

Rezoning Application: RZ STD 25-1320
Zoning Hearing Master Date: 12/15/2025
BOCC Land Use Meeting Date: 02/10/2025

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC
FLU Category: OC-20
Service Area: Rural
Site Acreage: 0.34
Community Plan Area: None
Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-6 (Residential, Single-Family Conventional) to CG-R (General Commercial with Restrictions). The applicant proposes to restrict several of the more intensive uses allowed in the CG zoning district and require fencing for screening.

Zoning:	Existing	Proposed
District(s)	RSC-6	CG-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services with Restrictions
Acreage	0.34	0.34
Density/Intensity	6 du/ga	0.27 F.A.R.
Mathematical Maximum*	2 dwelling units	3998 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	CG-R
Lot Size / Lot Width	7,000 sq ft / 70'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Front (South): 25' Sides (East & West): 7.5' Rear (North): 25'	Front (South): 30' Side (East): None Side (West): 20' Type B Rear (North): None
Height	35'	50'

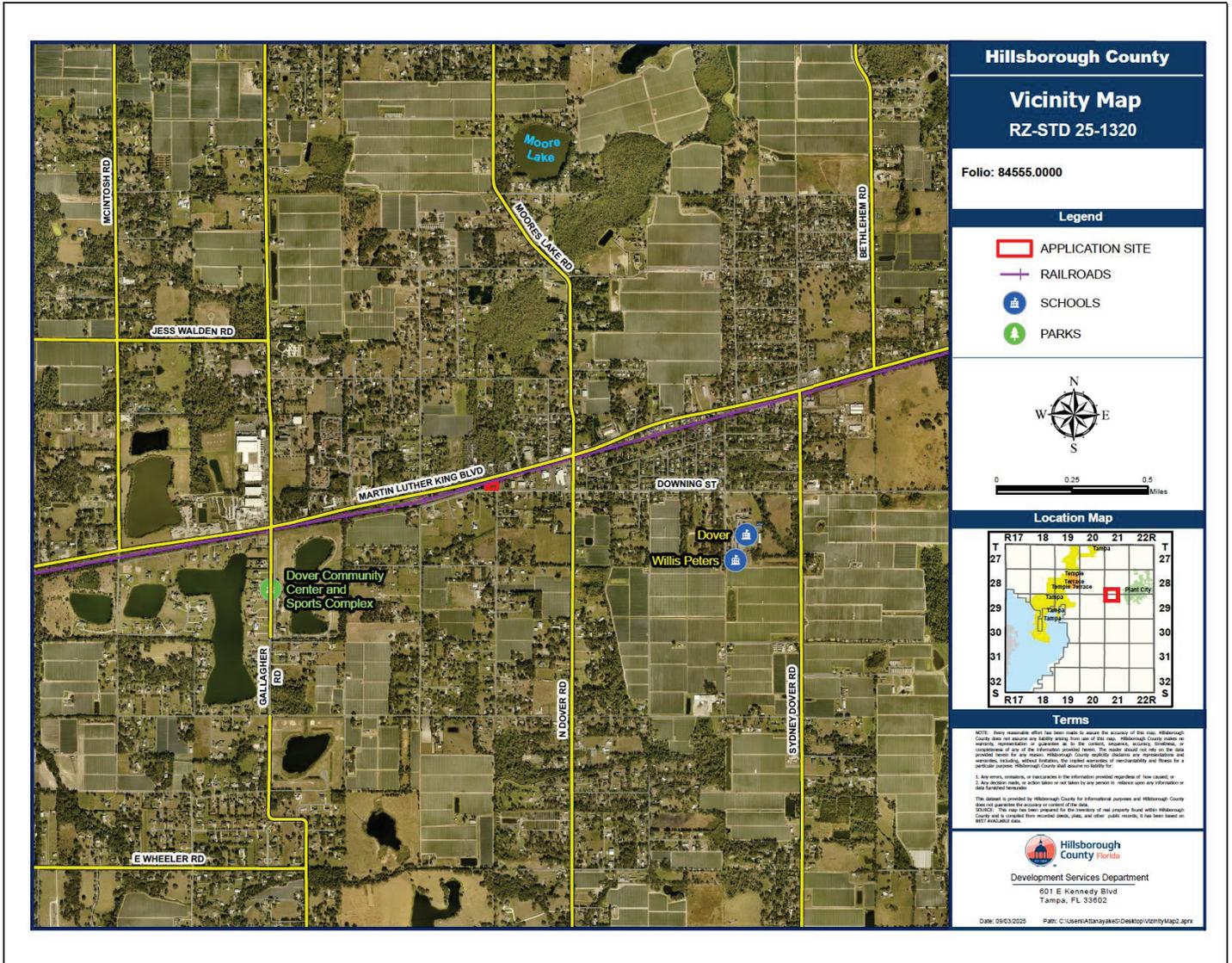
Additional Information:

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

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable, subject to applicant proposed restrictions
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2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

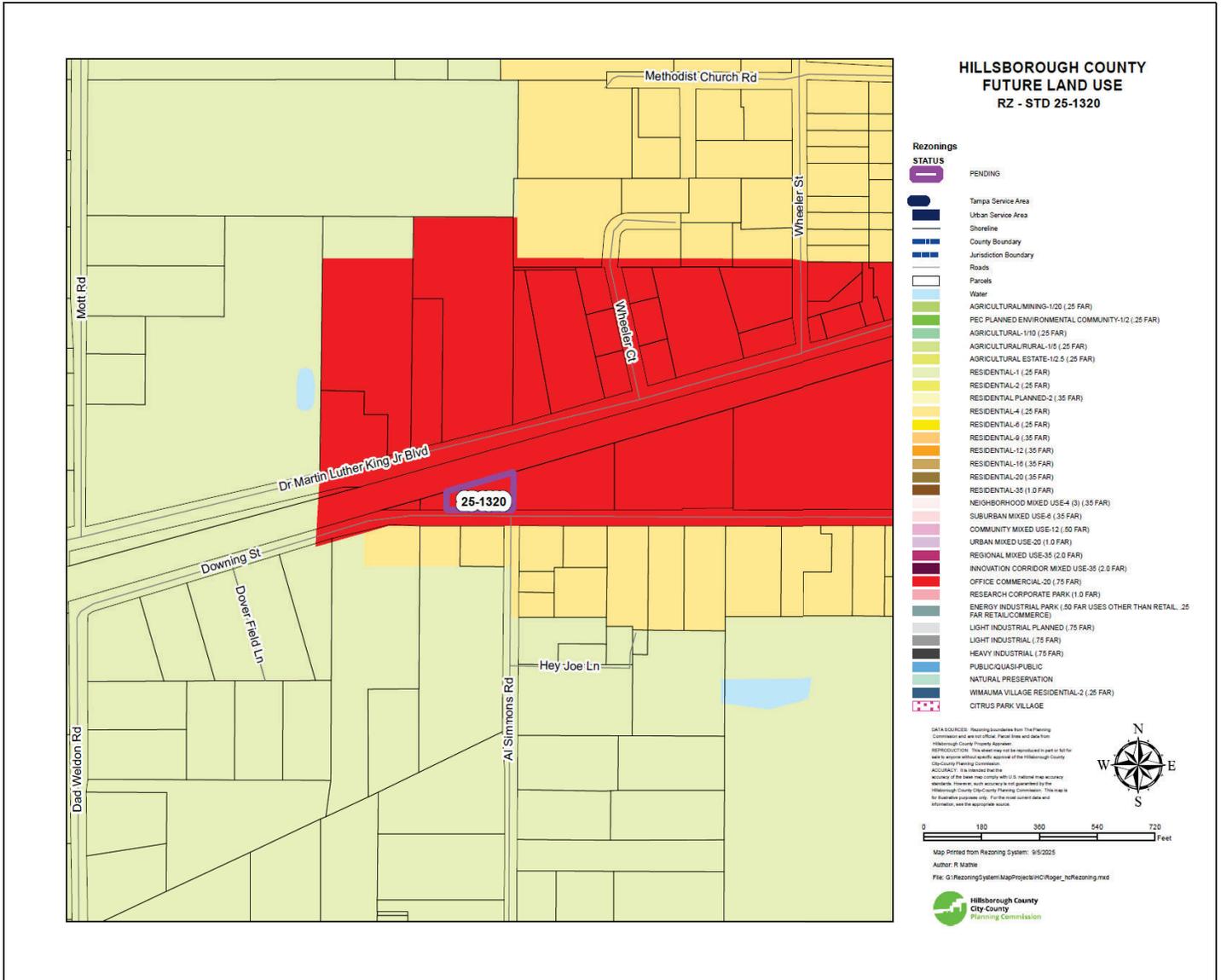


Context of Surrounding Area:

The site is located directly south of the Seaboard Coast Line Railroad, approximately 1,000 feet west of the North Dover Rd. and Downing St. intersection. The surrounding area consists of residential, general commercial, and intensive commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

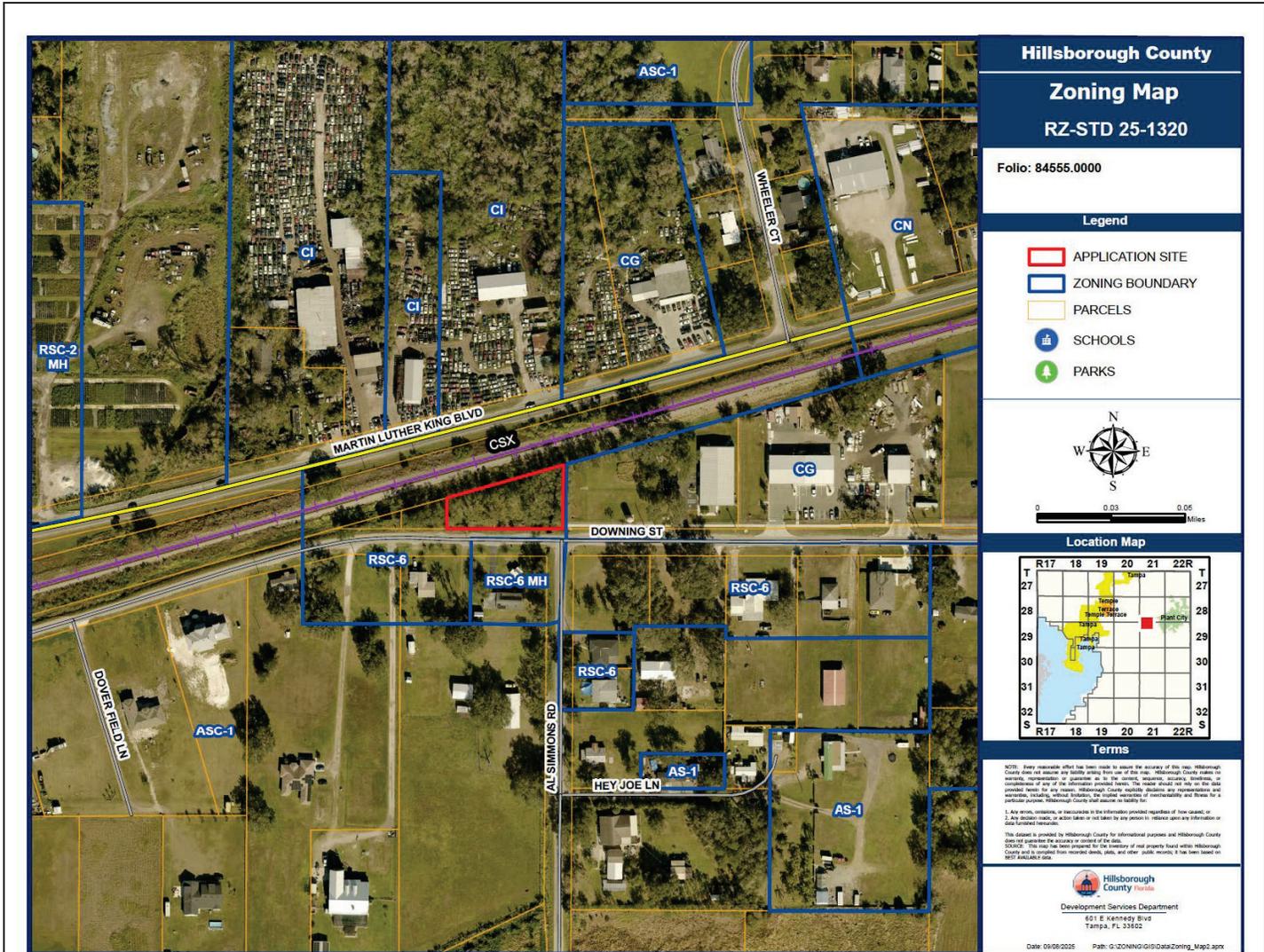
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Office Commercial-20
Maximum Density/F.A.R.:	20 du/ga and 0.75 F.A.R.
Typical Uses:	Agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single-Family Residential	Railway
South	RSC-6-MH	6 du/ga	Single-Family Residential	Single-Family Home
East	CG	0.27 F.A.R.	General Commercial	Warehouse
West	RSC-6	6 du/ga	Single-Family Residential	Vacant

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	39	7	8
Difference (+/-)	+21	+6	+6

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

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

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

4.0 Additional Site Information & Agency Comments Summary

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

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-6 (Residential, Single-Family Conventional) to CG-R (General Commercial with Restrictions). The site is located directly south of the Seaboard Coast Line Railroad, and takes access from Downing Street, a two-lane local county road. There is a mixture of uses in the surrounding area including single-family residential (south), general commercial (adjacent to the east), and intensive commercial (to the north across CSX and MLK Blvd). The purpose of their rezoning is to allow operation of a boat upholstery business.

The properties to the north, south and west of the subject site are zoned RSC-6. However, only the property to the south is developed with a single-family home. The RSC-6 property to the west is vacant, and the RSC-6 property to the north is occupied by the CSX railroad. Parcels to the east are zoned CG. The subject site and the adjacent RSC-6 and CG parcels to the north, west, and east are all located on the north side of Downing Road within the OC-20 plan category. Parcels on the south side of Downing Road, zoned RSC-6 and developed for residential use, fall within the RES-4 plan category.

Per LDC Sec. 6.06.06., the west boundary of the property will require a 20-foot Type B Buffer. The applicant has also proposed to add a 6-foot fence to provide screening from the single-family home across the street.

Due to the size and location of the parcel, the applicant is limiting the more intensive uses allowed in the CG zoning district. The purposed restricted general commercial zoning would create a development pattern that is consistent with the existing zoning and development pattern in the surrounding area.

5.2 Recommendation

Staff find the rezoning request **approvable**, subject to the following proposed restrictions:

1. The allowed uses will be limited to the following:
 - ~~Furniture Refinishing, Repair and Upholstery.~~ Furniture Refinishing, Repair, Upholstery, including, but not limited to, boat furniture.
2. A 6-foot-high solid PVC or wooden fence shall be installed at the time of development along the southern boundary outside of the required front yard.

Zoning Administrator Sign Off:	
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APPLICATION NUMBER: RZ-STD 25-1320

ZHM HEARING DATE: December 15, 2025

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Cierra James

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

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

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 25-1320

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 0.34 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General – Restricted (CG-R). The site is located on the north side of Downing St at the intersection with Al Simmons Rd, approximately 1,300 feet west of N Dover Rd. The Future Land Use (FLU) designation of the site is Office Commercial – 20 (OC-20) which permits community commercial uses, office uses, mixed-use development, and compatible residential uses.

The applicant proposes to restrict the use on site to furniture refinishing, repair, and upholstery with accessory structures. An additional screening restriction for a 6-foot fence is also being proposed.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single-Family Detached Units (ITE Code 210)	18	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 3,998 square feet Specialty Trade Contractor (ITE Code 180)	39	7	8

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 21	+ 6	+ 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Downing Street.

Downing Street is a 2-lane, undivided, rural, substandard local roadway. The roadway is characterized by a +/- 17-foot-wide paved surface in average condition within a varied +/- 42-foot-wide to +/- 45-foot-wide right of way. There are no sidewalks along the project frontage. However, there is a +/- 5-foot-wide sidewalk on the north side of the roadway immediately east of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to Downing Street.

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

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service for Downing Street is not available. The roadway level of service provided for Dover Road is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Dover Road	Sydney Road	Dr Martin Luther King Jr Boulevard	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

HILLSBOROUGH COUNTY
RECOMMENDATION OF THE LAND USE HEARING OFFICER

APPLICATION NUMBER:	RZ STD 25-1320
DATE OF HEARING:	December 15, 2025
APPLICANT:	RU Project Management Group, LLC/Ruth Londono
PETITION REQUEST:	CG-R
LOCATION:	13930 Downing Street
SIZE OF PROPERTY:	0.34 acres
EXISTING ZONING:	RSC-6
FUTURE LAND USE CATEGORY:	OC-20
SERVICE AREA:	Rural
COMMUNITY PLANNING AREA:	None

SUMMARY OF APPLICATION

The application is a request to rezone an approximate 0.34 acre parcel located on the north side of Downing Street which is located approximately 1,300 ft west of the Dover Road/Downing Street intersection from RSC-6 to CG (R).

The proposed restrictions are to:

- 1) Limit the use on the property to a furniture refinishing, repair and upholstery business; and
- 2) Require a 6 ft. high fence along the southern property line (along Downing Street)

The subject site, along with all of the parcels located on the north side of Downing Street (3 parcels) have a FLUE designation of OC-20.

Downing Street is a local street. Along the segment of Downing Street from the subject site east to Dover Road all of the uses on the north side of the street (3 parcels) are warehouse/contractor/distribution type non-residential uses and all of the uses on the south side of the street are single family residential (8 single family homes on the south side of the street).

SUMMARY OF HEARING

The applicant representative, Ruth Londono, provided testimony and a power point presentation in support of the request.

It was stated that the intended use on the property is an upholstery refinishing/repair business. The business primary focus is on repairing upholstery from boats. The upholstery is removed from the boats and delivered to the shop for repair/refinishing. The boats are not brought to the shop. No boat repair and no boat painting activities are conducted, only upholstery work.

The applicant pointed out there are warehouse type uses located along the north side of the street.

The business owner is willing to restrict the use of the property to just the upholstery business and will construct a fence along Downing Street to screen the use.

Development Services finds the rezoning request approvable, with restrictions.

The Planning Commission staff finds the proposed rezoning Inconsistent with the Comprehensive Plan.

The Planning Commission staff stated that the subject site is designated OC-20.

It was stated that the north side of Downing Street is designated OC-20 and the south side of the street is designated R-4.

The subject site is located on a local street.

Staff stated that while the use may be considered in OC-20, given the unique location of the subject site, the parcel location on a local street, with single family homes being located directly across the street, compatibility of the use with single family uses needs to be considered.

It was stated that OC-20 commercial uses should typically be located at major intersections. Commercial uses when located within OC-20 are typically integrated into mixed use retail/commercial master planned developments.

The Planning Commission staff found the proposed restricted upholstery repair land use too intense of a use in such close proximity to single family homes located directly across the street.

No one spoke in support or opposition at the hearing.

EVIDENCE SUBMITTED

The applicant representative, Ruth Londono, provided oral testimony and a power point presentation supplementing the file on record.

FINDINGS OF FACT

The subject site is approximately 0.34 acres in size and is located on the north side of Downing Street, a local street. The subject parcel is located approximately 1,200 feet west of the Downing Street/Dover Road intersection. Dover Road intersects with MLK Jr. Blvd. approximately 200 ft. north of the Dover Road/Downing Street intersection.

A railroad track runs along the north side of the subject site and parallel to MLK Jr. Blvd. The railroad track precludes direct access from the subject site to MLK Jr. Blvd.

The uses along Downing Street are unique. Between the subject site and Dover Road, a distance of approximately 1,200 ft. the following uses are located along the north side of the street:

- At the corner of Dover Road and Downing Street is an approximate 5.5 acre produce/packing plant/trucking distribution business zoned CG. The packing plant has been existence since 1976.
- The next use moving down the street to the west of the packing plant is an approximate 2.2 acre warehouse aluminum screening assembly type business zoned CG. This business has been in existence since 2021.
- Directly adjacent to the subject parcel is an approximate 1.15 acre general commercial use zoned CG. The warehouse has been in existence since 2002.

On the south side of the street are 8 single family homes primarily zoned RSC-6. These homes have been in existence for decades.

The land area on the north side of the street has a FLUE Map designation of OC-20. The land area on the south side of the street has a FLUE Map designation of R-4.

The subject site is the last viable parcel of sufficient size remaining on the north side of Downing Street that can be developed under the OC-20 designation.

It is found that the subject request for CG zoning with restrictions, limiting the use to an upholstery repair/refinishing land use is a use that may be considered under this plan category.

The Comp Plan specifically states that the commercial location criteria do not apply to commercial uses within the OC-20 category (FLUE Policy 4.7.13).

The language describing the OC-20 Category encourages commercial uses to be located at major intersections or part of a large mixed use development.

It is found that in this specific situation, that a precedent has been set with non-residential uses already having been established within the OC-20 Category along the north side of Downing Street.

It is found that the north side of Downing Street represents an existing small scale business node of non-residential land uses.

The character of Downing Street is unique. There are found occasionally unique neighborhood land use patterns and Downing Street has developed with split zoning and this pattern is well established. The commercial and residential uses have been co-existing on Downing Street for decades.

Having an OC-20 designation on the north side of Downing Street is an acknowledgement of this unique situation.

It is found that the subject application with restrictions on a relatively small lot, and limiting the property to a single commercial use and providing for a six foot tall opaque fence along Downing Street minimizes the impacts of the use on the residential uses on Downing Street.

It is found that subject application for a restricted CG land use on an approximate 0.34 acre parcel is compatible with the existing land use pattern along Downing Street.

**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 CG (R) rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

DECISION

Based on the foregoing, this recommendation is for **APPROVAL** of the CG (R) rezoning as indicated by the Findings of Fact and conclusions of Law stated above.

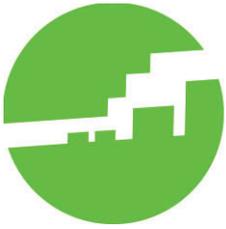
Steven K. Luce

1/7/2026

Steven K. Luce

Date

Land Use Hearing Officer



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: December 15, 2025 Report Prepared: December 4, 2025	Case Number: RZ 25-1320 Folio(s): 84555.0000 General Location: North of Downing Road, south of Dr. Martin Luther King Jr Boulevard, and west of North Dover Road
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Office Commercial-20 (20 du/ga; 0.75 FAR)
Service Area	Rural
Community Plan(s)	None
Rezoning Request	RSC-6 to CG-R to restrict the use to furniture refinishing and repair and commercial boat upholstery
Parcel Size	+/- 0.34 acres
Street Functional Classification	Downing Road – Local Dr. Martin Luther King Jr Blvd – State Principal Arterial North Dover Road – County Collector Al Simmons Road – Local
Commercial Locational Criteria	Not applicable

Evacuation Area	None
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Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Office-Commercial -20	RSC-6	Vacant
North	Office-Commercial -20	RSC-6 + CI + CG	Right of Way + Heavy Commercial
South	Office-Commercial -20 + Residential-4 + Residential-1	RSC-6 + ASC-1	Single-Family Residential + Vacant
East	Office-Commercial -20	CG + RSC-6	Light Industrial
West	Office-Commercial -20 + Residential-1	RSC-6 + ASC-1	Public/Quasi-Public + Single-Family Residential + Right of Way

Staff Analysis of Goals, Objectives and Policies:

The ± 0.34-acre subject site is located north of Downing Road, south of Dr. Martin Luther King Jr Boulevard, and west of North Dover Road. The site is in the Rural Area, is not within the limits of a Community Plan, and has a Future Land Use designation of Office Commercial-20 (OC-20). The applicant is requesting to rezone from Residential Single-Family Conventional (RSC-6) to Commercial General-Restricted (CG-R) to restrict the use to furniture refinishing and repair and commercial boat upholstery.

The site is in the Rural Area where, according to Objective 1.2 of the Future Land Use Section (FLUS), the Rural Area is intended for long-term agricultural uses, large lot rural residential uses and undeveloped natural areas. Per Policy 1.2.1, densities in the rural areas shall be no higher than 1 du/5ga unless located within an area identified as with a higher density land use category on the Future Land Use as a suburban enclave, a planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities. FLUS Policy 1.2.2 defines suburban enclaves as existing areas shown on the Future Land Use Map as higher than 1 du/ga outside of the Urban Service Area (USA). The current Future Land Use category of the site is Office Commercial-20 (OC-20), which would fall under the category of an urban enclave, as the OC-20 category has a higher density than 1 du/ga and the site is located within the Rural Area. The OC-20 Future Land Use category is intended for existing commercial and office centers and provide for future development opportunities.

New commercial development should be part of a mixed-use development or be clustered at the intersections of major roadways. Commercial uses should be discouraged outside of these nodes. The request is to develop the site with new commercial uses; however, the site is not clustered at a major intersection or major roadway. The property is located along a local roadway and although it is south of Dr. Martin Luther King Jr Boulevard, there is the CSX railway between the site and the roadway and is therefore not accessed by Dr. Martin Luther King Jr Boulevard. The request is therefore not consistent with the intention of the OC-20 Future Land Use category in having new commercial uses located at major intersections.

Per 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. With the site being 0.34 acres, the maximum square feet that may be considered for this site would be 11,107 square feet (0.34 ac x 43,560 square feet = 14,810 square feet x 0.75 FAR = 11,107 square feet). FLUS Table 2.2 contains a description of the character and intent permitted in each of the Future Land Use categories. The site is in the OC-20 Future Land Use category, which allows for the consideration of agricultural, community commercial type uses, office uses, mixed-use developments and compatible residential uses. As outlined in the description of the OC-20 Future Land Use category, commercial uses are permitted and therefore, the proposal meets Objective 2.2 and the associated policies. FLUS Policy 2.2.1 states that each category has a range of permissible uses, as described in Table 2.2, 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. Other policy provisions of the Future Land Use Section may further limit or expand the uses, density, and intensity of development. Therefore, while the proposed use on the site aligns with uses permitted in the OC-20 Future Land Use, there are other factors to consider for the consistency of the request such as compatibility and any other related policies in the *Unincorporated Hillsborough County Comprehensive Plan*.

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.” According to the Hillsborough County Property Appraiser, the site currently consists of vacant land. There is the CSX railway to the north of the site, with Dr. Martin Luther King Jr Boulevard to the north of the railway. North of Dr. Martin Luther King Jr Boulevard, there are heavy commercial uses, with a heavy industrial use to the west of that. There are single-family residential uses to the south of the site, across Downing Street. To the west there is a public/quasi-public parcel owned by the county as well as a single-family residential parcel and to the east is a light industrial use that exists as an aluminum and screen service. The proposal for CG-R does not meet the intent of FLUS Objective 3.1, as the use of furniture refinishing and repair and commercial boat upholstery would be too intensive of a use in such close proximity to the single-family residential located directly south of the site.

FLUS Policy 3.1.1 states to restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. While the site is not technically within a residential Future Land Use category, it is directly north of the Residential-4 (RES-4) and Residential-1 (RES-1) Future Land Use categories. As there is no access to the property from Dr. Martin Luther King Jr Boulevard, the only access to the site is from the local road that travels through those adjacent residential Future Land Use categories. FLUS Policy 3.1.2 emphasizes the importance of gradual transitions of intensities and densities between different and uses. These transitions shall be provided as new development is proposed and approved through the use of professional site planning, buffering and screening techniques and control

of specific land uses. Screening and buffering used to separate new development from the existing, lower-density community should be designed in a style compatible with the community and allow pedestrian penetration. In rural areas, perimeter walls are discouraged and buffering with berms and landscaping are strongly encouraged. With this request being a standard rezoning and not a Planned Development, there is not an opportunity to build in mitigation measures to the site plan to help alleviate compatibility concerns. One of the restrictions included in this request is for there to be a 6-foot-high solid PVC or wooden fence to be installed at the time of development along the southern boundary to add additional screening between the use and the residential properties. While Planning Commission staff recognize the addition of this fence is a positive step in the right direction for alleviating compatibility concerns, it does not fully address the broader intent of FLUS Policy 3.1.2, which emphasizes gradual transitions and context sensitive buffering. Without the ability to incorporate additional mitigation techniques and site plan specific measures through a Planned Development, the proposed rezoning still poses long-term compatibility concerns with the surrounding lower-density residential community.

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 were not yet available in Optix and thus were not taken into consideration for analysis of this request.

The proposal does not meet 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 single-family residential and light industrial uses, with the CSX railway to the north. FLUS Policy 4.4.1 states that any density or intensity increase 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, the mitigation of adverse impacts, transportation and pedestrian connections, and gradual transitions of intensity. Rezoning of the site to Commercial General – Restricted would introduce a higher intensity commercial use that does not meet any of the above-mentioned integration techniques and is therefore inconsistent with this policy. Additionally, FLUS Objective 4.8 encourages in residential land use categories, the location of higher intensity non-residential land uses at locations that complement interstate changes, high employment areas, and affordable housing. FLUS Policy 4.8.1 states that high intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways. While the site is not in a residential Future Land Use category, the site is adjacent to residential categories, is within a residential community, and can only be accessed through a local roadway that is within a residential Future Land Use category.

Overall, staff finds that the while the proposed use is an allowable use in the Office Commercial-20 (OC-20) Future Land Use category, it does not support the intent of the category and is not compatible with the existing development pattern found within the surrounding area. The proposed rezoning would not 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 Standard Rezoning **INCONSISTENT** with the *Unincorporated Hillsborough County Comprehensive Plan*.

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

FUTURE LAND USE SECTION

Rural Areas

Objective 1.2: *The Rural Area is intended to provide areas for long-term agricultural areas, large lot rural residential areas and undeveloped natural areas.*

Policy 1.2.1: *Within the Rural Area, densities shown on the Future Land Use Map will be no higher than 1 du/5 ga unless located within an area identified with a higher density land use category on the Future Land Use Map as a suburban enclave, planned village, a Planned Development pursuant to the Planned Environmental Community – ½ (PEC ½) category, or rural community which will carry higher densities.*

Policy 1.2.2: *For the purpose of this Plan, planned villages shall be defined as areas identified as Residential Planned-2 or Wimauma Village-2 on the Future Land Use Map within the Rural Area. Rural communities are generally existing areas shown on the Future Land Use map at densities higher than 1 du/5ga and up to 1 du/ga outside the USA. Suburban enclaves are those existing areas shown on the Future Land Use Map as higher than 1 du/ga outside the USA.*

Relationship to the Future Land Use Map

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

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

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

Future Land Use Categories

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

Compatibility

Objective 3.1: *New developments should recognize the existing community and be designed in a way that is compatible (as defined in FLUE Policy 3.1.3) with the established character of the surrounding neighborhood.*

Policy 3.1.1: *Restrict incompatible land uses to protect established and planned neighborhoods and communities by utilizing planning principles that limit commercial development in residential Future Land Use categories. Commercial and mixed-use in residential Future Land Use categories shall be limited to neighborhood serving guided by the commercial locational criteria in Objective 4.7.*

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

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

Development

Objective 4.1: *Efficiently utilize land to optimize economic benefits while ensuring a choice of living environments and protecting natural resources.*

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 – Enhance and preserve existing neighborhoods and communities. Design neighborhoods which are related to the predominant character of their surroundings.*

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

- a) the creation of like uses; and*
- b) creation of complementary uses; and*

- c) mitigation of adverse impacts; and*
- d) transportation/pedestrian connections; and*
- e) Gradual transitions of intensity*

Non-residential Uses in Specific Locations

Objective 4.8: *In the residential land use categories, the County will encourage the location of higher intensity non-residential land uses at locations that complement interstate interchanges, high employment areas and affordable housing.*

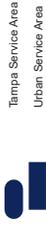
Policy 4.8.1: *High intensity non-residential development shall be located external to emerging and established residential neighborhoods and accessed on arterial or collector roadways.*

HILLSBOROUGH COUNTY FUTURE LAND USE RZ - STD 25-1320

Rezoning
STATUS



PENDING



Tampa Service Area

Urban Service Area

Shoreline

County Boundary

Jurisdiction Boundary

Roads

Parcels

Water

AGRICULTURAL/MINING-120 (.25 FAR)

PEC PLANNED ENVIRONMENTAL COMMUNITY-1/2 (.25 FAR)

AGRICULTURAL-1/10 (.25 FAR)

AGRICULTURAL/RURAL-1/5 (.25 FAR)

AGRICULTURAL ESTATE-1/2.5 (.25 FAR)

RESIDENTIAL-1 (.25 FAR)

RESIDENTIAL-2 (.25 FAR)

RESIDENTIAL PLANNED-2 (.35 FAR)

RESIDENTIAL-4 (.25 FAR)

RESIDENTIAL-6 (.35 FAR)

RESIDENTIAL-9 (.35 FAR)

RESIDENTIAL-12 (.35 FAR)

RESIDENTIAL-16 (.35 FAR)

RESIDENTIAL-20 (.35 FAR)

RESIDENTIAL-35 (1.0 FAR)

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

SUBURBAN MIXED USE-6 (.35 FAR)

COMMUNITY MIXED USE-12 (.50 FAR)

URBAN MIXED USE-20 (1.0 FAR)

REGIONAL MIXED USE-35 (2.0 FAR)

INNOVATION CORRIDOR MIXED USE-35 (2.0 FAR)

OFFICE COMMERCIAL-20 (75 FAR)

RESEARCH CORPORATE PARK (1.0 FAR)

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

LIGHT INDUSTRIAL PLANNED (75 FAR)

LIGHT INDUSTRIAL (75 FAR)

HEAVY INDUSTRIAL (75 FAR)

PUBLIC/QUASIPUBLIC

NATURAL PRESERVATION

WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

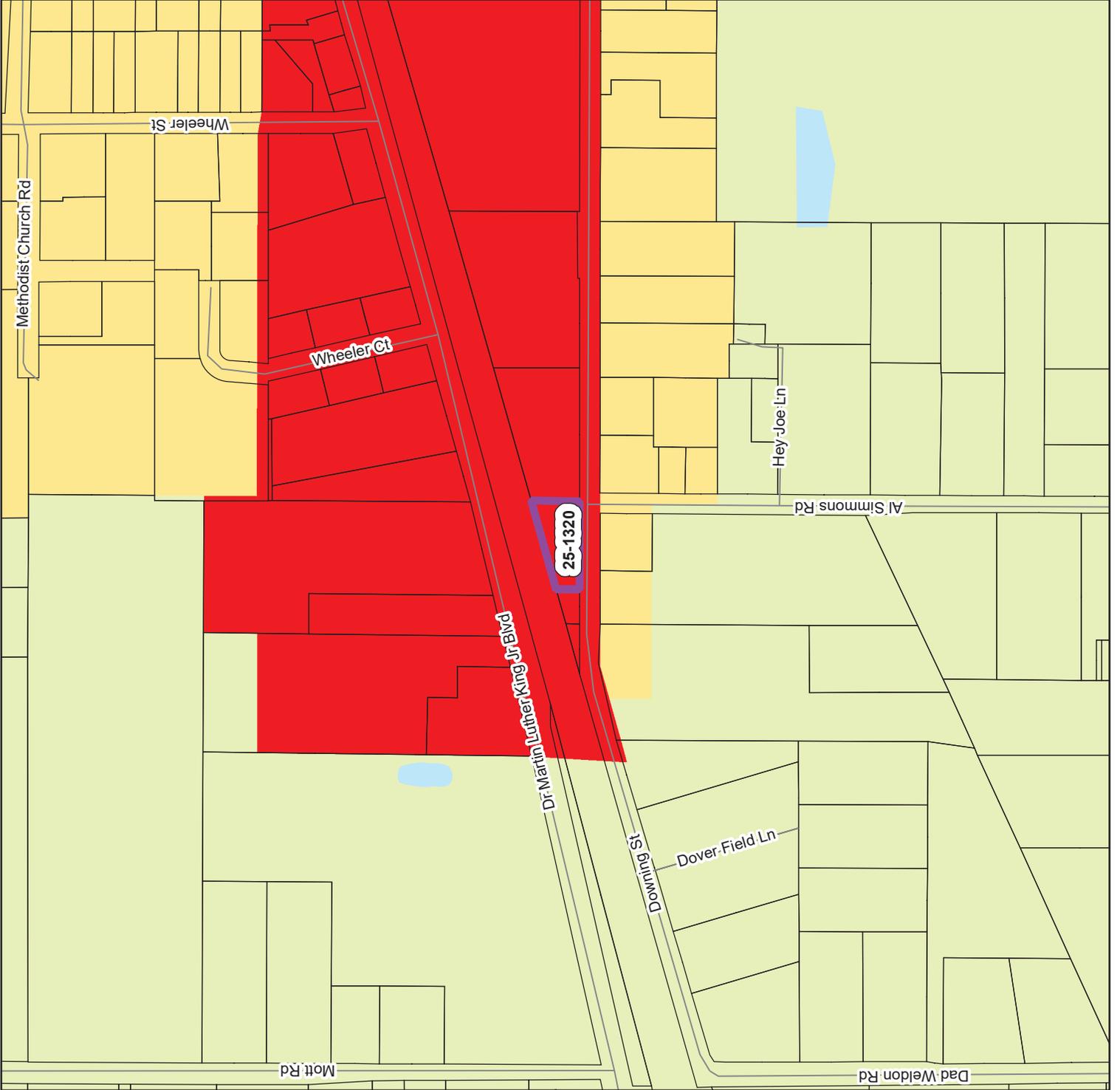
CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. The information on this map is for informational purposes only and is not intended to be used for any legal or financial purposes. It is intended that the user of this map will verify the information on this map with the appropriate authority. ACCURACY: It is intended that the user of this map will verify the information on this map with the appropriate authority. Hillsborough County City-County Planning Commission. This map is for informational purposes only. For the most current data and information, visit the appropriate website.



Map Printed from Rezoning System: 9/15/2025
 Author: R. Mathie
 File: C:\Rezoning\System\MapProjects\HC\ProjReg_HicRezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 25-1320

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 0.34 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General – Restricted (CG-R). The site is located on the north side of Downing St at the intersection with Al Simmons Rd, approximately 1,300 feet west of N Dover Rd. The Future Land Use (FLU) designation of the site is Office Commercial – 20 (OC-20) which permits community commercial uses, office uses, mixed-use development, and compatible residential uses.

The applicant proposes to restrict the use on site to furniture refinishing, repair, and upholstery with accessory structures. An additional screening restriction for a 6-foot fence is also being proposed.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single-Family Detached Units (ITE Code 210)	18	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 3,998 square feet Specialty Trade Contractor (ITE Code 180)	39	7	8

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 21	+ 6	+ 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Downing Street.

Downing Street is a 2-lane, undivided, rural, substandard local roadway. The roadway is characterized by a +/- 17-foot-wide paved surface in average condition within a varied +/- 42-foot-wide to +/- 45-foot-wide right of way. There are no sidewalks along the project frontage. However, there is a +/- 5-foot-wide sidewalk on the north side of the roadway immediately east of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to Downing Street.

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

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply will all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

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

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service for Downing Street is not available. The roadway level of service provided for Dover Road is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Dover Road	Sydney Road	Dr Martin Luther King Jr Boulevard	D	C

Source: [2024 Hillsborough County Level of Service \(LOS\) Report](#)

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 Rick Muratti, Esq. LEGAL DEPT
 Steffanie L. Wickham WASTE DIVISION

AGENCY COMMENT SHEET

REZONING	
HEARING DATE: 10/20/2025 PETITION NO.: 25-1320 EPC REVIEWER: Melissa Yanez CONTACT INFORMATION: (813) 627-2600 x 1360 EMAIL: yanezm@epchc.org	COMMENT DATE: 9/30/2025 PROPERTY ADDRESS: 13930 Downing St, Dover, FL 33527 FOLIO #: 0845550000 STR: 05-29S-21E
REQUESTED ZONING: From RSC-6 to CG-R	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - OSW located inside the eastern property boundary
<p>The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan’s current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included:</p> <ul style="list-style-type: none"> Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The 	

Environmental Excellence in a Changing World

Environmental Protection Commission - Roger P. Stewart Center
 3629 Queen Palm Drive, Tampa, FL 33619 - (813) 627-2600 - www.epchc.org

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

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

INFORMATIONAL COMMENTS:

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

- The subject property 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: castilleropd@gmail.com / ruth@rupmg.com

AGENCY COMMENT SHEET

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

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

Agency: Natural Resources **Petition #: 25-1320**

- This agency has **no comment**
- This agency has **no objections**
- This agency has **no objections, subject to listed or attached conditions**
- This agency **objects, based on the listed or attached issues.**

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



Agency Review Comment Sheet

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

TO: Zoning Review, Development Services **REQUEST DATE:** 8/29/2025
REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 9/12/2025
PROPERTY OWNER: A and D Welding Services Corp. **PID:** 25-1320
APPLICANT: RU Project Management Group, LLC (Ruth Londono)
LOCATION: 13930 Downing St. Dover, FL 33527
FOLIO NO.: 84555.0000

AGENCY REVIEW COMMENTS:

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

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

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

AGENCY REVIEW COMMENT SHEET

TO: ZONING TECHNICIAN, Planning Growth Management

DATE: 09-05-2025

REVIEWER: Jan Kirwan, Conservation and Environmental Lands Management

APPLICANT: Ruth Londono

PETITION NO: 25-1320

LOCATION: 13930 Downing St, Dover

FOLIO NO: 84555.0000

SEC: 05 TWN: 29 RNG: 21

- This agency has no comments.

- This agency has no objection.

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

- This agency objects, based on the listed or attached conditions.

COMMENTS: _____.

**WATER RESOURCE SERVICES
REZONING REVIEW COMMENT SHEET: WATER & WASTEWATER**

PETITION NO.: RZ-STD 25-1320 **REVIEWED BY:** Clay Walker, E.I. **DATE:** 9/2/2025

FOLIO NO.: 84555.0000

WATER

- The property lies within the _____ 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.

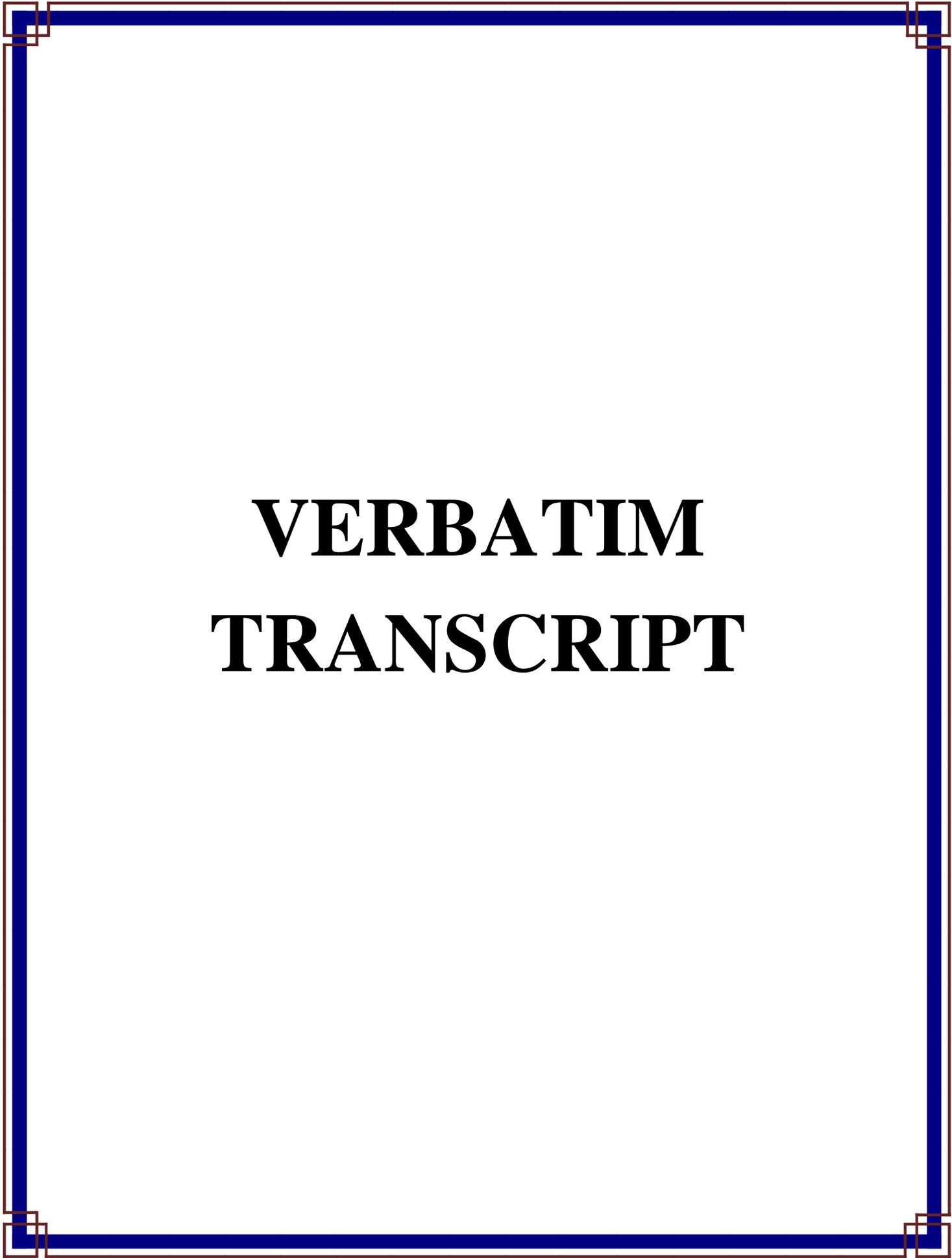
WASTEWATER

- The property lies within the _____ Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.

- A ___ inch wastewater gravity main exists (adjacent to the site), (approximately ___ feet from the site) _____. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.

- Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include _____ and will need to be completed by the _____ prior to issuance of any building permits that will create additional demand on the system.

COMMENTS: The subject site is located outside of the Hillsborough County Urban Service Area, therefore water and/or wastewater service is not generally allowed. If the site is required or otherwise allowed to connect to the potable water and/or wastewater systems, there will be offsite improvements required that extend beyond a connection to the closest location with existing infrastructure. These points-of-connection will have to be determined at time of application of service as additional analysis will be required to make the final determination .



VERBATIM TRANSCRIPT

In RE- Zoning Hearing Master Meeting
December 15, 2025

HILLSBOROUGH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

IN RE:

ZONING HEARING MASTER MEETING

ZONING HEARING MASTER MEETING
TRANSCRIPT OF TESTIMONY AND PROCEEDINGS

BEFORE: Steve Luce
Zoning Hearing Master

DATE: Monday, December 15, 2025

TIME: Commencing at 6:00 p.m.
Concluding at 8:39 p.m.

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

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

1 MS. HEINRICH: Our next application is Item C.2,
2 Standard Rezoning 25-1320. The applicant is requesting to
3 rezone property from RSC-6 to CG-R. Cierra James with
4 Development Services will provide staff findings after the
5 applicant's presentation.

6 HEARING MASTER: Okay. Thank you.

7 The applicant, please.

8 MS. LONDONO: Yes. Good morning. Ruth Londono, 1502
9 West Busch Boulevard, Suite D, Tampa, Florida 33612.

10 Okay. We are rezoning a Residential Single-Family
11 Conventional-6 to allow the uses on Commercial General
12 Restricted to community -- to furniture finished repair and
13 upholstery, accessory structure and six-foot fence line and
14 screening.

15 The general location for this property is located
16 north of Downing Road (sic), the intersection with Al Simmons
17 Road. The south of Martin Luther King Boulevard and west of
18 North Dover Road.

19 Initially these are -- the owner got this property on
20 February 2025. When they bought the property, according with
21 the survey, the property was .48 acres. The survey was signed
22 on May 2025, and on the survey you can look, they have a
23 right-of-way that was included into the site. After the
24 transportation -- after report, they found the property must be
25 reduced for the area that wasn't close to the right-of-way.

1 After that, the surveyor revised the property and take out the
2 area that was around 6,449 square foot. That was a .14 acres.
3 Finally, the property is now .34 acres.

4 The current zoning around are from the
5 Downing Street -- north of Downing Street. All the properties
6 are Commercial General going to the -- between this property --
7 the site -- the property subject to the corner of North Dover.
8 All the properties located are north of Downing Street are
9 Commercial General, and the properties located south of Downing
10 Street are Residential property.

11 The uses on that neighborhood north of Downing Street
12 are basically Warehouse Type B with aluminum screening services,
13 and all in the corner between Downing Street and North Dover
14 Road are Commercial General zoning with packing plants. All the
15 properties located at south the uses is Residential. They have
16 at the north of the property, that is a railroad that is between
17 the Martin Luther King and the property.

18 The Future Land Use. The Future Land Use is all C-20
19 with permits, community commercial uses, office uses, mixed use
20 development and compatible residential uses. We are requesting
21 a restriction to general -- Commercial General uses that allow
22 the furniture repair and upholstery accessory structure and the
23 six-foot fence for the buffering -- for the screening and
24 buffering. Only the area north of Downing Street the Future
25 Land Use are all C that allow to have the uses that we are

1 requesting. On the south of the road are Residential for the
2 Future Land Use.

3 For the use that we are requesting is to have
4 (indiscernible) for furniture for boats, that the commercial
5 boats are not going to be on the side. All these boats go to
6 remain on place on the water, because they just take the pieces
7 from the furniture, bring to the workshop and refurbishing and
8 repair the pieces. We can see some examples that I have the
9 boat it stayed on the water. They bring everything to the
10 workshop. That's another example that I -- that we have with
11 the boat to remain on the water and bring on the furniture.

12 In this -- about the Future Land Use comments. They
13 say that they have a -- I think there is a -- I want to be
14 clarified that we have no bring the commercial boat to the site.
15 The commercial boats got to remain on the water. We just bring
16 all the furniture to the workshop and repair on site. In that
17 way, we are not doing something that we not consistent with the
18 Future Land Use in the -- in that area for the commercial boat.

19 The proposal for Commercial General required does not
20 violate the intention for the Future Land Use objective as the
21 use is intended for the restoration and repair of furniture, and
22 this is not for repair or construction of the boat. We are not
23 repairing the boat. We are not painting the boat. We are just
24 refurbishing the front -- the sturdy furniture.

25 And if you have any other question that maybe can --

1 HEARING MASTER: No. No questions at this time.

2 Thank you, ma'am.

3 MS. LONDONO: Thank you very much.

4 HEARING MASTER: Okay. Development Services staff.

5 MS. JAMES: Good evening. Cierra James with

6 Development Services.

7 The applicant is requesting to rezone the parcel from
8 RSC-6 to CG with the following applicant proposed restrictions.
9 Uses will be limited to furniture refinishing, repair,
10 upholstery, including but not limited to boat furniture. And a
11 six-foot high fence shall be installed at the time of
12 development along the southern boundary.

13 The site is located directly south of the Seaboard
14 Coast Line Railroad and takes access from Downing Street.
15 Properties to the north, south and west of the site are zoned
16 RSC-6. However, only the property to the south is developed
17 with a single-family residence. Parcels to the east are zoned
18 CG. The subject site and adjacent parcels on the north side of
19 Downing Road (sic) are -- fall within the OC-20 Future Land Use
20 Category, while properties on the south side of Downing Road
21 (sic) are zoned RSC-6, developed with single-family homes and
22 designated within the RES-4 Plan Category.

23 Based on these considerations, staff find the proposed
24 use approvable.

25 HEARING MASTER: Okay. Thank you.

1 Planning Commission staff.

2 MS. LIENHARD: Thank you.

3 The subject property is located in the Office
4 Commercial-20 Future Land Use Category. The site is in the
5 Rural Area and the subject property is not located within the
6 limits of a Community Plan.

7 The site is in the Rural Area where, according to
8 Objective 1.2 of the Future Land Use Section, this area is
9 intended for long-term agricultural uses, large lot rural
10 residential uses and undeveloped natural areas. Per Policy,
11 1.2.1, densities in the Rural Area shall be no higher than one
12 dwelling unit per five gross acres, unless located within an
13 area identified with a higher density Land Use Category on the
14 Future Land Use map as a suburban enclave, a planned village, a
15 planned development pursuant to the planned environmental
16 community category or a rural community, which will carry higher
17 densities.

18 Policy 1.2.2 defines suburban enclaves as existing
19 areas shown on the Future Land Use map as higher than one
20 dwelling unit per gross acre outside of the Urban Service Area.
21 The current Future Land Use Category of the site is designated
22 as Office Commercial-20, which would fall under the category of
23 an urban enclave -- a suburban enclave, as the OC-20 category
24 has a higher density than one dwelling unit per gross acre, and
25 the site is in the rural area.

1 The OC-20 Future Land Use Category is intended for
2 existing commercial and office centers, and provide for future
3 development opportunities. New commercial developments should
4 be part of a mixed-use development or be clustered at
5 intersections of major roadways. Commercial uses should be
6 discouraged outside of these nodes. The request is to develop
7 the site with new commercial uses. However, the site is not
8 clustered at a major intersection or a major roadway. The
9 property is located along a local roadway, and although it is
10 south of Dr. Martin Luther King, Jr. Boulevard, there is the CSX
11 railway corridor between the site and the roadway, and is
12 therefore not accessed by that road itself. The request is
13 therefore not consistent with the intention of this category in
14 having new commercial uses located at major intersections.

15 Future Land Use Section Policy 3.1.3 requires that all
16 new developments be compatible with the surrounding area, noting
17 that compatibility does not mean the same as, rather, it refers
18 to the sensitivity of development proposals and maintaining the
19 character of existing development.

20 According to the Hillsborough County Property
21 Appraiser, the site currently consists of vacant land. There is
22 a CSX railway to the north of the site, with Dr. Martin Luther
23 King, Jr. Boulevard to the north of the railroad. North of Dr.
24 Martin Luther King, Jr. Boulevard, there are heavy commercial
25 uses with the heavy industrial use to the west. There are

1 single-family residential uses directly south of the site,
2 across Downing Street. To the west, there is a public/quasi-
3 public parcel owned by the County, as well as single-family
4 residential to the east and light commercial that exists further
5 eastward. The proposal for Commercial General Restricted does
6 not meet the intent of Future Land Use Section Objective 3.1 as
7 the use of the furniture refinishing and repair use and
8 commercial boat upholstery would be too intensive of a use in
9 such close proximity to the single-family residential located
10 directly south of the site.

11 Policy 3.1.1 states to restrict incompatible land uses
12 to protect established and planned neighborhoods and
13 communities, do that by utilizing planning principles that limit
14 commercial development in Residential Future Land Use
15 Categories. While the site is not technically within a
16 Residential Future Land Use Category, it is directly north of
17 the Residential-4 and Residential-1 Future land Use Categories.
18 As there is no access to the property from Dr. Martin Luther
19 King, Jr. Boulevard, the only access to the site is from a local
20 road that travels through those adjacent Residential Future Land
21 Use Categories.

22 Policy 3.1.2 emphasizes the importance of gradual
23 transitions of intensities and densities between different land
24 uses. These transitions shall be provided as new development is
25 proposed and approved through the use of professional site

1 planning, buffering and screening techniques and controlling
2 the specific land use. Screening and buffering used to separate
3 new development from existing lower density communities should
4 be designed in the style compatible with the community and allow
5 pedestrian penetration. In rural areas, perimeter walls are
6 discouraged and buffering with berms and landscaping are
7 strongly encouraged. With this request being a Standard
8 Rezoning and not a Planned Development, there's not an
9 opportunity to build in mitigation measures to the site plan to
10 help alleviate compatibility concerns.

11 One of the restrictions included in this request is
12 for there to be a six-foot-high solid PVC or wooden fence to be
13 installed at the time of development along the southern border
14 to add additional screening between the use and the residential
15 properties located to the south. While Planning Commission
16 staff recognizes this mitigation effort, it does not fully
17 address the broader intent of Policy 3.1.2, which emphasizes
18 gradual transitions and context sensitive buffering. Without
19 the ability to incorporate additional mitigation techniques and
20 site plan specific measures through a Planned Development, the
21 proposed rezoning still opposes long-term compatibility concerns
22 with the surrounding lower density residential community.

23 And based upon those considerations, Planning
24 Commission staff finds the proposed Rezoning inconsistent with
25 the Unincorporated Hillsborough County Comprehensive Plan.

1 Thank you.

2 HEARING MASTER: Okay. Now, at this point in time, is
3 there anyone in the audience that wishes to speak in support of
4 the application? See no one responding.

5 Anyone in the audience wish to speak in opposition to
6 the application? See no one responding.

7 Staff anything further?

8 MS. HEINRICH: No, sir.

9 HEARING MASTER: Okay. Applicant, opportunity for
10 rebuttal.

11 MS. LONDONO: I'm okay.

12 HEARING MASTER: You good? Very good. Thank you,
13 ma'am.

14 Okay. With that, that concludes this application.
15 And we're ready for the next item.

16

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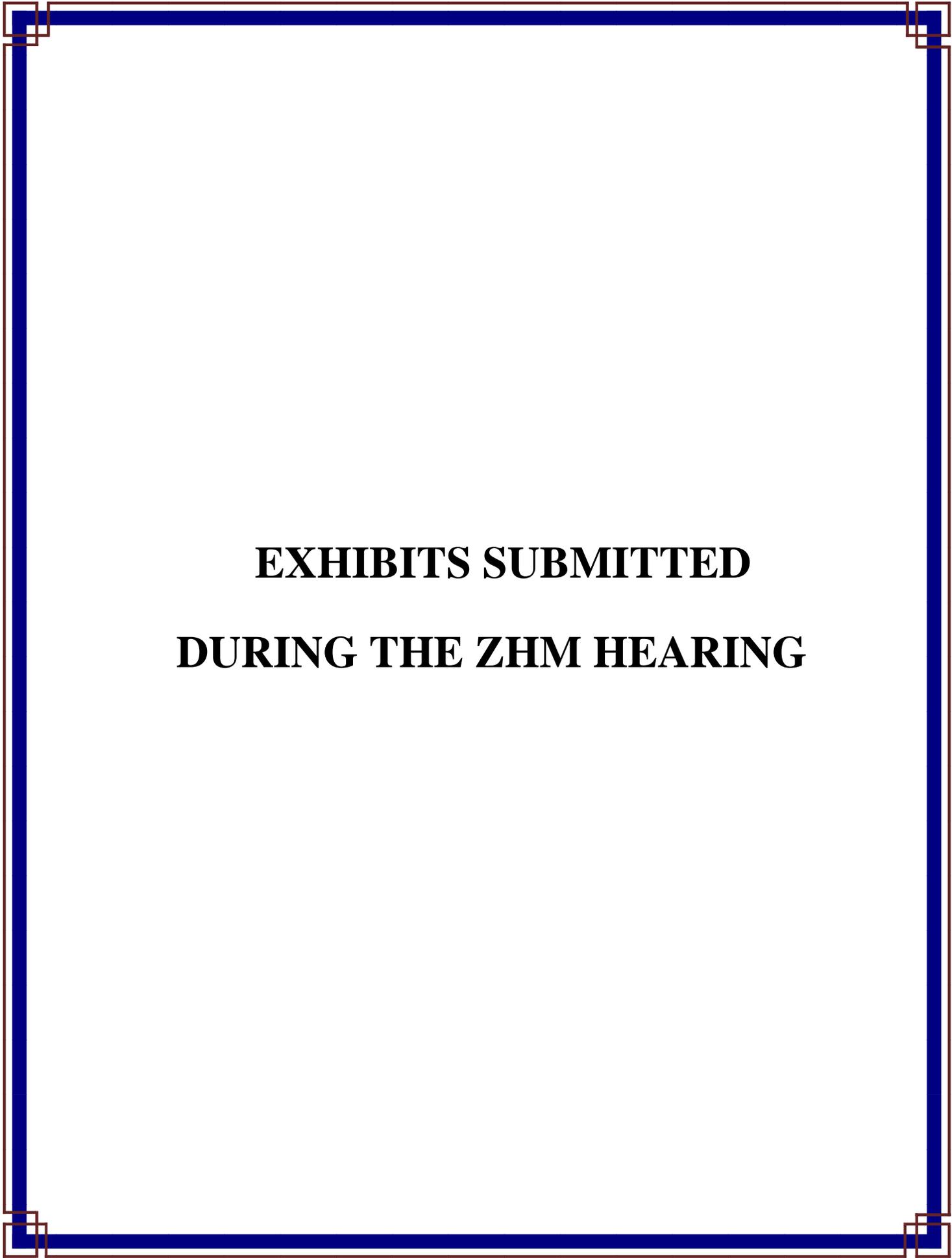
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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>VS</u> <u>RZ 25-0582</u>	PLEASE PRINT NAME <u>Colin Rice</u> MAILING ADDRESS <u>1000 W. Cass St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>239-404-2771</u>
APPLICATION # <u>RZ 25-0500</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33709</u> PHONE <u>707-866-1760</u>
APPLICATION # <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Todd Pressman</u> MAILING ADDRESS <u>200 2nd Ave S. #451</u> CITY <u>St. Pete</u> STATE <u>FL</u> ZIP <u>33701</u> PHONE <u>707-866-1760</u>
APPLICATION # <u>VS</u> <u>RZ 25-1281</u>	PLEASE PRINT NAME <u>Grace McComas</u> MAILING ADDRESS <u>805 Old Darby St.</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813-240-3907</u>
APPLICATION # <u>RZ 25-1320</u>	PLEASE PRINT NAME <u>Ruth P. Londono</u> MAILING ADDRESS <u>1502 W Busch Blvd sted</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33612</u> PHONE <u>(813) 919-7802</u>
APPLICATION # <u>RZ 25-1418</u>	PLEASE PRINT NAME <u>Robert Markin</u> MAILING ADDRESS <u>206 W 92</u> CITY <u>Seffner</u> STATE <u>FL</u> ZIP <u>33584</u> PHONE <u>813.543.5571</u>

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

<p>APPLICATION # RZ 26-0037</p>	<p>PLEASE PRINT NAME <u>Melva RODRIGUEZ</u></p> <p>MAILING ADDRESS <u>7710 AHN BOLLARD RD</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33634</u> PHONE <u>813-243-8725</u></p>
<p>APPLICATION # RZ 26-0124</p>	<p>PLEASE PRINT NAME <u>Kami Corbett</u></p> <p>MAILING ADDRESS <u>101 E Kennedy Blvd, St 3700</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278424</u></p>
<p>APPLICATION # MM 25-0586</p>	<p>PLEASE PRINT NAME <u>RAED Petro</u></p> <p>MAILING ADDRESS <u>5524 VAN DYKE RD</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813-7666939</u></p>
<p>APPLICATION # MM 25-0586</p>	<p>PLEASE PRINT NAME <u>Elizabeth Rodriguez</u></p> <p>MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u></p> <p>CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.549.3316</u></p>
<p>APPLICATION # VS MM 25-0586</p>	<p>PLEASE PRINT NAME <u>Beth white</u></p> <p>MAILING ADDRESS <u>5338 Van Dyke Road</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33558</u> PHONE <u>813 855-8425</u></p>
<p>APPLICATION # RZ 25-1245</p>	<p>PLEASE PRINT NAME <u>CHRIS MCNEAL</u></p> <p>MAILING ADDRESS <u>15957 N. FLORIDA AVE</u></p> <p>CITY <u>Lutz</u> STATE <u>FL</u> ZIP <u>33549</u> PHONE <u>8132052504</u></p>

DATE/TIME: 12/15/2025 6pm HEARING MASTER: Steve LucePLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>RAGHAVA MUMMANEM</u> MAILING ADDRESS <u>1571 RINGMORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33627</u> PHONE <u>848 2191222</u>
APPLICATION # <u>RZ 25-1245</u>	PLEASE PRINT NAME <u>SRIDEN PARVATHANEMI</u> MAILING ADDRESS <u>1571 RINGMORE CT</u> CITY <u>DOVER</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>848 219-1222</u>
APPLICATION # <u>RZ 25-1250</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>
APPLICATION # <u>RZ 25-1338</u>	PLEASE PRINT NAME <u>SYED LAEQ ALI</u> MAILING ADDRESS <u>602 OCONLEY AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813 260 8502</u>
APPLICATION # <u>mm 25-1362</u>	PLEASE PRINT NAME <u>Alex Schaefer</u> MAILING ADDRESS <u>400 W. Ashley Ave Suite 1100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-221-9100</u>
APPLICATION # <u>mm 25-1375</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd Ste 3700</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-2278421</u>

DATE/TIME: 12-15-2025 6pm HEARING MASTER: Steve Luce

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

<p>APPLICATION #</p> <p><u>MM 25-1375</u></p>	<p>PLEASE PRINT NAME <u>Michael YATES / PALM TRAFFIC</u></p> <p>MAILING ADDRESS <u>4006 S. MACDILL AVE</u></p> <p>CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>8132058057</u></p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>
<p>APPLICATION #</p>	<p>PLEASE PRINT NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY _____ STATE _____ ZIP _____ PHONE _____</p>

DECEMBER 15, 2025 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, December 15, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Steve Luce, ZHM, called the meeting to order at 6:00 p.m., led in the pledge of allegiance to the flag, and introduction.

A. WITHDRAWALS AND CONTINUANCES

 Michelle Heinrich, Development Services (DS), reviewed the changes to the agenda.

 Steve Luce, ZHM, overview of ZHM process.

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

 Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-0500

 Michelle Heinrich, DS, called RZ 25-0500.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-0500.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1281

 Michelle Heinrich, DS, called RZ 25-1281.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1281.

C.2. RZ 25-1320

 Michelle Heinrich, DS, called RZ 25-1320.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1320.

MONDAY, DECEMBER 15, 2025

C.3. RZ 25-1418

 Michelle Heinrich, DS, called RZ 25-1418.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1418.

C.4. RZ 26-0037

 Michelle Heinrich, DS, called RZ 26-0037.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0037.

C.5. RZ 26-0124

 Michelle Heinrich, DS, called RZ 26-0124.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 26-0124.

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

D.1. RZ 25-0582

 Michelle Heinrich, DS, called RZ 25-0582.

 Testimony provided.

 Steve Luce, ZHM, continued RZ 25-0582 to February 23, 2026, ZHM hearing.

D.2. RZ MM 25-0586

 Michelle Heinrich, DS, called MM 25-0586.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-0586.

D.3. RZ 25-1245

 Michelle Heinrich, DS, called RZ 25-1245.

 Testimony provided.

MONDAY, DECEMBER 15, 2025

 Steve Luce, ZHM, closed RZ 25-1245.

D.4. RZ 25-1250

 Michelle Heinrich, DS, called RZ 25-1250.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1250.

D.5. RZ 25-1338

 Michelle Heinrich, DS, called RZ 25-1338.

 Testimony provided.

 Steve Luce, ZHM, closed RZ 25-1338.

D.6. MM 25-1362

 Michelle Heinrich, DS, called MM 25-1362.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1362.

D.7. MM 25-1375

 Michelle Heinrich, DS, called MM 25-1375.

 Testimony provided.

 Steve Luce, ZHM, closed MM 25-1375.

E. ZHM SPECIAL USE - **None**.

ADJOURNMENT

 Steve Luce, ZHM, adjourned the meeting at 8:39 p.m.

Rezoning Application: RZ STD 25-1320

Zoning Hearing Master Date: 12/15/2025

BOCC Land Use Meeting Date: 02/10/2025



Hillsborough County Florida

Development Services Department

1.0 APPLICATION SUMMARY

Applicant: RU Project Management Group, LLC

FLU Category: OC-20

Service Area: Rural

Site Acreage: 0.34

Community Plan Area: None

Overlay: None



Introduction Summary:

The applicant requests to rezone from RSC-6 (Residential, Single-Family Conventional) to CG-R (General Commercial with Restrictions). The applicant proposes to restrict several of the more intensive uses allowed in the CG zoning district and require fencing for screening.

Zoning:	Existing	Proposed
District(s)	RSC-6	CG-R
Typical General Use(s)	Single-Family Residential (Conventional Only)	General Commercial, Office and Personal Services with Restrictions
Acreage	0.34	0.34
Density/Intensity	6 du/ga	0.27 F.A.R.
Mathematical Maximum*	2 dwelling units	3998 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6	CG-R
Lot Size / Lot Width	7,000 sq ft / 70'	10,000 sq ft / 75'
Setbacks/Buffering and Screening	Front (South): 25' Sides (East & West): 7.5' Rear (North): 25'	Front (South): 30' Side (East): None Side (West): 20' Type B Rear (North): None
Height	35'	50'

Additional Information:

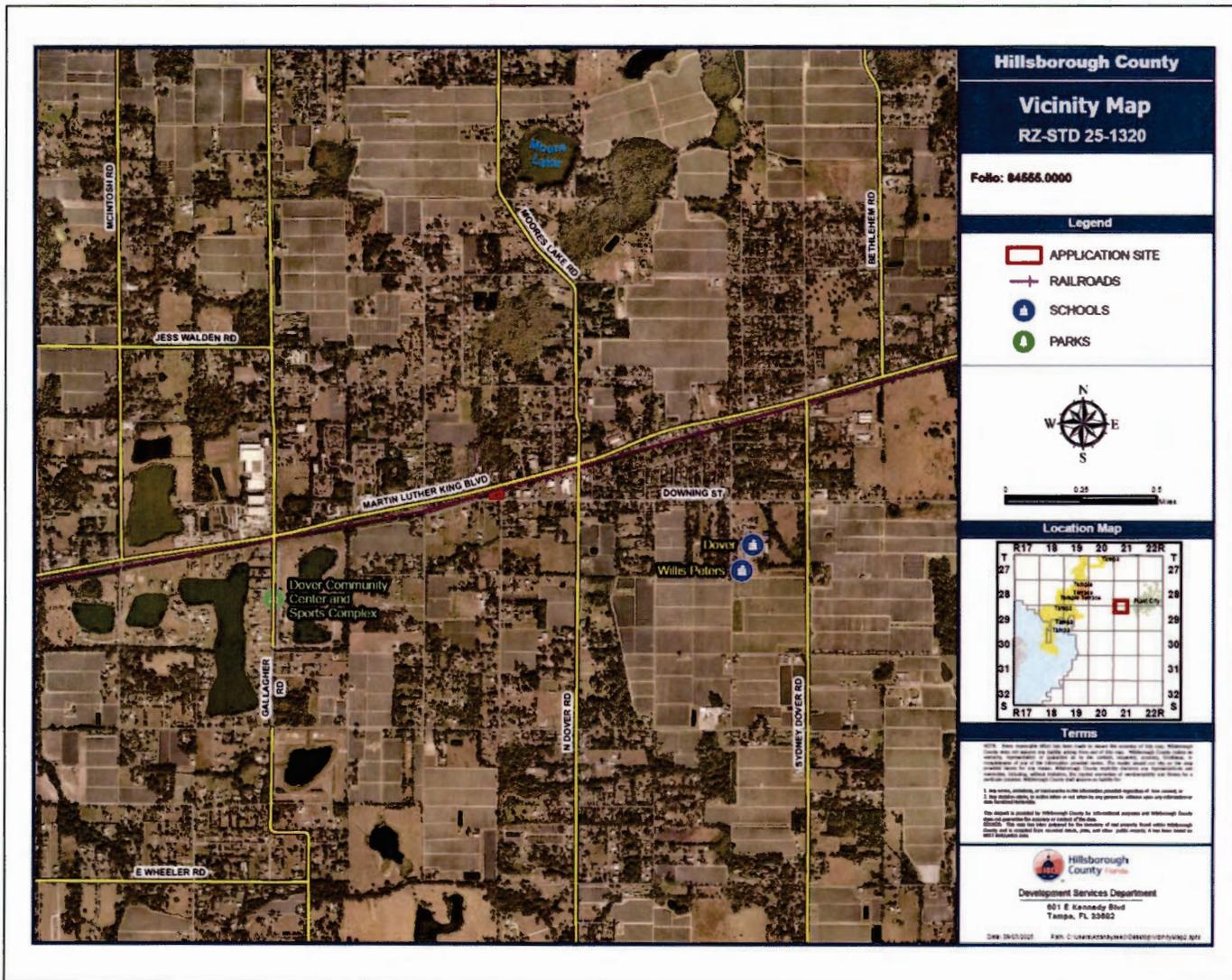
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	None requested as part of this application

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Approvable, subject to applicant proposed restrictions
--	---

Application No. RZ 25-1320
Name: Ashley Rome
Entered at Public Hearing: 24M
Exhibit # 1 Date: 12-15-2025

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

The site is located directly south of the Seaboard Coast Line Railroad, approximately 1,000 feet west of the North Dover Rd. and Downing St. intersection. The surrounding area consists of residential, general commercial, and intensive commercial uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	RSC-6	6 du/ga	Single-Family Residential	Railway
South	RSC-6-MH	6 du/ga	Single-Family Residential	Single-Family Home
East	CG	0.27 F.A.R.	General Commercial	Warehouse
West	RSC-6	6 du/ga	Single-Family Residential	Vacant

APPLICATION NUMBER: RZ-STD 25-1320

ZHM HEARING DATE: December 15, 2025

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Cierra James

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

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

Project Trip Generation <input type="checkbox"/> Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	18	1	2
Proposed	39	7	8
Difference (+/-)	+21	+6	+6

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

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

Notes:

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Restrictions Requested	Additional Information/Comments
<input type="checkbox"/> Design Exception/Adm. Variance Requested <input type="checkbox"/> Off-Site Improvements Provided	<input type="checkbox"/> Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Restrictions are requested by the applicant.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

INFORMATION/REVIEWING AGENCY				
Environmental:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Environmental Protection Commission	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	See agency comments.
Natural Resources	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Conservation & Environ. Lands Mgmt.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Check if Applicable: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Wetlands/Other Surface Waters <input type="checkbox"/> Use of Environmentally Sensitive Land Credit <input type="checkbox"/> Wellhead Protection Area <input type="checkbox"/> Surface Water Resource Protection Area <input type="checkbox"/> Potable Water Wellfield Protection Area <input type="checkbox"/> Significant Wildlife Habitat <input type="checkbox"/> Coastal High Hazard Area <input type="checkbox"/> Urban/Suburban/Rural Scenic Corridor <input type="checkbox"/> Adjacent to ELAPP property <input type="checkbox"/> Other _____ 				
Public Facilities:	Comments Received	Objections	Conditions Requested	Additional Information/Comments
Transportation <input type="checkbox"/> Design Exc./Adm. Variance Requested <input type="checkbox"/> Off-site Improvements Provided <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Service Area/ Water & Wastewater <input type="checkbox"/> Urban <input type="checkbox"/> City of Tampa <input checked="" type="checkbox"/> Rural <input type="checkbox"/> City of Temple Terrace	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A
Hillsborough County School Board Adequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A Inadequate <input type="checkbox"/> K-5 <input type="checkbox"/> 6-8 <input type="checkbox"/> 9-12 <input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Impact/Mobility Fees				
Comprehensive Plan:	Comments Received	Findings	Conditions Requested	Additional Information/Comments
Planning Commission <input type="checkbox"/> Meets Locational Criteria <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Locational Criteria Waiver Requested <input type="checkbox"/> Minimum Density Met <input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/> Inconsistent <input type="checkbox"/> Consistent	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The applicant is requesting to rezone from RSC-6 (Residential, Single-Family Conventional) to CG-R (General Commercial with Restrictions). The site is located directly south of the Seaboard Coast Line Railroad, and takes access from Downing Street, a two-lane local county road. There is a mixture of uses in the surrounding area including single-family residential (south), general commercial (adjacent to the east), and intensive commercial (to the north across CSX and MLK Blvd). The purpose of their rezoning is to allow operation of a boat upholstery business.

The properties to the north, south and west of the subject site are zoned RSC-6. However, only the property to the south is developed with a single-family home. The RSC-6 property to the west is vacant, and the RSC-6 property to the north is occupied by the CSX railroad. Parcels to the east are zoned CG. The subject site and the adjacent RSC-6 and CG parcels to the north, west, and east are all located on the north side of Downing Road within the OC-20 plan category. Parcels on the south side of Downing Road, zoned RSC-6 and developed for residential use, fall within the RES-4 plan category.

Per LDC Sec. 6.06.06., the west boundary of the property will require a 20-foot Type B Buffer. The applicant has also proposed to add a 6-foot fence to provide screening from the single-family home across the street.

Due to the size and location of the parcel, the applicant is limiting the more intensive uses allowed in the CG zoning district. The purposed restricted general commercial zoning would create a development pattern that is consistent with the existing zoning and development pattern in the surrounding area.

5.2 Recommendation

Staff find the rezoning request **approvable**, subject to the following proposed restrictions:

1. The allowed uses will be limited to the following:
 - ~~Furniture Refinishing, Repair and Upholstery.~~ Furniture Refinishing, Repair, Upholstery, including, but not limited to, boat furniture.
2. A 6-foot-high solid PVC or wooden fence shall be installed at the time of development along the southern boundary outside of the required front yard.

Zoning Administrator Sign Off:	
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APPLICATION NUMBER: RZ-STD 25-1320

ZHM HEARING DATE: December 15, 2025

BOCC LUM MEETING DATE: February 10, 2026

Case Reviewer: Cierra James

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

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

APPLICATION NUMBER: RZ-STD 25-1320

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7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

Not applicable.

8.0 PROPOSED SITE PLAN (FULL)

Not applicable.

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 12/03/2025

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: East Rural

PETITION NO: RZ 25-1320

- This agency has no comments.
- This agency has no objection.
- This agency has no objection, subject to the listed or attached conditions.
- This agency objects for the reasons set forth below.

PROJECT SUMMARY AND ANALYSIS

The applicant is requesting to rezone a parcel of land totaling +/- 0.34 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General – Restricted (CG-R). The site is located on the north side of Downing St at the intersection with Al Simmons Rd, approximately 1,300 feet west of N Dover Rd. The Future Land Use (FLU) designation of the site is Office Commercial – 20 (OC-20) which permits community commercial uses, office uses, mixed-use development, and compatible residential uses.

The applicant proposes to restrict the use on site to furniture refinishing, repair, and upholstery with accessory structures. An additional screening restriction for a 6-foot fence is also being proposed.

Trip Generation Analysis

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

Approved Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
RSC-6, 2 Single-Family Detached Units (ITE Code 210)	18	1	2

Proposed Zoning:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG-R, 3,998 square feet Specialty Trade Contractor (ITE Code 180)	39	7	8

Trip Generation Difference:

	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 21	+ 6	+ 6

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on Downing Street.

Downing Street is a 2-lane, undivided, rural, substandard local roadway. The roadway is characterized by a +/- 17-foot-wide paved surface in average condition within a varied +/- 42-foot-wide to +/- 45-foot-wide right of way. There are no sidewalks along the project frontage. However, there is a +/- 5-foot-wide sidewalk on the north side of the roadway immediately east of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to Downing Street.

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

Transportation Review Section staff did not identify any concerns that would require a more detailed staff report to be filed. Staff notes that, regardless of this review, the developer/property owner will be required to comply with all Comprehensive Plan, LDC, TTM, and other applicable rules and regulations at the time of plat/site/construction plan review. As such, staff has no objection to this request.

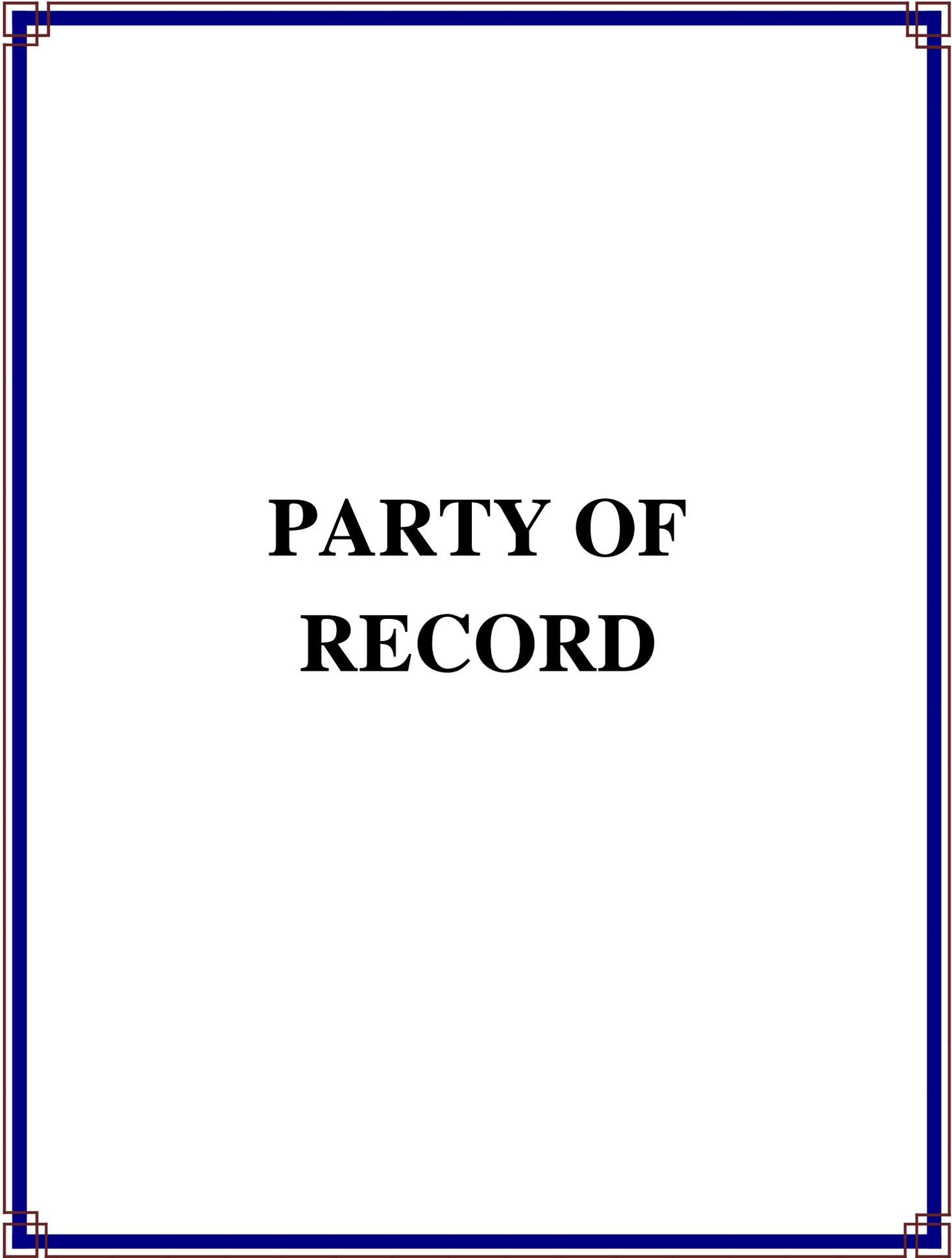
Staff notes that any plans or graphics presented as a part of a Euclidean zoning case are non-binding and will have no regulatory value at the time of plat/site/construction plan review.

ROADWAY LEVEL OF SERVICE (LOS) INFORMATION

The roadway level of service for Downing Street is not available. The roadway level of service provided for Dover Road is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Dover Road	Sydney Road	Dr Martin Luther King Jr Boulevard	D	C

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



**PARTY OF
RECORD**

NONE