office	2.974	179	262	
(ITE 720) 72,658sqft	2,874	1/9	263	

Proposed Uses:

Zoning, Land Use/Size	Land Use/Size 24 Hour Two-	Total Peak Hour Trips		
	Way Volume	AM	PM	
PD, Single Family Detached (ITE 210) 17 Units	402	17	19	
PD, Single Family Attached (ITE 215) 54 Units	356	16	23	
Total	758	33	42	

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,116	-146	-221

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Memorial Hwy, a 4-lane, divided, substandard county maintained, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/-5ft sidewalks along the northern side of the roadway, and within a varying right of way width between +/- 223ft and +/-195ft.

As Memorial Hwy has been identified as a substandard arterial roadway, the developer will be required to improve the public roadway network, between the project access onto Memorial Hwy and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

SITE ACCESS

The subject site currently takes access onto Memorial Hwy via one right-in/right-out access connection (eastern access) and one full access connection (western access). With this application, the existing westernmost access is proposed to be converted to a full access connection, and the existing easternmost access connection is proposed to be converted to a gated emergency access with Knox Box or similar device acceptable to the Hillsborough County Fire Marshall. All internal roadways will be private and constructed to TS-3 standards.

In addition to the project's primary access connection, a pedestrian cross-access stub-out shall be constructed along the project's eastern boundary to connect with the adjacent parcel under Folio No. 11993.5000.

As outlined in the conditions of approval listed above, the developer will be required to make site access improvements to Memorial Hwy within the vicinity of the project that include; extending the existing westbound left turn lane at the project access to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, the developer shall close the Memorial Hwy and Sweetwater Terrace Circle median opening, and the developer shall extend the eastbound left turn lane at Memorial Hwy and Waltham Ave. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Memorial Hwy is reported below

FDOT Generalized Level of Service				
Roadway From To LOS Standard Directional LOS				Hr. Directional
Memorial Hwy	Kelly Rd.	Veterans Expwy	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

COUNTY OF HILLSBOROUGH

RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER: RZ PD 25-0929 DATE OF HEARING: October 20, 2025 **APPLICANT:** Mac McCraw / Mattamy Homes, USA **PETITION REQUEST:** The request is to rezone a parcel of land from BPO to PD LOCATION: 5500 Memorial Hwy. **SIZE OF PROPERTY:** 8.34 acres m.o.l. **EXISTING ZONING DISTRICT: BPO FUTURE LAND USE CATEGORY: RES-20 SERVICE AREA:** Urban

COMMUNITY PLANNING AREA:

Town N' Country

DEVELOPMENT REVIEW STAFF REPORT

Rezoning Application: PD 25-0929

Zoning Hearing Master Date: October 17 20, 2025

BOCC Land Use Meeting Date: December 9, 2025



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Mac McCraw – Mattamy Homes

USA

FLU Category: RES-20

Service Area: Urban

Site Acreage: 8.34 +/-

Community Plan Area:

Town N' Country

Overlay: None



Introduction Summary:

The applicant requests to rezone property zoned BPO (Business Professional Office) to PD (Planned Development) to allow 71 single-family attached and detached lots. The site currently developed with the Scottish Rite Masonic Center.

Zoning:	Existing	Proposed
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Acreage	8.34	8.34
Density/Intensity	0.20 FAR	8.5 u/a
Mathematical Maximum*	72,658 sf	71 dwelling units

^{*}number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	ВРО	PD 23-0785
Lot Size / Lot Width	7,000 sf / 70 feet	SFD: 5,500 sf / 50 ft SFA: 1,400 sf / 20 ft
Setbacks/Buffering and Screening	Front: 30 feet Sides: 20-ft wide buffer Rear: 20-ft wide buffer	<u>SFD</u> : Front: 20-15 feet Side: 5 feet Rear: 25-15 feet <u>SFA</u> : Front: 20-15 feet Side: 0-5 feet Rear: 10 feet
Height	50 feet	SFD: 35 feet / SFA: 40 feet

Additional Information:

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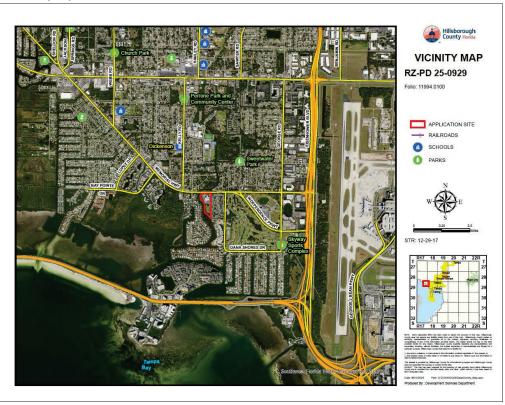
Template created 8-17-21

APPLICATION NUMBER:	PD 25-0929	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Michelle Heinrich, AICP
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:	Development Services Recommendation:	
Consistent	Approvable, subject to proposed conditions	

APPLICATION NUMBER:	PD 25-0929	
ZHM HEARING DATE:	October 20, 2025	
BOCC LUM MEETING DATE:	December 9, 2025	Case Reviewer: Michelle Heinrich, AICP

2.1 Vicinity Map



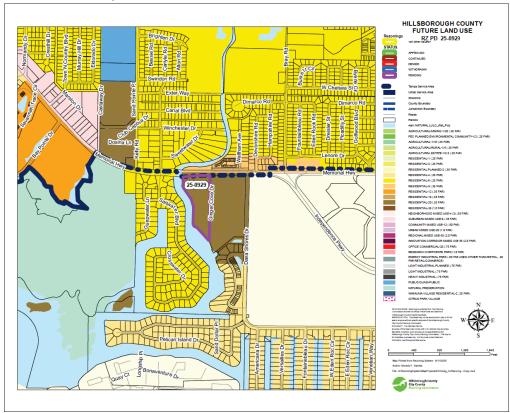
Context of Surrounding Area:

The site is located on the south side of Memorial Highway, west of Dana Shores Drive. The general area consists of single-family, multi-family, and recreational uses (Rocky Point Golf Course and Skyway Park). Tampa Bay is located to the southwest. The Tampa International Airport and Veterans Expressway are found further east, along with commercial uses.

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2.2 Future Land Use Map

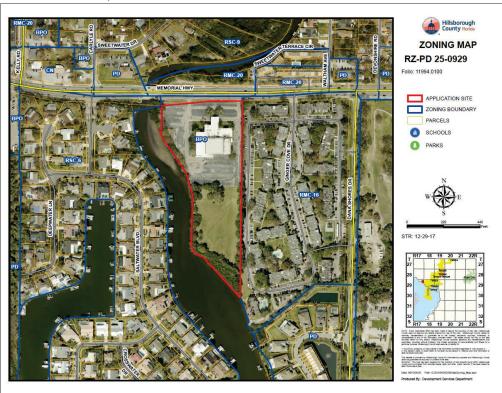


Subject Site Future Land Use Category:	RES-20
Maximum Density/F.A.R.:	20 units per acre
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use developments.

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2.3 Immediate Area Map

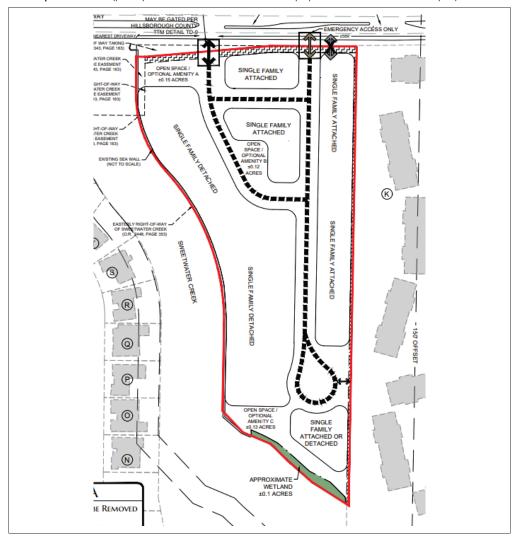


Adjacent Zonings and Uses				
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RMC-20	20 units per acre	Multi-Family Residential	Government/Vacant
South	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential Tampa Bay/Sweetwater Creek
East	RMC-16	16 units per acre	Multi-Family Residential	Multi-Family Residential
West	RSC-6	6 units per acre	Single-Family Residential	Single-Family Residential Tampa Bay/Sweetwater Creek

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



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APPLICATION NUMBER:	PD 25-0929	
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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	
Memorial Hwy	County Arterial - Urban	4 Lanes ⊠Substandard Road ⊠Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	

Project Trip Generation □Not applicable for this request				
	Average Annual Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	2,874	179	263	
Proposed	758	33	42	
Difference (+/-)	-2,116	-146	-221	

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

Connectivity and Cross Access ☐ Not applicable for this request					
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding	
North	Х	Gated Emergency	None	Meets LDC	
South		Choose an item.	Choose an item.	Choose an item.	
East	Х	None	Pedestrian	Meets LDC	
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	Туре	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	Conditions Requested	Additional Information/Comments		
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☑ No	⊠ Yes □ No	See report.	

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4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	⊠ Yes	☐ Yes ☒ No	⊠ Yes	mormation/ comments
Natural Resources	⊠ Yes □ No	☐ Yes ☑ No	⊠ Yes □ No	
Conservation & Environ. Lands Mgmt.	⊠ Yes □ No	☐ Yes ☑ No	☐ Yes ⊠ No	
Check if Applicable:	☐ Potable W	Vater Wellfield Pro	tection Area	
☑ Wetlands/Other Surface Waters	☐ Significan	t Wildlife Habitat		
☐ Use of Environmentally Sensitive Land	⊠ Coastal Hi	igh Hazard Area		
Credit	□ Urban/Su	burban/Rural Scer	ic Corridor	
☐ Wellhead Protection Area	☐ Adjacent	to ELAPP property		
☐ Surface Water Resource Protection Area	○ Other _Ai	rport Height Zone		
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation	⊠ Yes	☐ Yes	⊠ Yes	
☐ Design Exc./Adm. Variance Requested	□ No	⊠ No	□ No	
☐ Off-site Improvements Provided		2 110		
Service Area/ Water & Wastewater	⊠ Yes	☐ Yes	☐ Yes	
☑Urban ☐ City of Tampa	□ No	⊠ No	□ res ⊠ No	
☐Rural ☐ City of Temple Terrace		Z 110	Z 110	
Hillsborough County School Board				
Adequate ⊠ K-5 ⊠6-8 ⊠9-12 □N/A	⊠ Yes	☐ Yes	⊠ Yes	
Inadequate ☐ K-5 ☐6-8 ☐9-12 ☐N/A	□ No	⊠ No	⊠ No	
Impact/Mobility Fees Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story) Mobility: \$6,661 *54 = \$359,694 Parks: \$1,957 *54 = \$105,678 School: \$7,027 *54 = \$379,458 Fire: \$249 *54 = \$13,446 Total per Townhouse: \$15,894 *54 = \$858,276 Single Family Detached (Fee estimate is based on a 2,000 s.f.) Mobility: \$9,183 *17 = \$156,111 Parks: \$2,145 *17 = \$36,465 School: \$8,227 *17 = \$139,859 Fire: \$335 *17 = \$5 695				

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APPLICATION NUMBER:	PD 25-0929				
ZHM HEARING DATE: BOCC LUM MEETING DATE:	October 20, 2025 December 9, 2025		Case Ro	eviewer: Michelle	Heinrich, AICP
Total per House: \$19,89	0 *17 = \$338,130				
o 1 1 1 1		Comments	et it	Conditions	Additional
Comprehensive Plan:		Received	Findings	Requested	Information/Comments
Planning Commission					
☐ Meets Locational Crit	eria 🖾 N/A	⊠ Yes	☐ Inconsistent	□ Yes	
☐ Locational Criteria W	aiver Requested	□No		⊠ No	
☐ Minimum Density Me	et □ N/A				

APPLICATION NUMBER:	PD 25-0929	
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5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The project is located within an area developed with single-family and multi-family uses. The current use is considered more intense than the proposed residential use. Property to the north is undeveloped and separated by Memorial Highway, a 4-lane divided roadway. Property to the east is developed with a condominium project of attached dwelling units separated from the subject site by an internal roadway (Ginger Cove Drive). The existing condominium buildings are 2-stories in height and located 50-60 feet from the common property line. The eastern property is zoned RMC-16, permitting a maximum building height of 45 feet. The subject site proposes a distance of 25 feet from the common property line, which will consist of units' rear yard setback and the proposed buffering and screening. The height of the proposed units will not meet the 2:1 setback of 40 feet along the east; however, the applicant has proposed buffering and screening which is not required per the Land Development Code and both projects are multi-story.

Property to the south/southwest is developed with single-family homes and separated from the subject site by Sweetwater Creek, providing approximately 170 feet of separation. The subject project will locate single-family detached within the western PD area, placing single-family detached residential across from single-family detached residential. Single-family attached units will be developed internal to the site and within the eastern PD area.

Given the above, staff finds the project compatible with the surrounding area.

5.2 Recommendation

Approvable, subject to conditions.

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

SUMMARY OF HEARING

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

Ms. Kami Corbett testified on behalf of the applicant and showed a PowerPoint presentation. Ms. Corbett identified the location of the property at 5500 Memorial Highway and stated that it is known as the Scottish Rite Center. She discussed the adjacent property land uses as well as zoning districts and testified that the request is to develop 17 single-family detached homes on the western side of the property and 54 townhomes on the east side of the property. The minimum lot width for the single-family is 50 feet with a minimum lot size of 5.500 square feet. The townhomes are 20 feet with a minimum lot size of 1,400 square feet. Ms. Corbett concluded her presentation by stating that the request represents less than 50 percent of the allowable density under the Future Land Use category and that the proposed density of 8.51 dwelling units per acre is less than the 16.8 units per acre to the east and the north of 17.47 units per acre. She added that there is a single-family subdivision directly to the east that has a density of 2.75 units per acre. She stated that there are no objections from reviewing agencies and that the Planning Commission found the request compatible with the surrounding area.

Hearing Master Finch asked Ms. Corbett about the letters of objection in the record that all mention traffic and if she could clarify proposed condition #16 which talks about Memorial Highway being a substandard arterial roadway and asked what the phrase "The developer is required to improve the public roadway" meant. Ms. Corbett asked Mr. Henry to reply.

Mr. Steve Henry 5023 Laurel Road Tampa testified on behalf of the applicant regarding transportation. Mr. Henry stated that there is virtually no road in Hillsborough County that meets the Transportation Technical Manual (TTM) standards which currently requires an 11-foot lane, curb and gutter, 7-foot bike lane and a 5-foot sidewalk. He added that if any of those elements are missing on an existing roadway, it is considered substandard. Such is the case with Memorial Highway as bike lanes were not required when it was constructed. Mr. Henry concluded his comments by stating that the lanes, medians, curb and gutter and everything else is there, but the roadway does not meet the current TTM standard.

Hearing Master Finch asked Mr. Henry to confirm that the road meets with the requirement except for the bike lane standard. Mr. Henry replied pretty much, yes.

Hearing Master Finch asked Mr. Henry what the zoning condition which states that the developer will be required to improve the public roadway between the project access and the nearest roadway require. Mr. Henry replied that there are two options. The first is to improve the road but the reality is that there is no right-of-way available to widen the road to install the bike lanes and that there are no bikes lanes the entire width of the roadway therefore it would not make sense to install bike lanes for only a couple hundred feet. The second option would be to apply for an Administrative Variance at the construction plan stage to request no improvements. The applicant would be required to document what the restrictions are on the ability to make improvements due to the lack of right-of-way. Hearing Master Finch asked if it was correct to state that there is no land for road improvements. Mr. Henry replied that was correct.

Ms. Corbett asked Mr. Henry if the subject site were to develop under the current BPO zoning, would the same requirement and condition exist. Mr. Henry replied yes, the same condition would exist and that development in the BPO zoning district would generate significantly more traffic than what is proposed under the subject rezoning application.

Hearing Master Finch stated that she did see that there is a decrease in traffic for the proposed development when compared to the potential development under the existing zoning district. Mr. Henry testified that the decrease is significant.

Ms. Michelle Heinrich, Development Services staff, testified regarding the County's staff report. Ms. Heinrich stated that the applicant is requesting a rezoning from BPO to Planned Development to permit single family attached and detached dwelling units at a density of 8.5 dwelling units per acre. She described the location of the property and the proposed development standards. Ms. Heinrich concluded her presentation by stating that no objections were received from reviewing agencies and that staff recommends approval subject to the proposed conditions.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the property is located in the Residential-20 Future Land Use category, the Urban Service Area and the Town N' Country Community Plan. She cited numerous Objectives and Policies that the rezoning request complies with and stated that it is consistent with the Hillsborough County Comprehensive Plan.

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

Mr. Richard Norgart 4213 Saltwater Blvd testified in support. Mr. Norgart stated that he has lived across from the subject property since 2005. He supports the rezoning as the current Scottish Rite facility has parties for over 400 people until 1am which is different than the proposed \$2.5 million dollar home which will not

have a party all night. Mr. Norgart testified that the traffic from the west is a problem and bottlenecks in the morning. He added that he believes the traffic will be better with the residential development rather than the commercial use. He discussed the condition of the channel and the flooding in the area. He stated that the townhomes will block the noise from the apartments and that areas change. He closed his comments by stating that the rezoning will be good for the community. He also submitted a letter of support into the record.

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

Mr. Jack Berlin 4207 Saltwater Blvd testified in opposition. Mr. Berlin stated that the entire canal will not be dredged. He stated that Hillsborough County was planning to dredge the entire canal which was a \$4.5 million dollar project but will dredge just under the 19 docks that are proposed to be built. Mr. Berlin testified that the density and setback variances should not be tolerated in the sensitive area. EPC has stated that the lower portion of Sweetwater Creek is an environmental disaster and the entire watershed is often flooded. He discussed the condition of Sweetwater Creek as well as the flooding was the hurricanes last year. He expressed concerns regarding the amount of development and negative impacts to the environment. He asked that no waterfront views be allowed until Hillsborough County completes its lower Sweetwater Creek reparation and dredging project as partial dredging will not work. He asked that the density be lowered by increasing the setbacks.

Dr. Mark Stine 4209 Saltwater Blvd. testified in opposition. Dr. Stine stated that he lives adjacent to the first speaker in opposition. He testified that when he remodeled his house, he was only permitted to develop at a height of 25 feet and does not want to look out his backyard to a 35-foot-high wall with people looking down into his property. Dr. Stine stated that the 19 docks will be a marina. He stated that Sweetwater Creek is unusable and that the dredging will create more sediment. He stated that the project will decrease his property's value.

Mr. Steve Toner 4205 Saltwater Blvd. testified in opposition. Mr. Toner stated that Mr. Berlin has been working for years to get the creek cleaned up and it's not going anywhere. He discussed the dredging issue and stated that it is the number one consideration. Mr. Toner also expressed concerns regarding traffic and the impact to Memorial Highway.

County staff did not have additional comments.

Ms. Corbett testified during the rebuttal period and asked Ms. Naylor, the applicant's environmental specialist to testify.

Ms. Abbey Naylor 14706 Tudor Chase Dr. Tampa testified on behalf of the applicant regarding environmental issues. Ms. Naylor stated that there are no wetland impacts proposed. The majority of the site has a seawall that runs along the entire west side and pointed on a graphic to a wetland line and stated that there are no impacts to the wetlands. Ms. Naylor stated that there is a lot of Brazilian Peppers just landward of the wetland line which will be removed as they are a nuisance exotic plant. She stated that there will be a net improvement in the area post construction.

Ms. Corbett continued the applicant's rebuttal by showing presentation slides regarding the existing separation between the Sweetwater development and the proposed development by the canal. She stated that the applicant committed at a neighborhood meeting to look into further into the environmental feasibility of putting docks in and if the canal needed to be dredged, then they would work with everyone to ensure that happens, but the project is only in the zoning process. The applicant has not employed the resources for studies that would go into the permitting process. The applicant is not asking for a variance but rather relief from the required additional 2 to 1 setback for buildings over 20 feet in height on the eastern boundary of the site for the townhomes. This relief allows the townhomes to be closer to the adjacent multi-family use. Ms. Corbett discussed the development that could be considered under the Live Local process without any mitigation or intervention by Hillsborough County. She concluded her comments by stating that the traffic issue had previously been addressed and that no matter who develops the property, the substandard road issue would have to be addressed. She added that the traffic would be worse if the property were developed under the existing zoning or a project under the Live Local process.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Sposato submitted a copy of the applicant's PowerPoint presentation and a letter of support into the record.

Mr. Norgart submitted a letter of support into the record.

Mr. Berlin submitted his written comments in objection into the record.

Mr. Toner submitted his written comments in objection and a photo into the record.

PREFACE

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

FINDINGS OF FACT

- 1. The subject property is 8.34 acres in size and is currently zoned Business Professional Office (BPO) and is designated Residential-20 (RES-20) by the Comprehensive Plan. The property is located within the Urban Service Area and the Town N' Country Community Planning Area.
- 2. The subject property is currently developed with the Tampa Scottish Rite Masonic Center.
- 3. The applicant is requesting a rezoning to the Planned Development (PD) zoning district to develop 71 single-family attached and detached dwelling units (17 single-family detached homes and 54 townhomes).
- 4. The requested number of dwelling units equates to a residential density of 8.5 dwelling units per acre which is well under the 20 dwelling units per acre that could be considered under the RES-20 Future Land Use category.
- 5. No waivers or Planned Development Variations are requested.
- 6. The Planning Commission staff supports the rezoning request. Staff stated that the application is consistent with the Comprehensive Plan.
- 7. The County's transportation review staff had no objection to the rezoning application subject to the proposed zoning conditions. Staff stated in their agency comments that the development would reduce the vehicular daily trips by 2,116 trips when compared to the approved entitlements under the current BPO zoning district.
- 8. Relief is sought by the applicant to the required additional setback for buildings over 20 feet in height. The applicant justifies the relief by stating that the additional setback would result in the townhomes being closer to the single-family detached homes to the west instead of the adjacent multi-family dwelling units to the east.
- 9. The surrounding area is comprised of residential land uses. The property to the south and west is zoned RSC-6. The property to the north is zoned RMC-20 and the property to the east is zoned RMC-16.

- 10. Testimony in support was provided at the Zoning Hearing Master hearing and submitted into the record from a resident of the subdivision directly across Sweetwater Creek to the subject property. Support was based on the decrease in noise and activity of a residential land use as compared to the existing event facility that can accommodate approximately 400 patrons for parties late into the evening. Comments were also provided that the traffic would improve and that the proposed townhomes would block the noise from the existing apartments.
- 11. Testimony in opposition at the Zoning Hearing Master hearing from residents of the subdivision directly across Sweetwater Creek to the subject property. Concerns were expressed about the existing condition of Sweetwater Creek and its need of dredging relative to the proposed docks, flooding, visual impacts to the single-family detached homes across Sweetwater Creek, impacts on the wetlands on-site and the possible negative impact from the project traffic.

In response, the applicant's representative testified that the developer had committed to look further into the environmental feasibility of putting docks in and if the canal needed to be dredged, then they would work with everyone to ensure that happens, but the project is only in the zoning process stage and that resources for studies would occur at the permitting process stage.

The applicant's representative provided a graphic to illustrate the width of Sweetwater Creek which separates the existing single-family detached homes to the west and the subject property to the east to be approximately 150 feet.

The applicant's environmental consultant testified that the existing onsite wetlands will not be impacted.

The applicant's transportation engineer testified that while Memorial Highway is a substandard road as it does not meet the current Transportation Technical Manual (TTM) as the roadway was not constructed with bike lanes and cannot accommodate them now as there is insufficient land to install them, the proposed zoning conditions require site access improvements in the form of turn lanes for the residential project. The transportation engineer also testified that the roadway condition/improvement would be the same if the subject property was developed under the existing BPO zoning district.

12. The rezoning request to PD for the development of single-family attached and detached homes is compatible with the overall development pattern in the area and consistent with the Comprehensive Plan.

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

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

CONCLUSIONS OF LAW

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

SUMMARY

The applicant is requesting a rezoning from BPO to the PD zoning district for the development of 71 single-family attached and detached dwelling units (17 single-family detached homes and 54 townhomes). The requested number of dwelling units equates to a residential density of 8.5 dwelling units per acre which is well under the 20 dwelling units per acre that could be considered under the RES-20 Future Land Use category.

No waivers of Planned Development variations are requested.

The property is currently developed with the Tampa Scottish Rite Masonic Center and located on the south side of Memorial Highway along the east side of Sweetwater Creek.

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 both in support and in opposition was provided at the Zoning Hearing Master hearing. The testimony was from residents of the single-family subdivision along the west side of Sweetwater Creek.

The County's transportation review staff stated in their agency comments that the development would reduce the vehicular daily trips by 2,116 trips when compared to the approved entitlements under the current BPO zoning district.

The applicant's environmental consultant testified that there will be no impacts to the existing wetlands.

The rezoning request to PD for the development of 71 single-family attached and detached dwelling units is compatible with the overall development pattern in the area and consistent with the Comprehensive Plan.

RECOMMENDATION

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

November 6, 2025

Susan M. Finch, AICP Land Use Hearing Officer

Sum M. Fine

Date



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

Unincorporated Hillsborough County Rezoning Consistency Review			
Hearing Date: October 20, 2025 Report Prepared: October 9, 2025	Case Number: PD 25-0929 Folio(s): 11994.0100		
Report Prepared. October 9, 2023	General Location: South of Memorial Highway and west of Ginger Cove Drive		
Comprehensive Plan Finding	CONSISTENT		
Adopted Future Land Use	Residential-20 (20 du/ga; 0.75 FAR)		
Service Area	Urban		
Community Plan(s)	Town 'N Country		
Rezoning Request	Business Professional Office to Planned Development to allow up to 17 single family detached lots and 54 single family attached townhome lots		
Parcel Size	8.34 ± acres		
Street Functional Classification	Memorial Highway – County Arterial Ginger Cove Drive – Local		
Commercial Locational Criteria	N/A		
Evacuation Area	А		

Table 1: COMPARISON OF SURROUNDING PROPERTIES				
Vicinity	Future Land Use Designation	Zoning	Existing Land Use	
Subject Property	Residential-20	ВРО	Public/Quasi- Public/Institutions	
North	Residential-9 + Residential- 6	RMC-20 + RSC-9	Public/Quasi- Public/Institutions + Single Family Residential + Vacant Land	
South	Residential-6	RSC-6	Single Family Residential	
East	Residential-20	RMC-16	Multi-family Residential + Public/Quasi- Public/Institutions	
West	Residential-6	RSC-6	Single Family Residential	

Staff Analysis of Goals, Objectives and Policies:

The $8.34 \pm$ acre subject site is located south of Memorial Highway and west of Ginger Cove Drive. The subject site is located in the Urban Service Area (USA) and is also located within the limits of the Town 'N Country Community Plan. The applicant requests to rezone the subject site from Business Professional Office (BPO) to Planned Development (PD) to allow up to 17 single-family detached lots and 54 single-family attached townhome lots. A density of 8.51 dwelling units per gross acre is proposed.

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." The subject site currently contains the Tampa Scottish Rite Masonic Center, which is classified as a public/quasi/public/institution use by the Hillsborough County Property Appraiser. Public/quasi-public/institution uses are also to the north across Memorial Highway and further east across Dana Shores Drive. There are multi-family uses to the east across Ginger Cove Drive. Single-family uses are to the north, south and west. The proposal for a residential development meets the intent of FLUS Objective 1.1 and FLUS Policy 3.1.3 due to the residential development pattern that surrounds the subject site.

PD 25-0929

Per FLUS Objective 2.2, Future Land Use categories outline the maximum level of intensity or density and range of permitted land uses allowed in each category. Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The subject site is in the Residential-20 (RES-20) Future Land Use category. The RES-20 Future Land Use category may be considered for a maximum density of 20 dwelling units per gross acre or a maximum intensity of a 0.75 Floor Area Ratio (FAR). RES-20 allows for the consideration of agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

The site is located within the Coastal High Hazard Area (CHHA) per FLUS Policy 3.1.3. Per FLUS Policy 2.3.5, density bonuses are not applicable to properties within the CHHA. The applicant is not requesting a density bonus and is therefore consistent with this policy direction. With 8.34 acres and a density maximum of 20 du/ga in the RES-20 Future Land Use category, the site could be considered for up to 166 dwelling units. With 71 units proposed at a 8.51 du/ac density, the request is well under the maximum that may be considered for the site, which is in keeping with the aforementioned policy language.

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

The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding land use pattern is comprised mostly of public/quasi-public/institution, single-family and multi-family uses. FLUS Policy 4.4.1 states that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. Development and redevelopment shall be integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of adverse impacts, transportation/pedestrian connections and gradual transition of intensity. The proposal meets the intent of FLUS Objective 4.4 and FLUS Policy 4.4.1 as there are residential developments made up of similar housing types in the immediate area.

There are no goals or strategies outlined in the Town 'N Country Community Plan that apply to this request.

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

Recommendation

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

FUTURE LAND USE SECTION

Urban Service Area

PD 25-0929

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

Land Use Categories

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

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.

Density and Intensity Bonuses

Policy 2.3.5: Alternative Calculations and Bonuses

Density bonuses outlined in the Comprehensive Plan shall not be applicable to properties within the Coastal High Hazard Area.

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.

Relationship to Land Development Regulations

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

PD 25-0929 4

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

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

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

Neighborhood/Community Development

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

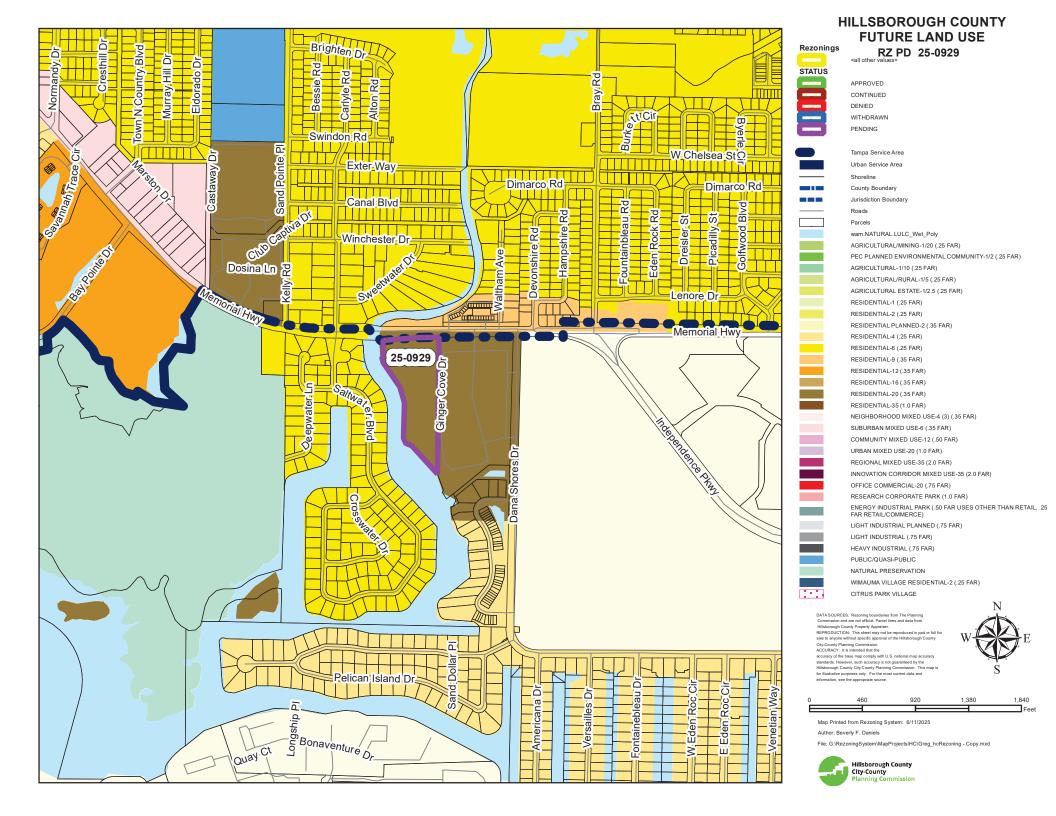
Policy 4.4.1: Development and redevelopment shall be integrated with the adjacent land uses through:

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

COASTAL MANAGEMENT SECTION

Policy 3.1.3: Continue to implement the "Coastal High Hazard Area" (CHHA) policies and regulations and delineate on zoning maps. Where the definition found int the definition's section of the Comprehensive Plan and any graphic representation of this area is not consistent, the definition shall govern.

PD 25-0929 5



GENERAL SITE PLAN FOR CERTIFICATION



DEVELOPMENT SERVICES

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

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT

GENERAL SITE PLAN REVIEW/CERTIFICATION

BOARD OF COUNTY COMMISSIONERS

Chris Boles
Donna Cameron Cepeda
Harry Cohen
Ken Hagan
Christine Miller
Gwendolyn "Gwen" Myers
Joshua Wostal

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

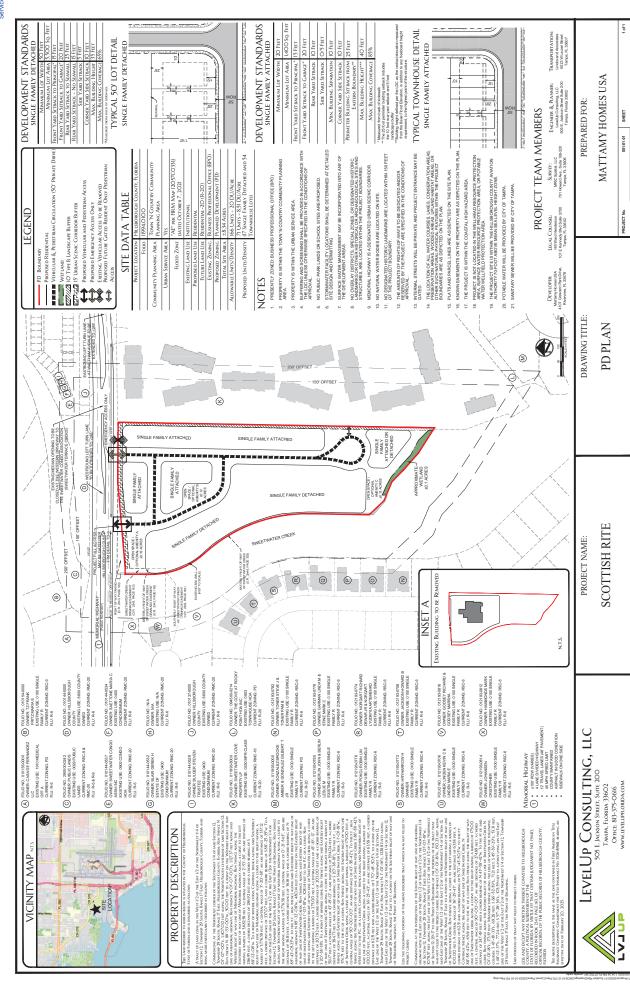
COUNTY INTERNAL AUDITOR

Melinda Jenzarli

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

Project Name: Scottish Rite PD				
Zoning File: RZ-PD 25-0929	Modification: None			
Atlas Page: None	Submitted: 11/17/25			
To Planner for Review: 11/17/25	Date Due: ASAP			
Contact Person: Stephen Sposato, AICP	Phone: 813.375.0616 Ext.122/stephen@levelupflorida.com			
Right-Of-Way or Land Required for Dedication: Yes No				
The Development Services Department	ent HAS NO OBJECTION to this General Site Plan.			
The Development Services Department RECOMMENDS DISAPPROVAL of this General Site Plan for the following reasons:				
Reviewed by: Michelle Heinric	h Date: 11/18/25			
Date Agent/Owner notified of Disapp	roval:			



MATTAMY HOMES USA

PD PLAN

SCOTTISH RITE

AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department		DATE: 10/13/2025	
REVIEWER: Sarah Rose, Senior Planner		AGENCY/DEPT: Transportation	
PLANNING AREA: Town & Country		PETITION NO: RZ 25-0929	
	This agency has no comments.		
	This agency has no objection.		
X This agency has no objection, subject to the listed or attached conditions.			
This agency objects for the reasons set forth below.			

CONDITIONS OF APPROVAL

- 1. The subject site shall be permitted one full access connection onto Memorial Hwy, as shown on the PD site plan.
- 2. The existing eastern-most access connection onto Memorial Hwy shall be converted to a gated emergency access connection with Knox Box or similar device acceptable to the Hillsborough County Fire Marshall.
- 3. The developer shall provide a pedestrian cross-access stub-out to connect to the adjacent parcel to the east under Folio No. 11993.5000, as shown on the PD site plan.
- 4. The developer shall construct the following site access improvements prior to or concurrent with the initial increment of development:
 - a. The developer shall extend the existing westbound left turn lane at the project access to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.
 - b. The developer shall close the Memorial Hwy and Sweetwater Terrace Circle median opening
 - c. The developer shall extend the eastbound left turn lane at Memorial Hwy and Waltham Ave. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, unless otherwise approved in accordance with section 1.7 of the TTM.

- 5. As Memorial Hwy is a substandard arterial roadway, the developer will be required to improve the public roadway network, between the project access onto Memorial Hwy and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.
- 6. All construction ingress and egress shall be limited to the Memorial Hwy project access. The developer shall include a note in each site/construction plan submittal which indicates the same.
- 7. Notwithstanding anything herein or shown on the PD site plan to the contrary, bicycle and pedestrian access may be permitted anywhere along PD boundaries.

Nowthingstanding anything shown in the PD site plan or therein the conditions of approval, the applicant shall provide internal sidewalks connections to the project site arrival point, the primary building entrances, parking, and any other onsite amenities consistent with 6.03.02 of the Land Development Code.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone one parcel totaling +/- 8.34 acres from Business, Professional Office (BPO) to Planned Development (PD). The proposed planned development is seeking approval for seventeen (17) single family detached units and fifty-four (54) single family attached units. The site is located +/- 635ft west of the intersection of Dana Shores Dr. and Memorial Hwy. The Future Land Use designation of the site is Residential – 20 (R-20).

Trip Generation Analysis

In accordance with the Development Review Procedures Manual (DRPM), the developer submitted a trip generation and detailed site access analysis. Staff have prepared a comparison of the trips potentially generated under the existing and proposed zoning designations, utilizing a generalized worst-case scenario. The data presented below is based on the Institute of Transportation Engineer's Trip Generation Manual, 12th Edition.

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
BPO, Medical Dental Office (ITE 720) 72,658sqft	2,874	179	263

Proposed Uses:

Zoning, Land Use/Size	24 Hour Two-	Total Peak Hour Trips	
	Way Volume	AM	PM
PD, Single Family Detached (ITE 210) 17 Units	402	17	19
PD, Single Family Attached (ITE 215) 54 Units	356	16	23
Total	758	33	42

Trip Generation Difference:

Zoning, Land Use/Size	ng, Land Use/Size 24 Hour Two- Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	-2,116	-146	-221

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Memorial Hwy, a 4-lane, divided, substandard county maintained, urban arterial roadway. The roadway is characterized by +/- 12ft travel lanes, no bike lanes on either side of the roadway within the vicinity of the proposed project, +/-5ft sidewalks along the northern side of the roadway, and within a varying right of way width between +/- 223ft and +/-195ft.

As Memorial Hwy has been identified as a substandard arterial roadway, the developer will be required to improve the public roadway network, between the project access onto Memorial Hwy and the nearest roadway meeting an applicable standard, to current County standards unless otherwise approved in accordance with Sec. 6.04.02.B. of Hillsborough County LDC. Design Exceptions (DEs) and Design Deviation Memoranda (DDM) from Transportation Technical Manual (TTM) standards may be considered in accordance with Sec. 1.7 and other applicable sections of the TTM.

SITE ACCESS

The subject site currently takes access onto Memorial Hwy via one right-in/right-out access connection (eastern access) and one full access connection (western access). With this application, the existing westernmost access is proposed to be converted to a full access connection, and the existing easternmost access connection is proposed to be converted to a gated emergency access with Knox Box or similar device acceptable to the Hillsborough County Fire Marshall. All internal roadways will be private and constructed to TS-3 standards.

In addition to the project's primary access connection, a pedestrian cross-access stub-out shall be constructed along the project's eastern boundary to connect with the adjacent parcel under Folio No. 11993.5000.

As outlined in the conditions of approval listed above, the developer will be required to make site access improvements to Memorial Hwy within the vicinity of the project that include; extending the existing westbound left turn lane at the project access to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6, the developer shall close the Memorial Hwy and Sweetwater Terrace Circle median opening, and the developer shall extend the eastbound left turn lane at Memorial Hwy and Waltham Ave. to the minimum required length as provided in the Hillsborough County Transportation Technical Manual (TTM) Section 5.6.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

Level of Service (LOS) information for Memorial Hwy is reported below

FDOT Generalized Level of Service				
Roadway From To Standard Peak Hr. Directional LOS				
Memorial Hwy	Kelly Rd.	Veterans Expwy	D	С

Source: 2024 Hillsborough County Level of Service (LOS) Report

COMMISSION

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



DIRECTORS

Janet D. Lorton executive director Elaine S. DeLeeuw admin division Sam Elrabi, P.E. water division Diana M. Lee, P.E. air division Michael Lynch wetlands division Rick Muratti, Esq. legal dept Steffanie L. Wickham waste division

AGENCY COMMENT SHEET

REZONING		
HEARING DATE: 9/15/2025	COMMENT DATE: 6/27/2025	
PETITION NO.: 25-0929	PROPERTY ADDRESS: 5500 Memorial Hwy, Tampa, FL 33634	
EPC REVIEWER: Melissa Yañez	FOLIO #: 0119940100	
CONTACT INFORMATION: (813) 627-2600 x1360	STR: 12-29S-17E	
EMAIL: yanezm@epchc.org	JIK. 12 2/3 1/ E	

REQUESTED ZONING: From BPO to PD

FINDINGS			
WETLANDS PRESENT	YES		
SITE INSPECTION DATE	NA		
WETLAND LINE VALIDITY	NA- Wetland Survey expired 6/5/2025		
WETLANDS VERIFICATION (AERIAL PHOTO,	Desktop Aerial - Aerial review, soil survey and		
SOILS SURVEY, EPC FILES)	EPC files		

The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:

- Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the
 Environmental Protection Commission of Hillsborough County (EPC) approvals/permits
 necessary for the development as proposed will be issued, does not itself serve to justify any
 impact to wetlands, and does not grant any implied or vested right to environmental approvals.
- The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property.
- Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The

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

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

INFORMATIONAL COMMENTS:

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

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

my / cb

ec: mac.mccraw@mattamycorp.com / kami.corbett@hwhlaw.com



Adequate Facilities Analysis: Rezoning

Date: August 4, 2025 **Acreage:** 8.34 (+/- acres)

Jurisdiction: Hillsborough County Proposed Zoning: Planned Development

Case Number: 25-0929 Future Land Use: R-20

HCPS #: RZ-705

Maximum Residential Units: 17 / 54

Address: 5500 Memorial Hwy

Residential Type: Single Family Detached /

Parcel Folio Number(s): 11994.0100 Single Family Attached

Parcel Folio Number(s): 11994.0100 Single Family Attached			
School Data	Dickenson Elementary	Webb Middle	Jefferson High
FISH Capacity Total school capacity as reported to the Florida Inventory of School Houses (FISH)	703	1040	2081
2024-25 Enrollment K-12 enrollment on 2024-25 40 th day of school. This count is used to evaluate school concurrency per Interlocal Agreements with area jurisdictions	492	794	1309
Current Utilization Percentage of school capacity utilized based on 40 th day enrollment and FISH capacity	70%	76%	63%
Concurrency Reservations Existing concurrency reservations due to previously approved development. Source: CSA Tracking Sheet as of 8/4/2025	53	6	55
Students Generated Estimated number of new students expected in development based on adopted generation rates. Source: Duncan Associates, School Impact Fee Study for Hillsborough County, Florida, Dec. 2019	11	5	7
Proposed Utilization School capacity utilization based on 40 th day enrollment, existing concurrency reservations, and estimated student generation for application	79%	77%	66%

Notes: At this time, adequate capacity exists at Dickenson Elementary, Webb Middle, and Jefferson High School for the proposed rezoning.

This is an analysis for adequate facilities only and is NOT a determination of school concurrency. A school concurrency review will be issued PRIOR TO preliminary plat or site plan approval.

andrea a Stingone

Andrea A. Stingone, M.Ed.
Department Manager, Planning & Siting
Growth Management Department
Hillsborough County Public Schools

E: <u>andrea.stingone@hcps.net</u> P: 813.272.4429 C: 813.345.6684



AGENCY REVIEW COMMENT SHEET

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

TO: Zoning Review, Development Services DATE: 10/08/2025

REVIEWER: Ron Barnes, Impact & Mobility Fee Coordinator

APPLICANT: Mac McCraw - Mattamy Homes USA **PETITION NO:** 25-0929

LOCATION: 5500 Memorial Hwy

FOLIO NO: 11994.0100

Estimated Fees:

Townhouse (Fee estimate is based on a 1,500 s.f., 1-2 Story)

Mobility: \$6,661 *54 = \$359,694 Parks: \$1,957 *54 = \$105,678 School: \$7,027 *54 = \$379,458

Fire: \$249 *54 = \$13,446

Total per Townhouse: \$15,894 *54 = \$858,276

Single Family Detached (Fee estimate is based on a 2,000 s.f.)

Mobility: \$9,183 *17 = \$156,111 Parks: \$2,145 *17 = \$36,465 School: \$8,227 *17 = \$139,859

Fire: \$335 *17 = \$5,695

Total per House: \$19,890 *17 = \$338,130

Project Summary/Description:

Urban Mobility, Northwest Parks/Fire - 17 Single Family residences and 54 townhomes

AGENCY COMMENT SHEET

TO: Zoning/Code Administration, Development Services Department

FROM: **Reviewer**: Andria McMaugh **Date:** 07/02/2025

Agency: Natural Resources **Petition #:** 25-0929

- () This agency has **no comment**
- () This agency has **no objections**
- (X) This agency has **no objections**, subject to listed or attached conditions
- () This agency objects, based on the listed or attached issues.
- 1. Natural Resources staff identified a number of significant trees on the site including potential Grand Oaks. Every effort must be made to avoid the removal of and design the site around these trees. The site plan may be modified from the Certified Site Plan to avoid tree removal. This statement should be identified as a condition of the rezoning.
- 2. Wetlands or other surface waters are considered Environmentally Sensitive Areas and are subject to Conservation Area and Preservation Area setbacks. A minimum setback must be maintained around these areas which shall be designated on all future plan submittals. Only items explicitly stated in the condition of approval or items allowed per the LDC may be placed within the wetland setback. Proposed land alterations are restricted within the wetland setback areas.
- 3. Approval of this petition by Hillsborough County does not constitute a guarantee that Natural Resources approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impacts to trees, natural plant communities or wildlife habitat, and does not grant any implied or vested right to environmental approvals.
- 4. The construction and location of any proposed environmental impacts are not approved by this correspondence, but shall be reviewed by Natural Resources staff through the site and subdivision development plan process pursuant to the Land Development Code.

5. If the notes and/or graphic on the site plan are in conflict with specific zoning conditions and/or the Land Development Code (LDC) regulations, the more restrictive regulation shall apply, unless specifically conditioned otherwise. References to development standards of the LDC in the above stated conditions shall be interpreted as the regulations in effect at the time of preliminary site plan/plat approval.

AGENCY REVIEW COMMENT SHEET

TO:	ZONING TECHNICIAN, Planning Growth Man	agement	DATE: 26 Jun. 2025		
REV	REVIEWER: Bernard W. Kaiser, Conservation and Environmental Lands Management				
APP	LICANT: Kami Corbett	PETITIO:	N NO: <u>RZ PD 25-0929</u>		
LOC	CATION: 5500 Memorial Hwy, Tampa Fl				
FOL	IO NO: 11994.0100	SEC: <u>12</u>	TWN: <u>29</u> RNG: <u>17</u>		
\boxtimes	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 atta	ached cond	ditions.		
COMMENTS:					

ENVIRONMENTAL SERVICES DIVISION



PO Box 1110 Tampa, FL 33601-1110

Agency Review Comment Sheet

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

TO: Zoning Review, Development Services REQUEST DATE: 6/11/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 6/24/2025

PROPERTY OWNER: Scottish Rite Temple Association, Inc. **PID:** 25-0929

APPLICANT: Mac McCraw - Mattamy Homes USA

LOCATION: 5500 Memorial Hwy. Tampa, FL 33634

FOLIO NO.: 11994.0100

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-PD 25-0929 REVIEWED BY: Clay Walker, E.I. DATE: 6/24/2025				
FOLIC	NO.: 11994.0100			
WATER				
	The property lies within the <u>City of Tampa</u> 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 Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.			
	A _4_ inch wastewater forcemain exists _ (approximately feet from the project site), _ (adjacent to the site) _ and is located north of the subject property within the south Right-of-Way of Memorial Highway . This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.			
	Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.			
COMMENTS: The subject rezoning includes parcels that are within the Urban Service Area and would require connection to the County's wastewater system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Northwest Regional Water Reclamation Facility.				

VERBATIM TRANSCRIPT

Zoning Hearing October 20, 2025

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

Zoning Hearing October 20, 2025

Page 35 MS. HEINRICH: Our next application is Item D.3, which 1 is PD Rezoning 25-0929. The applicant is requesting to rezone 2 property from BPO to Planned Development. I've reviewed this 3 4 for Development Services and will present staff findings after 5 the applicant's presentation. 6 HEARING MASTER: Okay. Is the applicant here? Good evening. MS. CORBETT: Good evening. Kami Corbett again for 8 9 Mattamy Homes. Subject property is located at 5500 Memorial Highway. 10 This is a Scottish Rite Center on Memorial. You see that there 11 are multi-family residential to the east and single-family to 12 13 the west, and also multi-family also to the north and west. 14 can see on the existing zoning we've got RMC-20 next to us, 15 RMC-20 up to this west and north. 16 And Future Land Use on this site is Residential-20, as is our -- as are the other sites that are approved for 17 18 apartments. What we're proposing is a relative low intensity, less than 50 percent of the allowable density in the Future Land 19 20 Use Category. We're proposing 17 single-family detached lots on the western side, and then 54 townhome lots on the eastern side 21 22 where we're abutting apartments. We have a minimum lot width 23 for the single-family of 50 feet, and a lot -- minimum lot size 24 of 5,500 square feet. The townhomes are 20 feet, and the 25 minimum lot size for townhomes are 1,400 square feet.

Zoning Hearing October 20, 2025

1	Page 36 Again, this is a density study in the surrounding		
1			
2	area. We have 16.8 dwelling units to the acre to the east, 4		
3	directly to the south of that. We are at 8.51. Then, directly		
4	to the north there is 17.47. And then, we have 18.31. And we		
5	do recognize directly to the west there is a single-family		
6	subdivision that is at 2.75 units to the acre.		
7	There are several Future Land Use policies that are in		
8	support of this application, and several policies in the Coastal		
9	Management section that are in support of this application.		
10	Accordingly, there are no objections for any reviewing agencies,		
11	and the Planning Commission has found this consistent and		
12	compatible with the surrounding area.		
13	And we respectfully request your approval. And we		
14	might like to reserve some time on rebuttal, if needed.		
15	HEARING MASTER: All right. Fair enough. While		
16	you're here, I've read the letters in opposition in the file.		
17	And there aren't, you know, a hundred of them, but there are		
18	some. And they all mention traffic. And so if you could		
19	clarify for me, Condition proposed Condition Number 16 talks		
20	about Memorial Highway being a substandard arterial roadway.		
21	And what is, "The developer required to improve the public		
22	roadway"? Exactly what does that mean?		
23	MS. CORBETT: I would like to ask Steve Henry to come		
24	up and answer that question.		
25	HEARING MASTER: All right. Thank you so much.		

Page 37 1 Good evening. MR. HENRY: Good evening. Steve Henry, Lincks and 2 3 Associates, 5023 West Laurel, Tampa 33607. 4 So yeah, as far as the substandard road, there's 5 virtually no road in Hillsborough County that meets those 6 standards. It is the TTM standards, which is when you build a brand-new road, which includes, in this case, 11-foot lane, curb and gutter, 7-foot buffer bike lanes, 5-foot sidewalk, all that. 8 9 So if any one of those elements are missing from the road, which in this case, because the road -- when it was built, 10 11 there was no such thing as bike lanes. So the road does not have bike lanes today. So in that instance, it would be 12 13 considered to be substandard road. That's really it, you know, 14 as far as the lanes, medians, everything else, curb and gutter, 15 that's all there. It just simply does not meet the current TTM 16 standards. 17 HEARING MASTER: So just to be clear, the road meets 18 the requirement, except for the current bike lane standards? 19 Pretty much, yes. MR. HENRY: 20 HEARING MASTER: And so when it says in the condition, "The developer will be required to improve the public roadway 21 22 between the project access and the nearest roadway." What 23 does -- what are those requirements? 24 MR. HENRY: Well, so what we would do is, you have two 25 options. One is to improve the road, which the reality is

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- 1 there's no right-of-way to be able to improve that road to the
- 2 standards that would be required, widening the road to put in
- 3 buffered bike lanes, which there are none on that entire length
- 4 of roadway. So it wouldn't make any sense to put in for a
- 5 couple hundred feet.
- 6 So typically what we would do in that instance is we
- 7 would have what's called an administrative variance. So when we
- 8 come in for the construction plan, we would ask for
- 9 administrative variance, which would basically be requesting
- 10 that there be no improvements. And we would have to document
- 11 why there would be no improvements because of the restrictions
- on the ability to do it, and the reality it wouldn't make any
- 13 sense to do it in that form because of the restricted right-of-
- 14 way and the limited amount of area in which that improvement
- 15 would be done.
- 16 HEARING MASTER: Yeah. So in simple terms, there's no
- 17 land to do that improvement.
- 18 MR. HENRY: Correct. Correct. Yep.
- 19 HEARING MASTER: Understood. All right. That was my
- 20 only question. Thank you so much.
- MR. HENRY: All right. Thank you.
- 22 HEARING MASTER: Ms. Corbett, does that complete your
- 23 presentation?
- 24 MS. CORBETT: While I have him here, I'd like to
- 25 briefly ask him a question relative to that.

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 Mr. Henry, if the site were developed as BP, would
- 2 that same condition exist, and the same requirement exist?
- MR. HENRY: Yes, that same condition would exist, and
- 4 would generate significantly more traffic than what our proposed
- 5 development (indiscernible).
- 6 HEARING MASTER: I did see that there is a decrease in
- 7 the number of trips of this project versus what it's approved
- 8 for.

1

- 9 MR. HENRY: It's a pretty significant -- right.
- 10 Pretty significant decrease, yes.
- 11 HEARING MASTER: All right. Thank you so much. Don't
- 12 forget to sign in.
- MS. CORBETT: And with that, we'll conclude.
- 14 HEARING MASTER: Perfect. Thank you very much.
- 15 Development Services.
- MS. HEINRICH: Michelle Heinrich with Development
- 17 Services.
- Staff reviewed a rezoning request from BPO to PD to
- 19 allow for a single-family attached and detached project, which
- 20 will have a density of 8.5 units per acre. The site is located
- 21 in the RES-20 Future Land Use Category and in the Urban Service
- 22 Area.
- The site is located on the south side of Memorial
- 24 Highway, with single-family detached RSC-6 zoning developed to
- 25 the west, and multi-family RSC-16 zoning to the east. Proposed

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- 1 development standards provide perimeter setbacks of 15 to 25
- 2 feet along the west, and 25 feet, which is inclusive of a rear
- 3 yard setback and buffer, to the east. Proposed maximum building
- 4 height for the single-family detached is 35 feet, which is
- 5 consistent with the RSC-6 zoning, and the proposed building
- 6 height for the single-family attached is 40 feet, which is less
- 7 than the RMC-16 zoning to the east.
- No objections from reviewing agencies were received
- 9 and staff finds the projects supportable subject to proposed
- 10 conditions of approval. And I'm available if you have any
- 11 questions.
- 12 HEARING MASTER: None at this time, but thank you.
- 13 Planning Commission.
- 14 MS. MICHIE: Willow Michie, Planning Commission staff.
- The subject site is located in the Residential-20
- 16 Future Land Use Category, is in the Urban Service Area, and
- 17 within the Town 'N Country Community Plan.
- 18 The RES-20 Future Land Use category may be considered
- 19 for a maximum density of 20 dwelling units per gross acre, or a
- 20 maximum intensity of a .75 Floor Area Ratio. RES-20 allows for
- 21 the consideration of agricultural, residential, neighborhood
- 22 commercial, office uses, and multi-purpose projects and mixed-
- 23 use development. The site is located within the Coastal High
- 24 Hazard Area per Future Land Use Section Policy 3.1.3.
- 25 Policy 2.3.5 states that density bonuses are not

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Page 41 applicable to properties within the CHHA. The applicant is not 1 2 requesting a density bonus, and is therefore, consistent with 3 this policy direction. With 8.34 acres and a density maximum of 4 20 dwelling units per acre in the RES-20 Future Land Use 5 Category, this site could be considered for up to 166 dwelling 6 units. With 71 units proposed, at a 8.51 dwelling unit per acre 7 density, the request is well under the maximum that may be considered for the site, which is in keeping with the 8 aforementioned policy language. 9 10 The proposal meets the intent of Objective 4.4 and 11 Policy 4.4.1 that require new development to be compatible to the surrounding neighborhood. In this case, the surrounding 12 Land Use pattern is comprised mostly of public/quasi-13 14 public/institution, single-family and multi-family uses. 15 Policy 4.4.1 states that any density or intensity increases 16 shall be compatible with the existing proposed or planned 17 surrounding development. Development and redevelopment shall be 18 integrated with the adjacent land uses through the creation of like uses, the creation of complementary uses, mitigation of 19 adverse impacts, transportation, pedestrian connections, and 20 gradual transition of intensity. The proposal meets these 21 22 policies as there are residential developments made up of 23 similar housing types in the immediate area. 24 Based upon these considerations, Planning Commission 25 staff finds the proposed Planned Development consistent with the

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- 1 Unincorporated Hillsborough County Comprehensive Plan, subject
- 2 to conditions proposed by Development Services Department.
- 3 HEARING MASTER: Thank you so much.
- Is there anyone in the room or online that would like
- 5 to speak in support? Anyone in favor? All right. One person.
- 6 While he's coming up, is there anyone else in support?
- 7 MR. NORGART: (Indiscernible).
- 8 HEARING MASTER: Sir, please come forward.
- 9 MR. NORGART: All you hear is no, sometimes.
- 10 HEARING MASTER: Sir, please come forward.
- Anyone else, before you start, that would like to
- 12 speak? All right. Seeing no one.
- 13 If you could give us your name and address, sir.
- 14 MR. NORGART: Richard Norgart. I live at 4213
- 15 Saltwater Boulevard.
- I'm pretty much dead center across from the project.
- 17 Well, maybe -- I don't know. Pretty -- pretty close. Right in
- 18 the middle. My wife and family have lived there since 2005, and
- 19 we're a hundred percent for it because I think -- go through the
- 20 list, but we've been through the Scottish Rite's when they had
- 21 party over 3 -- 400 people there until 1 in the morning. So
- 22 this -- no way this is -- I don't see if people are going to
- 23 spend 2 -- \$2.5 million for a home there. They're not going to
- 24 be people partying all night long.
- 25 Second of all, the -- the traffic going out, the

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Page 43 traffic is -- the problem is from the west, from Oldsmar. 1 2 have a business out in Oldsmar and I see it, it's -- and they're not going to stop building in Oldsmar, and people want to go 3 That's -- that's the problem at the bottleneck is --4 5 in the morning. But all big cities have that. So I don't see 6 any adverse -- what's 10, 20 cars or 50 cars in a 2 or 3-hour 7 period during the day, it's not that much. It much better than commercial property. Much, much better. I'd rather have 8 9 families living there than commercial properties with selling drug paraphernalia or whatever. 10 11 Second of all, they want to deepen the channel, which has been ruined. And Mr. Berlin and the neighbors, we all spent 12 13 a lot of time and money to fix it a few years ago, and the 14 County chipped in, but the storm wrecked it -- Mother Nature. 15 And they're going to do a big service to the County to fix that, 16 because being it's higher, it's back -- the water is backing up 17 and flooding the area north of town, very badly. And I rode out 18 both hurricanes last fall, and the problem was, the houses flooded from the north to the south, not from the bay, south to 19 20 the north, because the water couldn't get out into the bay. 21 it's very important that channel gets flooded. 22 It's not just for the people that live on the water 23 there, it's for the people north, because that channel drains 24 hundreds of acres north of there, you know, all the way north of 25 Hillsborough. So it's very important that it gets dredged.

- 1 townhouses are great. They're going to block the noise from the
- 2 apartment or rental apartments. The homes are going to be
- 3 selling for more money than any house selling in Sweetwater now.
- 4 So it's going to raise the value of the Sweetwater neighborhood.
- 5 When you get a lot that's 50 feet wide, and they're going to
- 6 sell for 2 -- 2.5 million, and we got hundred-foot lots, and we
- 7 have a hard time getting a million-five, it's a no brainer.
- 8 There's just more pluses, and you -- and you can't
- 9 stop progress. It's like thinking your children are never are
- 10 going to grow up. Things change. People come. And this is
- 11 just a really, I think, a positive thing for the community, not
- 12 just myself, our neighborhood. I think it's good for the
- 13 community, put nice single-family homes there and townhouses. I
- 14 think it's just positive, very positive. I don't know what else
- 15 I could say. But I have a letter of support if you want it.
- 16 HEARING MASTER: All right. What you can do is,
- 17 you'll sign in with the Clerk's Office --
- 18 MR. NORGART: Oh, I got to do an (indiscernible). I
- 19 never signed in.
- 20 HEARING MASTER: Yeah. If you want to sign in and you
- 21 could submit your letter to Michael, and it'll be a part of the
- 22 record. Thank you, sir, for speaking. I appreciate it.
- MR. NORGART: Thank you, ma'am.
- 24 HEARING MASTER: All right. Seeing no one else in
- 25 support.

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 Is there anyone who would like to speak in opposition?
- 2 Anyone against? How many people would like to speak? I see one
- 3 hand. Two hands. Okay.
- 4 Anyone online? No.
- 5 Okay. All right. How many? I don't see a third
- 6 person. My vision is blocked. Okay. So we have three. All
- 7 right. So then, that would be a total of 15 minutes.
- 8 So Michael, if you could do five minutes each, I'd
- 9 appreciate it.
- 10 Sir, if you could give us your name and address,
- 11 please.
- MR. BERLIN: Yes. Jack Berlin, 4207 Saltwater
- 13 Boulevard, Tampa, just next to Rick here.
- 14 And I -- I think Rick's misspoke a little bit because
- they're not planning to dredge this entire canal. Hillsborough
- 16 County was planning to dredge the entire canal, which was a \$4.5
- 17 million project. They're planning to dredge just under where
- 18 they're planning to put 19 docks. And it's ironic that you're
- 19 having this hearing this evening, because I just came down from
- 20 the Jan Platt, ELAPP Protection Committee on the 26th floor.
- 21 And I'm going from land protection to land development in 24
- 22 floors.
- The proposed development we are here to discuss is an
- 24 attempt to put three pounds of potatoes in a in a two-pound bag.
- 25 The density and setback variances and proposals should not be

- 1 considered as tolerable in this sensitive location. As the EPC
- 2 and other agencies have pointed out, lower Sweetwater Creek is
- 3 an environmental disaster, not just the creek itself, but the
- 4 entire watershed, and is often flooded -- often flooded drainage
- 5 area, and ultimately upper Tampa Bay dumps into. You saw in the
- 6 picture we put up earlier, there's -- it's full.
- 7 Lower Sweetwater Creek was rerouted, channelized, sea
- 8 walled and with dredge fill covering the wetlands where my home
- 9 and where the Scottish Right sit today. Upper Sweetwater Creek
- 10 was dammed and rerouted, while lower Sweetwater Creek took on
- 11 the stormwater duties north of the airport. The lack of
- 12 sediment control has caused a repeated disaster, which
- 13 Hillsborough County has thus far failed to correct, even after
- 14 stating the need to remediate over 30 years ago.
- The latest disaster was the back-to-back flooding
- 16 events of Hurricanes Helene and Milton. Only a year ago, that
- 17 filled a mile of the creek with multiple feet of sediment.
- 18 There are many studies of Sweetwater Creek, so I will not bore
- 19 you with additional details. Let me just say, I'm not against
- 20 future development of the Scottish Rite property, but the
- 21 density setback and nearly a hundred percent coverage of five
- 22 acres of permeable soil is just not wise or tolerable,
- 23 especially without increasing the buffer around what little
- 24 wetlands are left to the south end. Exposure to additional
- 25 human traffic will soon destroy that remaining bit.

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Page 47 A multi-family development on the east side of the 1 2 property makes a good deal of sense, but only if they face east and share the existing road with the current multi-family 3 This would eliminate a lot of road paving from the 4 5 Scottish Rite property. More permeable soil must remain. 6 Finally, no waterfront views should be allowed unless 7 and until Hillsborough County completes its lower Sweetwater Creek reparation and dredging project, which is on the books. 8 9 And I assume they need to utilize, and I assume rent, the Scottish Rite property. Partial dredging will not work. It 10 11 will force sediment and sandbars south and west, destroying what little water access we homeowners have. 12 13 Currently at low tide, you can -- a person can walk 14 from Memorial Bridge south for 3/8 of a mile without going more 15 than knee deep, all from a lack of stormwater control and damage 16 from 35 years of upstream dredging and ditching. Oysters and 17 bottom vegetation are completely ravaged by the detriment of bay water quality. So at a minimum, complete the County dredge 18 19 project on lower Sweetwater Creek before utilizing the waterfront, increase and enhance the wetland setback on the 20 south end of the project, lower the density of residences by 21 22 increasing setbacks. 23 We're at 15 feet, they're proposing 5 -- I guess that 24 would be 10, between houses. Their lots are half the size of 25 They're putting 19 docks, where we have 9. Face the ours.

- 1 multi-family project eastward, utilizing existing driveway. The
- 2 Scottish Rite has never worked with or assisted us on these
- 3 neighborhood issues, so perhaps now they should approach our
- 4 neighborhood and hammer out a compromise to -- or a financing
- 5 proposal. Thank you.
- 6 HEARING MASTER: Thank you, sir. If you could please
- 7 sign in.
- 8 MR. BERLIN: Yeah.
- 9 HEARING MASTER: Next person, please.
- 10 Good evening.
- 11 S8: Good evening. I'm Dr. Mark Stine. I'm at 4209
- 12 Saltwater Boulevard. So I'm two houses down from Rick, and
- 13 right next to Jack Berlin.
- Number one, when we remodeled our house, we could not
- 15 go up 35 feet. They limited us to 25. Number two, if I'm going
- 16 to be looking right out my backyard at a 35-foot wall, that is
- 17 going to take the whole backyard and people looking right down
- 18 into me. And you have 19 docks. It's going to be a marina.
- 19 Right now, as Mr. Berlin said, during low tide you can't get
- 20 out. Sweetwater Creek is absolutely unusable. You cut a
- 21 dredging area right behind that backyard where they're going to
- 22 be, and we're going to get more sediment and there's going to --
- 23 it's going to ruin what little that we have.
- So I'm not as eloquent as Jack, but I think anybody
- 25 who would be sitting in our backyard would not want to look at a

- 1 35-foot wall, because those houses are 5 feet set apart, so
- 2 they're 10 feet apart. So I think they're asking for a little
- 3 variant so they can stick 17 houses in there. And I -- I just
- 4 don't think that -- I think it's going to decrease our -- our
- 5 property value significantly.
- 6 HEARING MASTER: All right. Thank you, sir. I
- 7 appreciate it. If you could please sign in.
- 8 All right. We have one more person to speak, if they
- 9 can come on forward.
- 10 Good evening.
- MR. TONER: Good evening. I'm Steve Toner. I live at
- 12 4205 Saltwater Boulevard, right -- right next to Mr. Berlin.
- Jack Berlin has been working to get the creek
- 14 properly, environmentally, cleaned and dredged, literally for
- 15 decades. And he's been working with the County, and it's --
- 16 it's not going anywhere. The -- in the latest proposal by this
- development, what they said was they would consider doing some
- 18 dredging right there along that seawall upon the construction
- 19 phase. Well, that, you know, that doesn't get us anywhere.
- If they were to say that they were going to actually
- 21 work with the County, and work with us, to actually dredge that
- 22 Sweetwater Creek, which should be a beautiful estuary, a
- 23 beautiful part of Tampa Bay, and it's not. As Jack pointed out,
- 24 it's a mess. And this would just make it worse. And I trust
- 25 the staff, professional people, to take a look at that. Take a

- 1 hard look at that. Talk to Mr. Berlin. Talk to the parts of
- 2 the environmental groups here in Tampa who dealt with it. But
- 3 it's gone nowhere. And that's probably the number one
- 4 consideration here.
- 5 Another consideration is the traffic. If they put
- 6 a -- an access to the development there, I mean, it's a
- 7 nightmare trying to get out onto Hillsborough -- or to Memorial
- 8 right now. And if you'll check that out, I'm sure the staff has
- 9 those numbers, you'll see it would just had to the mess. But
- 10 the -- the number one would be the environmental. And there is
- 11 a -- an environmentally protected area there along where they
- want to put a seawall, and where they want to put some of the
- 13 homes. So that's another issue is -- is to protect that current
- 14 protected environmental area, which is so important there to the
- 15 consideration of what's left of that creek.
- Appreciate it. I hope the staff will look into this
- 17 properly, as I know they will. Thank you.
- 18 HEARING MASTER: Thank you, sir, for coming down. If
- 19 you could please sign in.
- 20 All right. Seeing no one in opposition, we'll go back
- 21 to development services.
- Ms. Heinrich, anything further?
- MS. HEINRICH: Nothing further.
- 24 HEARING MASTER: All right. Then, Ms. Corbett, you
- 25 have five minutes for rebuttal.

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Page 51 MS. CORBETT: Thank you. I think we should be able to 1 2 cover it. But first, I'm going to ask Abbey Naylor, our environmental specialist, to address the wetland impacts. 3 4 HEARING MASTER: Good evening. 5 MS. NAYLOR: Hi. Good evening. Abbey Naylor, 14706 6 Tudor Chase Drive, Tampa, Florida. So I just wanted to address some of the questions that came up about the environmental comments. First of all, we're 8 9 not -- we're not proposing any wetland impacts. The majority of this site has an existing seawall that runs along the entire 10 11 west side, just where you see on this graphic, that area that says wetland line, and the arrow. That's the one area where 12 13 there's not currently a seawall. We are not impacting the 14 wetlands there. 15 There's actually a lot of Brazilian pepper just 16 landward of the wetland line. So part of our requirement with 17 Hillsborough County is to have an invasive management plan, 18 which will remove nuisance exotics, Brazilian pepper, from those 19 uplands. So there will be a net improvement in that area post-20 construction. And right now, you know, obviously a lot of the site is currently impervious surface. There is a little bit of 21 22 a -- a mowed yard area that's also included, but some of the 23 comments were related to natural area, but really just that 24 wetland fringe that is natural. 25 HEARING MASTER: Okay. Thank you so much. If you

- 1 could please sign in.
- MS. NAYLOR: Yes.
- MS. CORBETT: Okay. Quickly go through some other
- 4 slides. Just wanted to have a slide here showing the existing
- 5 separation between the Sweetwater development and the proposed
- 6 development. There's quite a distance across the -- the canal
- 7 or the channel there.
- 8 There's been a lot of discussion about dredging and --
- 9 and seawalls and what's happening in the channel and what's --
- 10 what could or couldn't happen, and what needs to happen.
- 11 Mattamy did commit at a neighborhood meeting that
- 12 they -- if this moves forward, that they -- they will look
- 13 further into the environmental feasibility of putting docks and
- if the channel needs to be dredged and would be -- work with
- 15 everybody to ensure that that happens. We're not there yet.
- 16 We're just in the zoning process. We really haven't employed
- 17 the resources to go do the studies necessary to -- that would
- 18 go -- you would go into permitting. This is the zoning stage.
- 19 Other agencies permit that -- that kind of activity.
- There was a lot of discussion about a variance. We're
- 21 not asking for a variance. We are asking for relief from the
- 22 two to one setback requirement for height on the eastern
- 23 boundary for the townhomes. And that's to allow us to push
- 24 those townhomes closer to the multi-family. If that were to go
- 25 away, the single-family would get closer to Sweetwater. So it

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- Page 53 actually benefits them, with respect to what we're asking for.
- 2 And also, this site can be approved without a hearing,
- 3 without any mitigation, without any intervention from the County
- 4 as a Live Local site. It is zoned BPO, which is a commercial
- 5 zoning district, which is allowed by law to have affordable
- 6 housing by right through permit without a hearing. And there
- 7 were several offers on the property for that development type,
- 8 and that would allow much more intense. It would allow way more
- 9 than the 20 units the acre, allowed to go up to 35 units to the
- 10 acre. And we're proposing eight units to the acre, so what we
- 11 are proposing is far less intense than anything that is
- 12 currently allowed by right on this site.
- And with respect to traffic, I think we handled that
- 14 in direct. Mr. Henry testified that BPO has much higher traffic
- 15 generators than what we are asking for, and the substandard road
- issue would have to be addressed no matter who it was developed
- 17 by. And the traffic could be far worse if it was developed
- 18 as -- either as a Live Local project or as its existing
- 19 entitlement.
- And we're here to answer any questions, should you
- 21 have any.
- 22 HEARING MASTER: No. I think that was -- you covered
- 23 them. So thank you very much.
- Does that conclude your rebuttal testimony?
- MS. CORBETT: It does.

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1	HEARING MASTER: All right. Thank you.
2	Then with that, we will close Rezoning PD 25-0929 and
3	adjourn the hearing. Thank you all for your time and testimony.
4	(Off the record at 7:02 p.m.)
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EXHIBITS SUBMITTED DURING THE ZHM HEARING

SIGN-IN SHEET: RFR, ZHM, PHM, LUHO PAGE _ OF _							
DATE/TIME: October 20	1,2025 HEARING MASTER: Sugan Finch						
6:0	6 pm						
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING							
APPLICATION #	NAME_Isubelle Olbut						
RZ 25-0972	MAILING ADDRESS 1000 D apply of #900 CITY Temper STATE & ZIP33602PHONE 3310976						
APPLICATION #	PLEASE PRINT COV KELF						
R\$ 25-1220	MAILING ADDRESS 401 & Kennedy Blad Ste 3700						
	CITY TAWNA STATE FL ZIP 340 PHONE 813-327-8-121						
APPLICATION #	PLEASE PRINT Cald Tressuray						
R7 25-6349	MAILING ADDRESS DED DA TUR 5. #450						
112	CITY ? PHONE SEY-						
APPLICATION #	PLEASE PRINT Karri Con bett						
MM 25-0811	MAILING ADDRESS 101 & Kennedy Bld Ste 370						
	CITY TVOW STATE TO ZIP3360 PHONE 813-227						
APPLICATION #	PLEASE PRINT ROW COV BEAT						
RZ 25-0929	MAILING ADDRESS)D [& level by Pold & Fus						
1/ C 20 May	MAILING ADDRESS D [& level by Pool & Fus CITY TAMBA STATE TO ZIB3602 PHONE 13-227 842						
APPLICATION #	PLEASE PRINT TO THE NAME						
R7 25-0929	MAILING ADDRESS SUZ3 W. LTMELST						
117	CITY TPA STATE TO ZIP PHONE CO39						

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

DATE/TIME: October 20, 2025 HEARING MASTER: Sugan Finch								
DATE/TIME: October	20, 2025 HEARING MASTER: DUSAN FINCH							
4:66 p.	m.							
PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING								
APPLICATION #	PLEASE PRINT Stephen Sposato MAILING ADDRESS 505 E. Jackson St. #200							
RZ 25-6929	MAILING ADDRESS 505 E. Jackson St. # 200							
1/2 25 0 (29	CITY Tampa STATE F-ZIP 3360 PHONE							
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HEARING TYPE: ZHM, PHM, VRH, LUHO DATE: October 20, 2025

HEARING MASTER: Susan Finch PAGE: 1 OF 1

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

OCTOBER 20, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, October 20, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

Susan Finch, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduced Development Services (DS).

A. WITHDRAWALS AND CONTINUANCES

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

Susan Finch, ZHM, overview of ZHM process.

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

🛂 Susan Finch, ZHM, Oath.

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

C.1. RZ 25-1220

Michelle Heinrich, DS, called RZ 25-1220.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1220.

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

D.1. RZ 25-0349

Michelle Heinrich, DS, called RZ 25-0349.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-0349.

MONDAY, OCTOBER 20, 2025

D.2. MM 25-0811

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

D.3. RZ 25-0929

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

D.4. RZ 25-0932

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

ADJOURNMENT

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

RZ 25-0929 Stephen Sposato ZHM Exhibit #1 October 20, 2025

Scottish Rite PD 25-0929









PROJECT LOCATION



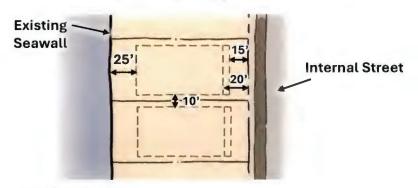


PROPOSED

- 17 Single Family Detached Lots
- 54 Townhouse Lots
 - o +/- 8.51 DU/AC
 - o +/- 43% Max Allowable Density

SINGLE FAMILY DETACHED

- Min Lot Width: 50 feet
- Min Lot Size: 5,500 square feet



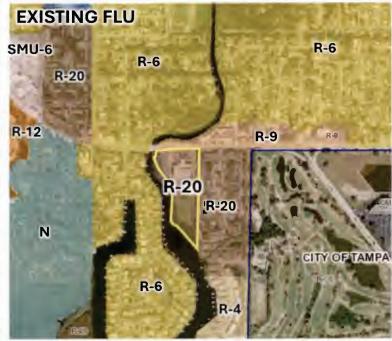
TOWNHOUSE

- Min Lot Width: 20 feet
- Min Lot Size: 1,400 square feet

ILLUSTRATIVE PLAN









Future Land Use Element

• Objective 1.1: Direct growth to Urban Service Area; Policy 2.1.1: Development fits established permitted land uses and maximum densities; 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; Policy 2.3.5: Development is not requesting a density bonus; Policy 4.1: All development approval shall be consistent with Comprehensive Plan; Policy 4.1.2: Developments must meet or exceed all land development regulations; Policy 4.3.6: Developments within the CHHA shall assess impacts upon existing infrastructure; Policy 4.3.7: New development within the CHHA must be approved through PD process; Objective 4.4: Enhance and preserve existing neighborhoods and communities; Policy 4.4.1: Any density increase shall be compatible with surrounding development;

Coastal Management Section

• Policy 3.1.3: Implement Coastal High Hazard Area policies

mattamyHOMES

- No objections by Review Agencies
- Planning Commission Compatible with the existing and planned development pattern found within the surrounding area. Consistent with the Unincorporated Hillsborough County Comprehensive Plan.
- Development Services: Approvable, subject to conditions.



Existing Separation



Proposed







PROPOSED EASTERN PERIMETER SETBACK

- 25 feet (15-foot reduction)
 - o Includes 10-foot Type B Buffer
 - Enhanced compared to required
 5-foot Type A Buffer

JUSTIFICATION

- Adjacent use is parking and drive aisle
- Minimum distance from proposed townhomes to existing multi-family +/- 80 feet





 Single family detached homes move
 15 feet to the west, closer to the creek and Sweetwater homes

NO REDUCTION OPTION



Live Local Act

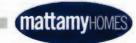
- Site owner received multiple offers utilizing Live Local
- · Affordable Multifamily Developments
 - o 80-120% Area Median Income (AMI)
- · Permits highest density allowed in County
 - o 35 du/ac affordable units 297 units

	Currently Proposed	Live Local Act
Density	8.51 du/ac (71 units)	35.00 du/ac (297 units)
Housing Type	Townhomes and Single Family Detached	Multifamily
Pricing	Market Rate	80-120% AMI (min. 40% of units)

Example Live Local Site Plan









- No wetland impacts proposed
- Development occurs in existing mowed/ maintained yard
- Forested edge of upland buffer is dominated by Brazilian pepper (Category I Exotic)
- Invasive Management Plan will be implemented to remove exotics from uplands on the site as required by Hillsborough County

ON-SITE WETLAND



RZ 25-0929 Richard Norgart ZHM Exhibit #2 October 20, 2025

Richard Norgart 4213 Saltwater Blvd Tampa, FL 33615 rick@norgart.net 10-18-2025

Hillsborough County Board of County Commissioners c/o Development Services / Zoning Division 601 E Kennedy Boulevard Tampa, FL 33602

Re: Support for Rezoning Petition PD 25-0929 (Scottish Rite PD / 5500 Memorial Hwy)

Dear Commissioners,

I am writing to express my <u>SUPPORT</u> for Rezoning Petition PD 25-0929 (Scottish Rite PD). This Planned Development represents a responsible and compatible use of the property that aligns with Hillsborough County's long-term planning goals, complements the surrounding residential neighborhoods, enhances property values, and meets local housing needs. I support this project for the following reasons:

- **Appropriate Density:** The proposed 71 residential units reflect a reasonable and compatible density for the area, balancing growth with surrounding development patterns.
- Single-Family Homes Along Sweetwater Creek: The plan places 17 single-family homes adjacent to Sweetwater Creek, ensuring a smooth transition in scale and preserving the character and values of existing creek-front properties.
- No Amenity on Sweetwater Creek: Excluding community amenities or high-traffic features along the creek minimizes disturbance and maintains the quiet residential environment.
- Sweetwater Creek Improvements: The project contemplates dredging and improvements to Sweetwater Creek to create a more navigable waterway and enhance drainage, water quality, and environmental conditions for the surrounding area.
- Efficient Use of Infrastructure: The site is within the urban service boundary and can be supported by existing or planned utilities, roadways, and offsite improvements, ensuring responsible infrastructure use.

With these design elements and enhancements, PD 25-0929 offers balanced, compatible growth that aligns with Hillsborough County planning principles and benefits nearby residents. I respectfully urge approval of this rezoning as proposed.

Thank you for your consideration.

Sincerely,

12 0-20:2026

Hello, my name is Jack Berlin and I reside at 4207 Saltwater Blvd, Tampa, directly on Sweetwater Creek.

RZ 25-0929

Jack Berlin ZHM

How ironic to have this hearing this evening, as I just came down from the 26th floor where I was chairing the Jan Platt Environmental Lands Protection committee; so from land protection to land exploitation in 24

floors.

The proposed development we are here to discuss is an attempt to put 3 pounds of potatoes in a 2 pound bag! The density and setback variances and proposals should not even be considered as tolerable on this sensitive location.

As the EPC and other agencies have pointed out, Lower Sweetwater Creek is an environmental disaster. Not just for the creek itself, but the entire watershed and its often flooded drainage area and ultimately Upper Tampa Bay it dumps its sediment into.

Lower Sweetwater Creek was re-routed, channelized and sea-walled, with the dredge fill covering wetlands where my home and the Scottish Rite property are now. Upper Sweetwater Creek was dammed and re-routed, while Lower-Sweetwater took on the stormwater duties north of the airport. The lack of sediment control has caused a repeated disaster which Hillsborough County has thus far failed to correct, even after stating the need to remediate over thirty years ago. The latest disaster was the back-to-back flooding events of Hurricanes Helene and Milton only a year ago that filled a mile of the creek with multiple feet of sediment. There are many studies on Sweetwater Creek, so I will not bore you with additional details.

Let me say that I am not against future development of the Scottish Rite property, but the density, set-backs and nearly 100% coverage of 5 acres of permeable soil is just not wise or tolerable. Especially without increasing the

buffer around what little wetlands are left at the south end. Exposure to additional human traffic will soon destroy that remaining bit.

A multifamily development on the east side of the property makes a good deal of sense, but only if they face east and share the existing road with the current multifamily complex. This would eliminate a lot of road paving from the Scottish Rite property. More permeable soil must remain.

Finally, no waterfront use should be allowed unless and until Hillsborough County completes its Lower Sweetwater Creek reparation and dredging project, which needs to utilize, and I assume rent, the Scottish Rite property. Partial dredging not only will not work, but will force sediment and sandbars south and west, destroying what little water access we homeowners have. Currently, at low tide, a person could walk from Memorial Bridge south in the middle of the creek for over 3/8s of a mile. All from a lack of stormwater control and damage from 35 years of upstream dredging and ditching. Oysters and bottom vegetation are completely ravaged to the detriment of Bay water quality.

So, at a minimum:

- Complete the County Dredge Project on Lower Sweetwater Creek before utilizing the waterfront.
- Increase and enhance the wetland setback on the south end of the project.
- Lower the density of residences by increasing setbacks.
- Face the multi-famly project eastward utilizing existing driveway.

The Scottish Rite has never worked with or assisted us on these neighborhood issues, so perhaps now they should approach our neighborhood to hammer out a compromise or a financing proposal.

Thank you.

RZ 25-0929 Stephen Toner ZHM Exhibit #4 October 20, 2025

RE: Application number RZ-PD25-0929 "Rezoning to a Planned Development".

October 14, 2025

As a surrounding property owner, specifically living directly across from the development, we would like to express our objection to this development.

The basis of our objection is primarily 5 issues: 1. the impact on Sweetwater Creek and potential dredging effects; 2. The increased traffic with the development's access on Memorial Highway making it even more dangerous, and 3. The homes are higher and more crowded than zoning specifies, and 4. Given the elevation of the site, this development places more homes in the flood zone.

This development, as proposed in the proposal by the builder, would require significant exceptions to zoning. Zoning is put in place to see that development is not in conflict with the surrounding neighborhoods. In the proposal paper, the first bullet paragraph says that the **HOA will "voluntarily"** do whatever they like in the way of development on the south end of the site along the waterfront.

The third bullet paragraph places the entire traffic access to the Memorial Highway very close to Sweetwater's access, that already has extremely high traffic volume, making it more dangerous than ever.

The fourth bulleted paragraph places the "principal structures" (homes) 25 feet from the sea wall, 15 feet from the sidewalk and only 5 feet from next door neighbors, which is why they are planning for homes up to 35 feet tall (see page 5 of the email for the proposed dimensions). This is the height of a 3.5 story commercial office building! And since non-principal structures (gazebos, etc.) are not mentioned, I wonder what will be permitted to be placed on the seawall, or even on the docks? The townhomes are maxed out at 40 feet, the height of a 4-story midrise office building.

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The builder stated at a neighborhood hearing that they may plan to dredge a section of the creek along the development seawall, but no further, so the residents could go nowhere in their boats anyway. Because that would leave the surrounding area beyond the development seawall with the mud from the 2024 hurricanes, and any dredging would probably stir up enough mud to further deteriorate the very minimal navigable waters remaining in the Sweetwater neighborhood directly across the creek.

Regarding the proposal's "Narrative": the rezoning requested has the single-family homes with sites along the waterfront width at "50 feet", **about half of the lot size of Sweetwater.** On page 6 under Transportation, bullet one; "External Connectivity" it provides a "**pedestrian interconnect**" access from the neighboring multifamily development (hundreds of apartment dwellers, and the general public) onto the site.

We courage the board to consider these facts in determining the future of this site and the impact on our community. If the development would like to be good neighbors, by addressing these issues, and joining us in getting Sweetwater Creek dredged and environmentally cleaned up, we welcome the development. Thank you.

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PARTY OF RECORD

From: aliceaddis@aol.com

Sent: Sunday, August 24, 2025 6:22 PM

To: Hearings

Subject: Zoning Application RZ-PD 25-0929

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

I oppose the zoning application RZ-PD 25-0929 on the grounds that it would allow for entirely too much density for the small footprint of the land, regardless of the setbacks.

Additional concerns are negative impacts on the environment and associated protected mangroves, and the added traffic on an already overburdened roadway.

The zoning density should NOT be changed and any developer should have to adhere to the existing density requirement.

Alice Addis 4112 Saltwater Blvd

From: jaberlin6304@gmail.com

Sent: Tuesday, August 19, 2025 2:30 PM

To: Hearings

Subject: APPLICATION NUMBER: RZ-PD 25-0929

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Background:

Mattamy builders out of Canada are under contract but have not purchased the property. They are still in the discovery phase of the land. The proposed project would incorporate:

- 17 single-family homes with docks and 1 community dock in the same 900 feet that Sweetwater Homes across the canal has 9 docks as they are proposing very narrow lots with only 5 foot of easement Sweetwater Homes has 7.5 feet. They are also proposing adding 54 Townhomes, all of this in 8 (floodzone) acres.
- Rezone the property from BPO and are asking for Res 20 for a single family/townhome instead of a Res 4 (Sweetwater Homes, Dana Shores, Pelican, and Cove at Rocky Point are all Res-4)
- This is in a Coastal High Hazard area (CHHA), and the County states they do not want to add unneeded density in those areas.
- They will be requesting setback variances from the County which Sweetwater Homes opposes.
- Single Family homes 3600-4400 sq ft. (45ftx70ft footprint)
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- Plans to create an amenities area with a Pool, a cabana, restrooms, and a communal dock have not been finalized.

Concerns:

- Density adding to stormwater and traffic issues
- Once that lot is spoken for, the planned County dredge project becomes nearly impossible at a
 minimum they should partner with the County and SWWMD to clean out the creek, or be denied docks
 as the creek will remain unnavigable.
- Noise and light pollution should be a factor, along with the additional stormwater pressures.
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 - Single family 45ft
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- in 2020, Hillsborough County rated Memorial Highway as an "F." The new Novel Complex is now being constructed where the ConnectWise building was previously. The roads are only continuing to get

worse in a CHHA area. I don't think they should be recommending another 140 cars minimum to be entering and exiting daily. Density, density

This is an attempt to put 5 pounds of potatoes into a 2 pound bag (that may flood). Either lower the density a great deal or leave the site as intended with a Business complex (BPO), with parking in front or behind, closes at a reasonable hour, no noise after hours, and no disruption to the protected wetlands or wildlife in the back of the property.

Thank you for your attention to this matter.

--

Jack Berlin 4207 Saltwater Blvd Tampa, FL 33615 813-727-6304

From: jaberlin6304@gmail.com

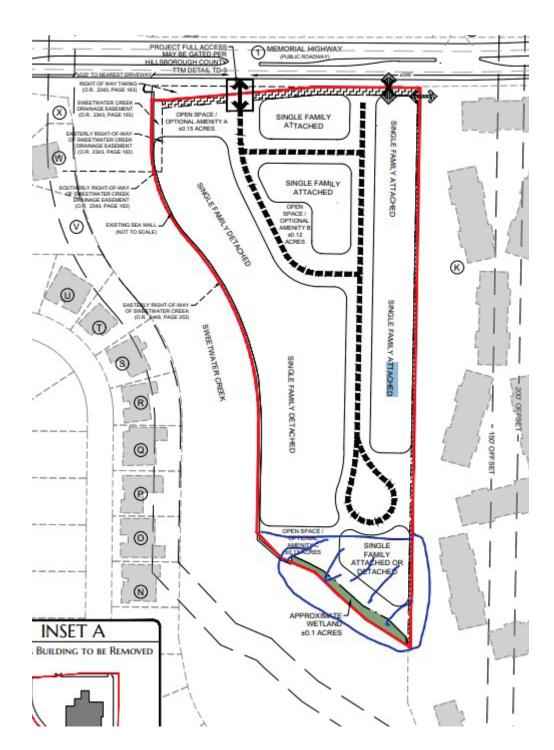
Sent: Thursday, August 28, 2025 12:00 PM

To: Hearings

Subject: RE: APPLICATION NUMBER: RZ-PD 25-0929

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Further to my original comments, it appears on the latest drawing that this development is going way past the current set-aside that has been there over 50 years. The Scottish Rite existing fence and the Apartment Complex signage attempted (poorly) to keep people out of a large area of wetlands and scrub to the south end of the property. This plan destroys all of that. See image:



The set-back waiver they have requested should be denied, and more buffer provided to the badly damaged mangrove marshland at the south end.

Again, this is five pounds in a two pound bag!

Jack Berlin 4207 Saltwater Blvd Tampa, FL 33615 813-727-6304

From: Hearings < Hearings@hcfl.gov>

Sent: Wednesday, August 20, 2025 4:47 PM

To: jaberlin6304@gmail.com

Subject: RE: APPLICATION NUMBER: RZ-PD 25-0929

Hello,

Thank you for contacting Hillsborough County Development Services. We will enter your comments included in your email into the RZ-PD 25-0929 application record. Please note that audio and video files submitted via email will not be included in the record. These items must instead be placed on a USB drive, brought to the hearing, and delivered to the Clerk.

This application will be heard at the 09/15/25 Zoning Hearing Master (ZHM) hearing starting at 6 p.m. This hearing will be held on the 2nd floor of County Center located at 601 E Kennedy Blvd., Tampa, FL 33602.

Be advised that if you have any further comments or materials to be entered into the record, they must be submitted via email (HCFL.gov) by the cutoff deadline (09/11/25 at 5 p.m.). If you would like to submit further comments or materials after the cutoff deadline, you must submit them in person or by proxy at the hearing. Materials cannot be submitted at the hearing through virtual participation.

If you wish to speak at the hearing, either in person or by virtual participation, please register <u>here</u>. You can register starting one week before the hearing and up to 30 minutes prior to the start of the hearing. If you wish to watch the hearing without participating, you can do so <u>here</u>. For more details on participating in this process, view the attached document.

If you need further information regarding this application, contact the planner: Michelle Heinrich at <u>HeinrichM@hcfl.gov</u> To access application records, visit the <u>PGM Store</u> using <u>these instructions</u>.

Please let me know if you have any questions.

Thank you,

Keshia Rivas

Planning & Zoning Tech

Development Services

E: rivask@HCFL.gov

P: (813) 829-9602 VoIP: 39402

M: (813) 272-5600

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

From: jaberlin6304@gmail.com <jaberlin6304@gmail.com>

Sent: Tuesday, August 19, 2025 2:30 PM **To:** Hearings Hearings@hcfl.gov>

Subject: APPLICATION NUMBER: RZ-PD 25-0929

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Received August 28, 2025 Development Services

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Thank you for your attention to this matter.

--

Jack Berlin 4207 Saltwater Blvd Tampa, FL 33615 813-727-6304

From: jaberlin6304@gmail.com

Sent: Tuesday, September 9, 2025 5:13 PM

To: Hearings

Subject: RE: APPLICATION NUMBER: RZ-PD 25-0929

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Final comments after further careful review of this proposal. This time focusing on their plans involving Sweetwater Creek.

The Water Management District and Hillsborough County Stormwater have plans to maintenance dredge Sweetwater Creek both north and south of Memorial Highway (see description and arial below). There are two very huge issues with this proposed zoning request that may permanently effect Sweetwater Creek as a useful stormwater conduit and the Sweetwater Homeowners use thereof.

- 1. If this zoning is approved, the cost of dredging this canal rises exponentially, as our owners found out in 2019 when Scottish Rite backed out of our planned dredging project, p[partially funded by a Hillsborough County grant.
- If this developer is allowed to go forward with their current maintenance dredging for their 19
 proposed docks. The re-routed water flow will push additional sediment to the west side of the canal,
 completely ruining what little water access our owners have currently. No partial dredging should be
 allowed, and no additional docks should be allowed until after the complete cleanout of Sweetwater
 Creek.

Again, they want more density than should be allowable, with additional traffic and stormwater issues, flowing to an already clogged up street and canal. The damage to other owners so they can sell 'waterfront property' should not be tolerable to Hillsborough County. Work with the County, the District and us as neighbors to dredge the creek, then discuss building plans. If Scottish Rite is under pressure to sell quickly, let us provide them with a more agreeable buyer.

Hillsborough County is creating a Regional Drainage Improvement Project for the Town & Country area where a portion of the project focuses on dredging Sweetwater Creek south of Memorial Hwy. Figure 1 below shows the proposed dredging extents for the Town & Country Regional Drainage Improvement Project. The proposed dredging activities extend approximately 1,200 south of Memorial Highway. The Town & Country Regional Drainage Improvement Project is separated into 4 phases, where Phase 1 includes dredging of Sweetwater Creek south of Memorial Highway. The project is currently in the design procurement phase. Construction activities have not been scheduled at this time.



Mikhal Moberg

Engineer
Stormwater Services Section
Engineering & Operations Department/ Technical
Services Division

Thank you for your attention to this matter.

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Jack Berlin 4207 Saltwater Blvd. Tampa, FL 33615

From: jaberlin6304@gmail.com <jaberlin6304@gmail.com>

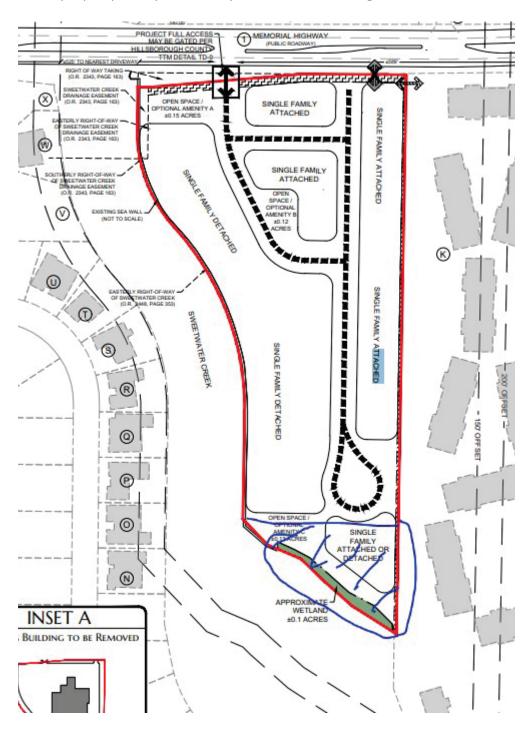
Sent: Thursday, August 28, 2025 12:00 PM

To: 'Hearings' <Hearings@hcfl.gov>

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Thank you for your attention to this matter.

--

Jack Berlin 4207 Saltwater Blvd Tampa, FL 33615 813-727-6304

From: Karen Haitz <kehaitz@gmail.com>
Sent: Monday, September 8, 2025 10:37 AM

To: Hearings

Subject: Application #RZ-PD25-0929

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

Dear Board of County Commissioners,

As a resident in the Sweetwater Community I am very concerned about the possible rezoning at 5500 Memorial Hwy. Tpa.

The traffic on this roadway is already much over capacity, in fact, previous studies have given this section of Memorial Hwy a rating of F. The just completed apartment complex, The Novel, on the corner of Memorial and George Rd. Has greatly increased the already terrible traffic back ups and problems. Current construction on the Independence Park will surely add even more cars/traffic further exasperating the major problem that exists.

While I know that something will eventually be built on the Scottish Rite property, I ask that our County Commissioners consider those of us that already live in this area and please vote against any more planned developments that add to the already horrible traffic issues we deal with everyday, all day.

Thank you for your consideration in this matter

Karen Haitz 4212 Saltwater Blvd TPA 33615 Sent from my iPhone

From: Linda Stine stine 222@gmail.com>
Tuesday, September 9, 2025 3:36 PM

To: Hearings

Subject: RE: APPLICATION NUMBER: RZ-PD 25-0929

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

To whom it may concern,

I am writing to voice my concerns about this rezoning request on the Scottish Rite property.

The developers are requesting rezoning from the commercial property to residential with a high density modification in the request. I believe the requests is for more density than the property can hold. The density with the single family homes and condos request will cause more problems than just houses on top of each other with variances in setbacks needed to fit all that the builders need to make the property profitable. It will cause increase in traffic in an already extremely congested area rated an F in most recent assessment. It will also have a negative impact on drainage and flooding. As well as the impact on the natural habitat of the wildlife in the area and along the waterline. Also an increase in noise pollution that is already concerning in this area.

I would request you deny the application to change the property from commercial to residential due to all these issues that will impact the current and future of the community in the Town and Country area.

Thank you for your time a consideration to my concerns.

Best Regards, Linda Stine

From: Mark Stine <mstinedo@gmail.com> **Sent:** Tuesday, September 9, 2025 5:10 PM

To: Hearings

Subject: RE: APPLICATION NUMBER: RZ-PD 25-092

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

This is Mark Stine. I'm a resident of Sweetwater. I am sending you this message in opposition to the Scottish temple right rezoning application. The density they are requesting is absolutely ridiculous. The traffic not to mention the amount of traffic on already rated F St. memorial Avenue I will be present on Monday to further discuss this. I appreciate you looking into this matter and doing the right thing.