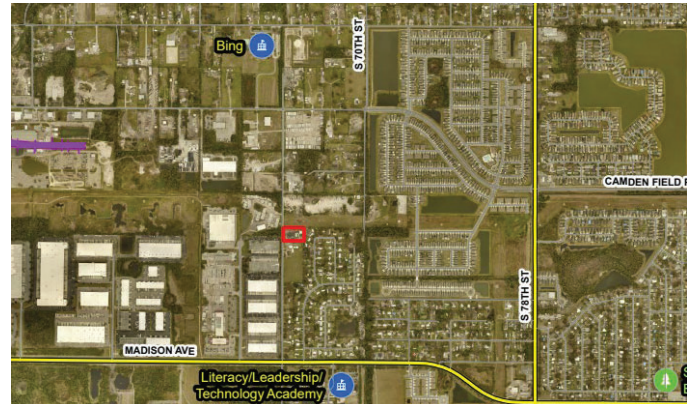


Rezoning Application: 25-1026 (Remand)**Zoning Hearing Master Date:** 06-22-2026**BOCC Land Use Meeting Date:** 08-11-2026**Hillsborough
County Florida****Development Services Department****1.0 APPLICATION SUMMARY**

Applicant: Robert Martin
FLU Category: RES-6
Service Area: Urban
Site Acreage: 1.54 acres
Community Plan Area: Palm River-Progress Village
Overlay: None
Request: Rezone to CG-R

**Introduction Summary:**

This application was deemed out of order subsequent to the January 26, 2026 Zoning Hearing Master Hearing and remanded back to the Zoning Hearing Master. As part of the remand, the applicant has revised the request. The applicant is requesting a rezoning to CG-R (Commercial General-Restricted) from RSC-6 MH (Residential, Single-Family Conventional with Mobile Home Overlay). The applicant has offered restrictions regarding uses, operating hours, and buffering and screening.

Zoning:	Existing	Proposed
District(s)	RSC-6 MH	CG-R
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	General Commercial-Restricted
Acreage	1.54	1.54
Density/Intensity	6 Du. Per acre	0.25 FAR
Mathematical Maximum*	9.24 Du.	16,770 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6 MH	CG
Lot Size / Lot Width	7,000 sq. ft./ 70 ft. wide	10,000 sq. ft./ 75 ft wide
Setbacks/Buffering and Screening	25 ft. front, 7.5 ft. side, and 25 ft. rear	30 ft. front, 0 ft. north, 20 ft. east and south with enhanced Type B buffer.
Height	35 ft.	50 ft. Additional setbacks of 2 ft. for every one ft. over 20 ft.

Additional Information:

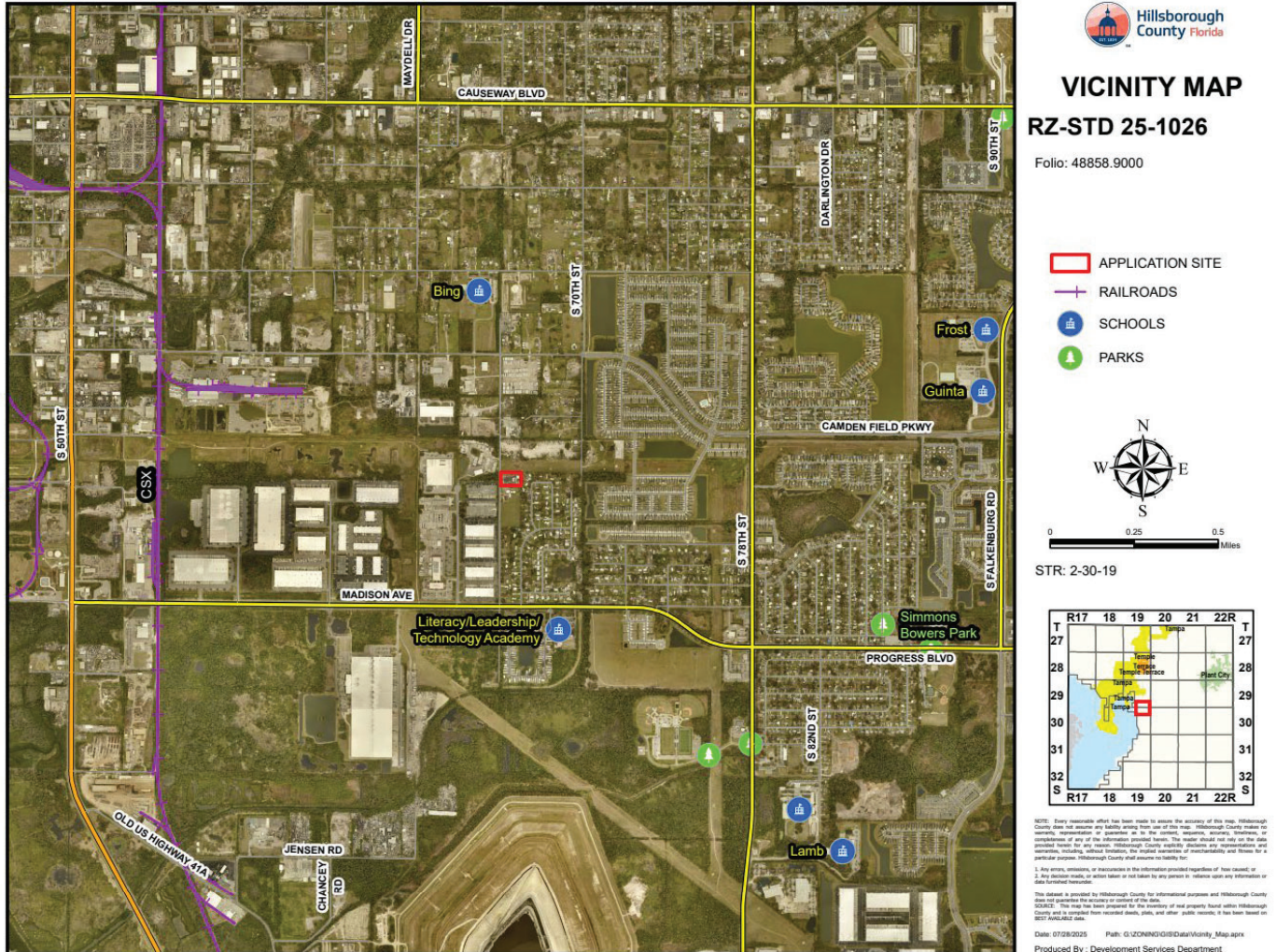
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Approvable, subject to applicant proposed restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map

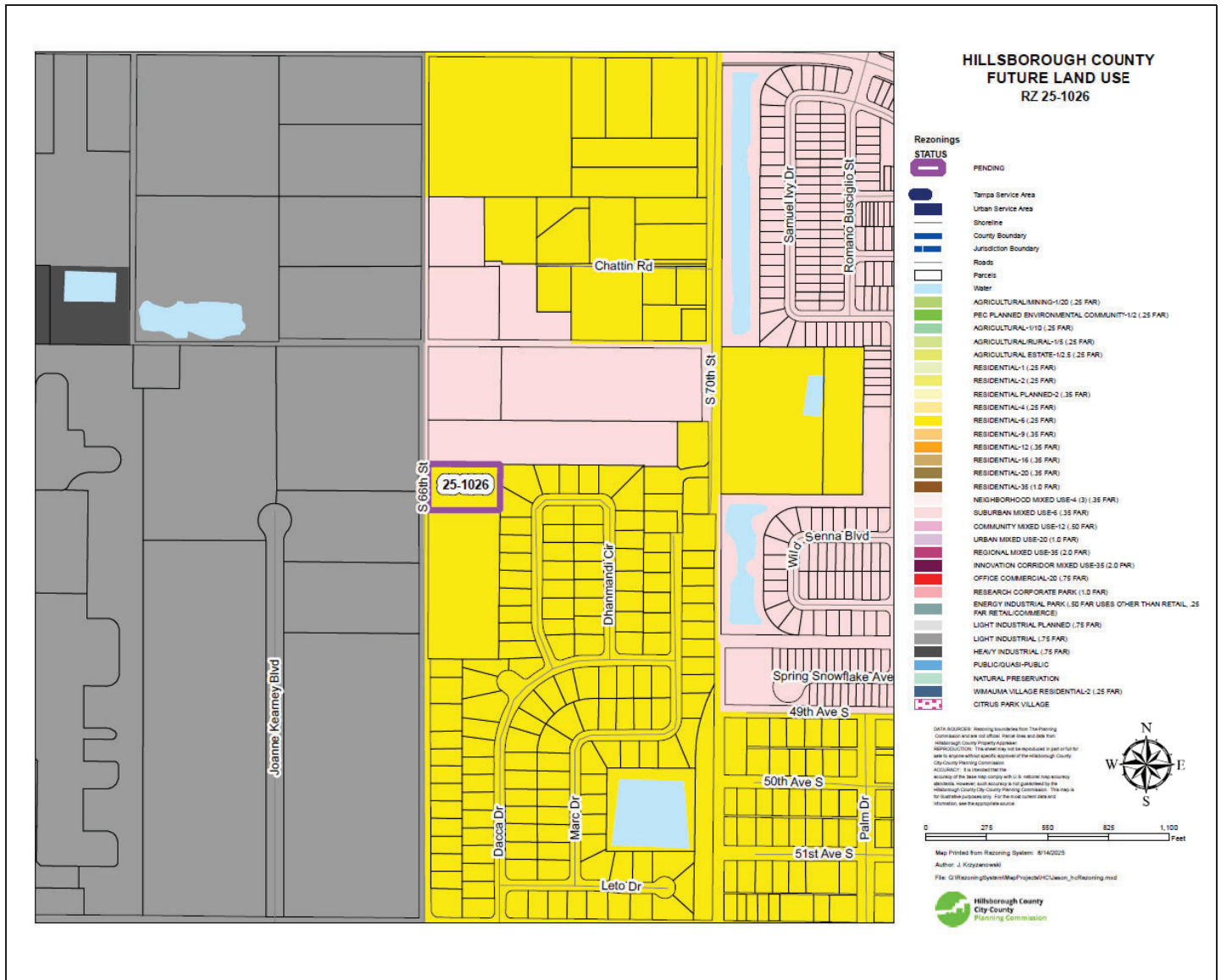


Context of Surrounding Area:

The property is located on the east side of 66th Street, north of Madison Avenue, within the Palm River-Progress Village community. The general area is developed with industrial, residential and agricultural uses.

2.0 LAND USE MAP SET AND SUMMARY DATA

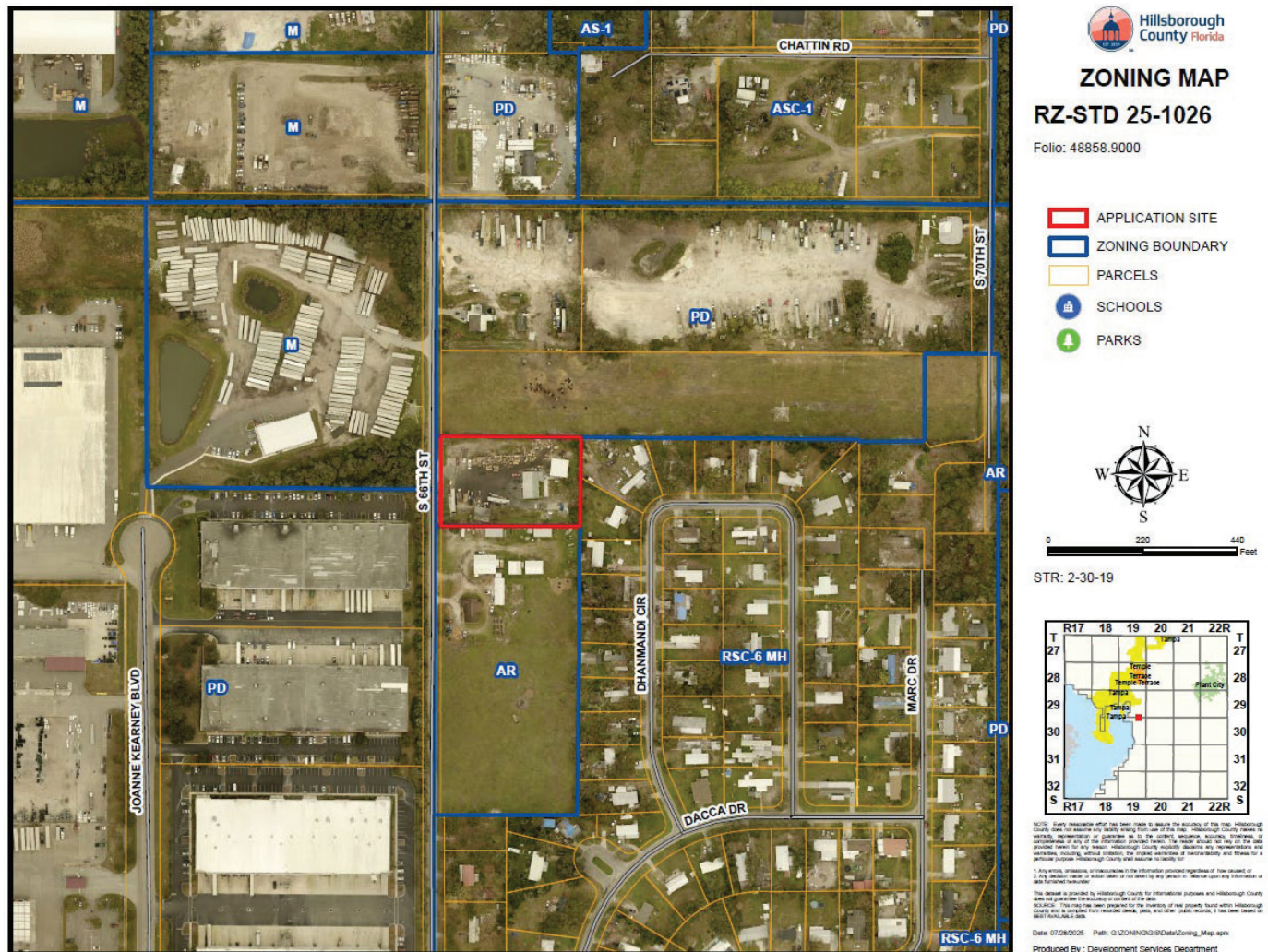
2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-1142	N/A	Truck parking, commercial equipment open storage, landscaping material open storage, and firewood operation	Tract C - Open Space
East	RSC-6	6 du / ga	Residential	Residential
South	AR	0.2 du / ga	Residential & Agricultural	Residential & Agricultural

APPLICATION NUMBER: RZ 25-1026 (Remand)

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2025

Case Reviewer: Logan McKaig

West	M & PD 00-1241	.75 FAR	Manufacturing, Industrial, warehousing and distribution	Light industrial, open storage, and warehousing
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2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

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

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S 66 th Street	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	82	7	8
Proposed	<u>6,711 3,197</u>	<u>622 214</u>	<u>586 293</u>
Difference (+/-)	+ <u>6,629 3,115</u>	+ <u>615 207</u>	+ <u>578 285</u>

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

Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.

Notes:

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

Notes:

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No*	*The Applicant has proposed restrictions.

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area developed with residential and manufacturing uses. Manufacturing uses are developed to the west and open storage is developed to the north (separated by an open space/Teco easement parcel). Single-family is present to the south and east of the site and to mitigate any impacts, the applicant has agreed to use which will not include high intensity, automotive or drive-through uses, provide hours of operation and enhanced buffering and screening. The residential subdivision to the east was platted in 1975 and did not extend to 66th Street. All development standards of the CG zoning district will be met or exceeded.

5.2 Recommendation

Approvable, subject to applicant proposed restrictions.

6.0 PROPOSED RESTRICTIONS

1. The following CG zoning district uses are prohibited:
Major, Minor and Neighborhood Servicing Auto Repair
Schools, Private and Charter (K-12)
Schools, Public
Banquet and Reception Halls
Convenience Stores with or without gas sales
Heliport, Helistop
Vehicle Auction-Retail
Wholesale Distribution (Trade)
Freestanding Emergency Room
Hospital
Outdoor Paintball
Ambulance Services
Drive-thrus associated with any use
2. Operating hours shall be limited to 7:00am – 9:00pm, weekdays and 10:00am – 4:00pm on weekends.
3. A 20-foot wide buffer with enhanced Type B screening shall be provided along the eastern and southern property lines. The Type B screening shall be enhanced with an additional staggered row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart.

APPLICATION NUMBER: RZ 25-1026 (Remand)

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2025

Case Reviewer: Logan McKaig

Zoning Administrator Sign Off:

J. Brian Grady

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

Agency	Number	Violation	Status
Code Enforcement*			
☐ None current or pending			
☒ Violation(s)	HC-CE-25-005936	Development in the Right of Way	In compliance
Building Code Compliance*			
☒ None current or pending			
☐ Violation(s)			
Natural Resources*			
☒ None current or pending	CE #L227300	Unpermitted Land Alterations	Non-compliance
☐ Violation(s)			
EPC*			
☒ None current or pending			
☐ Violation(s)			

8.0 PROPOSED SITE PLAN (FULL)

N/A

APPLICATION NUMBER: RZ 25-1026 (Remand)

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2025

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

Revised: 06/16/2026

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 25-1026

- ☐ 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 +/- 1.54 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General with restrictions (CG-R). The site is located on the east side of S 66th Street approximately 0.35 miles north of Madison Avenue and 0.35 miles south of Hartford Street. The Future Land Use designation (FLU) of the site is Residential – 6 (RES-6) which permits commercial uses barring the floor area ratio (FAR) is 0.25 or less. As such, the subject site would be limited to a maximum of 16,770 square feet of commercial development, excluding the uses proposed to be restricted.

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, reasonable 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, Single-Family Detached/ 9 dwelling units (ITE Code 210)	82	7	8

Proposed Zoning:

Zoning, Land Use/Size (0.25 FAR = maximum 16,770 SF)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,125 <u>4,500</u> square feet of Drive-In Bank <u>Copy, Print, and Express Ship Store</u> (ITE Code 912 <u>920</u>)	507 <u>330</u> *	51 <u>13</u>	108 <u>33</u>
CG, 4,500 square feet of Fast-Food Restaurant with out Drive-Through (ITE Code 933 <u>934</u>)	2,017 <u>1,860</u>	150 <u>178</u>	142 <u>165</u>
<u>CG, 7,770 square feet of Supermarket</u> (ITE Code <u>850</u>)	<u>1,007</u>	<u>23</u>	<u>95</u>

CG, 2,000 square feet of Coffee/Donut Shop with Drive Through (ITE Code 937)	1,201	171	78
CG, 5,145 square feet of Convenience Store with Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)	2,986	250	258
Total	6,711 <u>3,197</u>	622 <u>214</u>	586 <u>293</u>

**ITE does not provide average weekday trips for this use, therefore, the weekday trips are estimated as ten times the highest peak hour trip rate.*

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 6,629 <u>3,115</u>	+ 615 <u>207</u>	+ 578 <u>285</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S 66th Street. S 66th Street is a 2-lane, undivided, substandard, rural, local roadway. The roadway is characterized by +/- 19 feet of pavement in average condition, within a +/- 30-foot-wide right of way. There are no sidewalks on either side of the roadway within the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to S 66th Street, a local, County maintained roadway.

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

Level of Service information for S 66th Street is not available. The roadway level of service provided for Madison Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Madison Avenue (West of 66 th St)	US Highway 41	S 66 th Street	D	C
Madison Avenue (East of 66 th St)	S 66 th Street	78 th Street	D	C

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

COUNTY OF HILLSBOROUGH

**RECOMMENDATION OF THE
LAND USE HEARING OFFICER**

APPLICATION NUMBER:	RZ STD 25-1026 REMAND
DATE OF HEARING:	June 22, 2026
APPLICANT:	Robert Martin
PETITION REQUEST:	The request is to rezone a parcel of land from RSC-6 MH to CG (R)
LOCATION:	4512 S. 66 th Street
SIZE OF PROPERTY:	1.54 acres m.o.l.
EXISTING ZONING DISTRICT:	RSC-6 MH
FUTURE LAND USE CATEGORY:	RES-6
SERVICE AREA:	Urban

DEVELOPMENT REVIEW STAFF REPORT

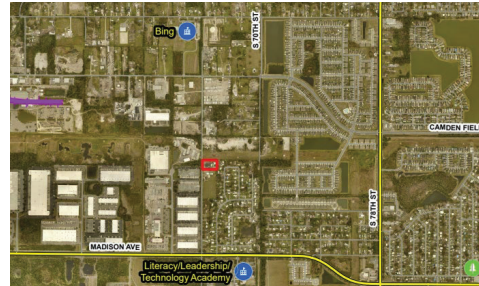
Rezoning Application: 25-1026 (Remand)
Zoning Hearing Master Date: 06-22-2026
BOCC Land Use Meeting Date: 08-11-2026



Development Services Department

1.0 APPLICATION SUMMARY

Applicant: Robert Martin
FLU Category: RES-6
Service Area: Urban
Site Acreage: 1.54 acres
Community Plan Area: Palm River-Progress Village
Overlay: None
Request: Rezone to CG-R



Introduction Summary:

This application was deemed out of order subsequent to the January 26, 2026 Zoning Hearing Master Hearing and remanded back to the Zoning Hearing Master. As part of the remand, the applicant has revised the request. The applicant is requesting a rezoning to CG-R (Commercial General-Restricted) from RSC-6 MH (Residential, Single-Family Conventional with Mobile Home Overlay). The applicant has offered restrictions regarding uses, operating hours, and buffering and screening.

Zoning:	Existing	Proposed
District(s)	RSC-6 MH	CG-R
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	General Commercial-Restricted
Acreage	1.54	1.54
Density/Intensity	6 Du. Per acre	0.25 FAR
Mathematical Maximum*	9.24 Du.	16,770 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6 MH	CG
Lot Size / Lot Width	7,000 sq. ft./ 70 ft. wide	10,000 sq. ft./ 75 ft wide
Setbacks/Buffering and Screening	25 ft. front, 7.5 ft. side, and 25 ft. rear	30 ft. front, 0 ft. north, 20 ft. east and south with enhanced Type B buffer.
Height	35 ft.	50 ft. Additional setbacks of 2 ft. for every one ft. over 20 ft.

Additional Information:

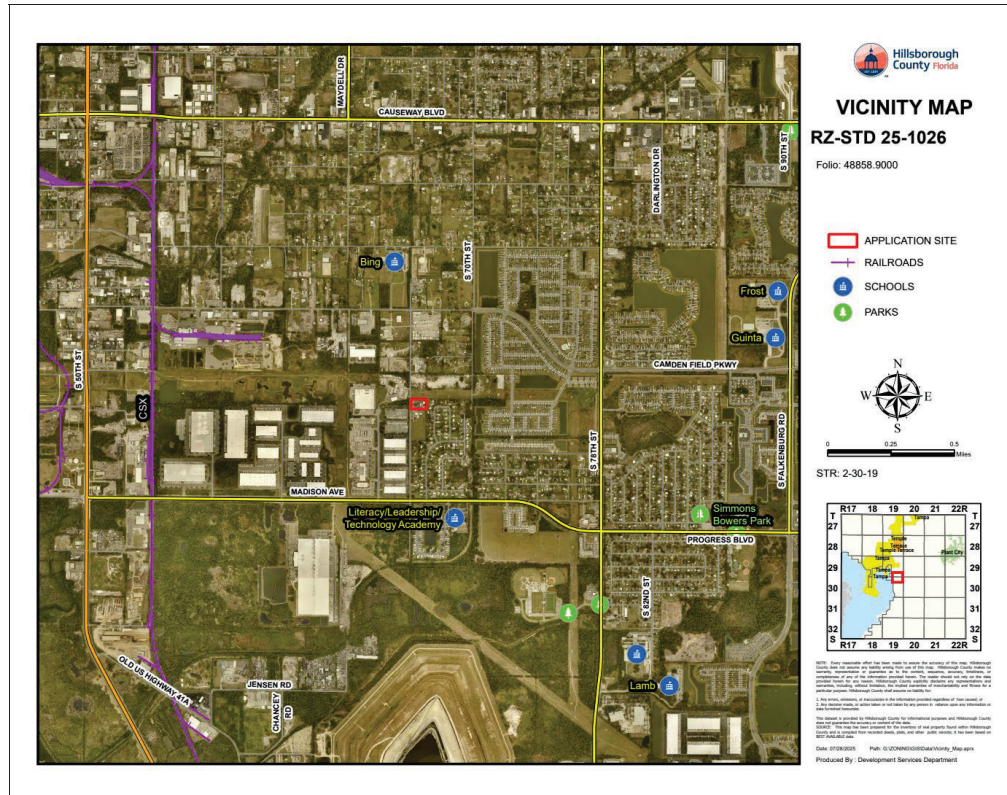
PD Variation(s)	None requested as part of this application
Waiver(s) to the Land Development Code	

Planning Commission Recommendation:
Inconsistent

Development Services Recommendation:
Approvable, subject to applicant proposed restrictions

2.0 LAND USE MAP SET AND SUMMARY DATA

2.1 Vicinity Map



Context of Surrounding Area:

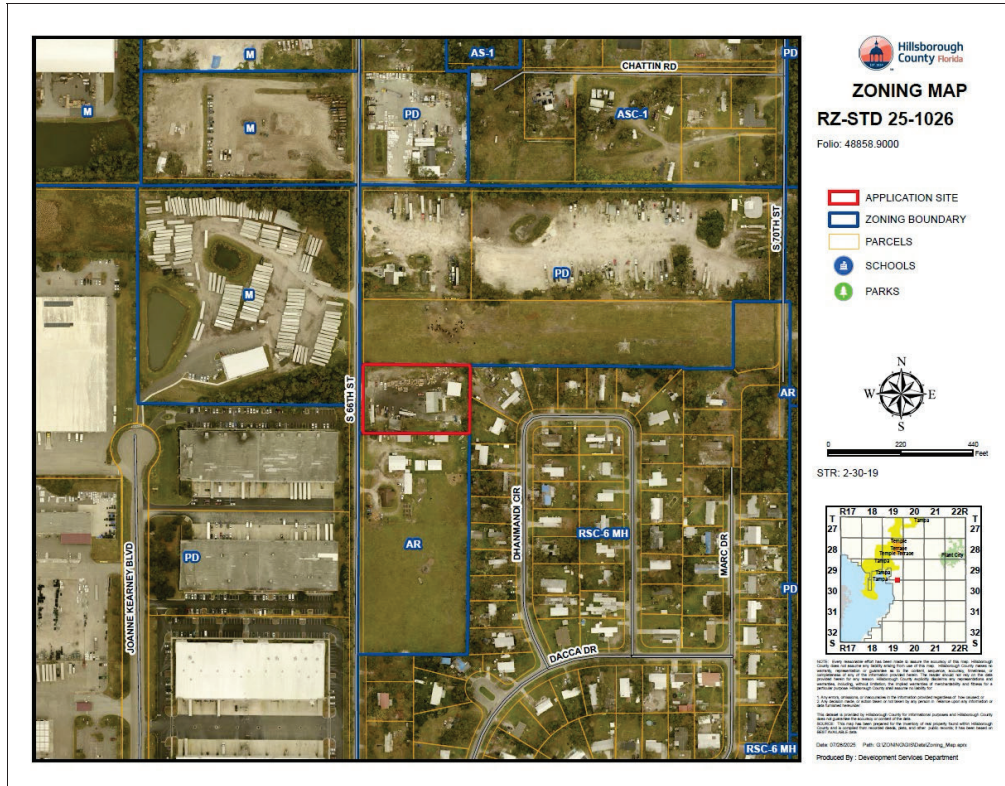
The property is located on the east side of 66th Street, north of Madison Avenue, within the Palm River-Progress Village community. The general area is developed with industrial, residential and agricultural uses.

APPLICATION NUMBER: RZ 25-1026 (Remand)
 ZHM HEARING DATE: 06-22-2026
 BOCC LUM MEETING DATE: 08-11-2025

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

2.3 Immediate Area Map



Adjacent Zonings and Uses

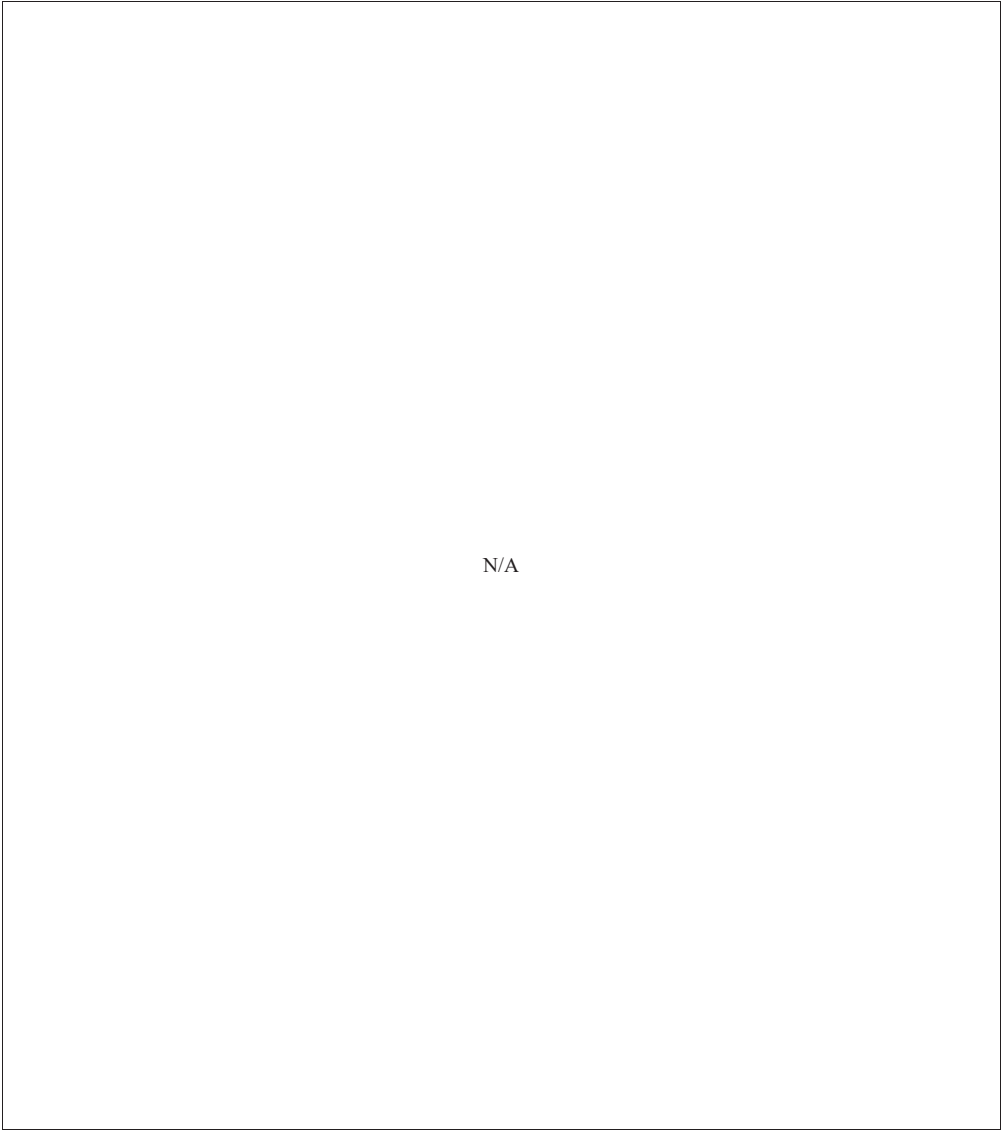
Location:	Zoning:	Maximum Density/F.A.R. Permitted by Zoning District:	Allowable Use:	Existing Use:
North	PD 20-1142	N/A	Truck parking, commercial equipment open storage, landscaping material open storage, and firewood operation	Tract C - Open Space
East	RSC-6	6 du / ga	Residential	Residential
South	AR	0.2 du / ga	Residential & Agricultural	Residential & Agricultural

APPLICATION NUMBER:	RZ 25-1026 (Remand)			
ZHM HEARING DATE:	06-22-2026			
BOCC LUM MEETING DATE:	08-11-2025		Case Reviewer: Logan McKaig	

West	M & PD 00-1241	.75 FAR	Manufacturing, Industrial, warehousing and distribution	Light industrial, open storage, and warehousing
------	----------------	---------	---	---

2.0 LAND USE MAP SET AND SUMMARY DATA

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



APPLICATION NUMBER:	RZ 25-1026 (Remand)	
ZHM HEARING DATE:	06-22-2026	
BOCC LUM MEETING DATE:	08-11-2025	Case Reviewer: Logan McKaig

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

3.0 TRANSPORTATION SUMMARY (FULL TRANSPORTATION REPORT IN SECTION 9 OF STAFF REPORT)				
Adjoining Roadways (check if applicable)				
Road Name	Classification	Current Conditions	Select Future Improvements	
S 66 th Street	County Local - Rural	☐ 2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other	
Project Trip Generation ☐ Not applicable for this request				
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips	
Existing	82	7	8	
Proposed	6,711 3,197	622 214	586 293	
Difference (+/-)	+ 6,629 3,115	+ 615 207	+ 578 285	
*Trips reported are based on gross external trips unless otherwise noted.				
Connectivity and Cross Access ☒ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		Choose an item.	Choose an item.	Choose an item.
South		Choose an item.	Choose an item.	Choose an item.
East		Choose an item.	Choose an item.	Choose an item.
West		Choose an item.	Choose an item.	Choose an item.
Notes:				
Design Exception/Administrative Variance ☒ Not applicable for this request				
Road Name/Nature of Request	Type	Finding		
	Choose an item.	Choose an item.		
Notes:				

4.0 Additional Site Information & Agency Comments Summary			
Transportation	Objections	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No*	*The Applicant has proposed restrictions.

APPLICATION NUMBER: RZ 25-1026 (Remand)

ZHM HEARING DATE: 06-22-2026

BOCC LUM MEETING DATE: 08-11-2025

Case Reviewer: Logan McKaig

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

APPLICATION NUMBER:	RZ 25-1026 (Remand)
ZHM HEARING DATE:	06-22-2026
BOCC LUM MEETING DATE:	08-11-2025
Case Reviewer: Logan McKaig	

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area developed with residential and manufacturing uses. Manufacturing uses are developed to the west and open storage is developed to the north (separated by an open space/Teco easement parcel). Single-family is present to the south and east of the site and to mitigate any impacts, the applicant has agreed to use which will not include high intensity, automotive or drive-through uses, provide hours of operation and enhanced buffering and screening. The residential subdivision to the east was platted in 1975 and did not extend to 66th Street. All development standards of the CG zoning district will be met or exceeded.

5.2 Recommendation

Approvable, subject to applicant proposed restrictions.

6.0 PROPOSED RESTRICTIONS

1. The following CG zoning district uses are prohibited:
Major, Minor and Neighborhood Servicing Auto Repair
Schools, Private and Charter (K-12)
Schools, Public
Banquet and Reception Halls
Convenience Stores with or without gas sales
Heliport, Helistop
Vehicle Auction-Retail
Wholesale Distribution (Trade)
Freestanding Emergency Room
Hospital
Outdoor Paintball
Ambulance Services
Drive-thrus associated with any use
2. Operating hours shall be limited to 7:00am – 9:00pm, weekdays and 10:00am – 4:00pm on weekends.
3. A 20-foot wide buffer with enhanced Type B screening shall be provided along the eastern and southern property lines. The Type B screening shall be enhanced with an additional staggered row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart.

Zoning Administrator Sign Off:	
SITE, SUBDIVISION AND BUILDING CONSTRUCTION IN ACCORDANCE WITH HILLSBOROUGH COUNTY SITE DEVELOPMENT PLAN & BUILDING REVIEW AND APPROVAL. Approval of this re-zoning petition by Hillsborough County does not constitute a guarantee that the project will receive approvals/permits necessary for site development as proposed will be issued, nor does it imply that other required permits needed for site development or building construction are being waived or otherwise approved. The project will be required to comply with the Site Development Plan Review approval process in addition to obtain all necessary building permits for on-site structures.	

SUMMARY OF HEARING

THIS CAUSE came on for hearing before the Hillsborough County Land Use Hearing Officer on June 22, 2026. Ms. Michelle Heinrich of the Hillsborough County Development Services Department introduced the petition.

Hearing Master Finch asked Mr. Martin to include in his presentation the reasons for the remand.

Mr. Robert Martin 4512 South 66th Street Tampa testified and introduced the property owner Mr. Leonardo Colon. He stated that the rezoning was last heard by the Hearing Master and was denied by the Planning Commission and Development Services. Mr. Martin stated that there was information that was found showing that the neighboring property to the north of the subject property had 66 people write letters that recommended that the rezoning be allowed on the subject property. He added that four people opposed the rezoning and none of the four people were the current person that is opposing the request. He stated that based on his research, he understands that the rezoning is allowed in that area. He requested the CG zoning district with restrictions. The Development Services Department supports the rezoning with the proposed restrictions. Mr. Martin testified that the only opposition other than the neighbor is the Planning Commission who states that the property is more than 1,900 feet from a major intersection which is Hartford. He stated that the transportation department have no objection to the property being rezoned and they stated that there are 82 vehicles in the non-peak hour and 78 vehicles in the peak hour. The business will not be open 24-hours a day/7 days per week. The hours will be 8am to 7 pm during the week and 7 am to 4 pm on weekends. No commercial vehicles will be brought in and the business has been there for 6 years. Mr. Martin testified that the neighbor in opposition did not oppose the next-door property rezoning. The neighbor filed the complaint in 2024. He stated Planning Commission staff told him that there is nothing in the Code that requires a property to be a certain distance from a major intersection. Mr. Martin discussed the requested waiver of commercial locational criteria and asked that it be explained to him how the 1,900 feet from the intersection has any impact on the property being rezoned to CG when the traffic department has no problem with it.

Mr. Logan McKaig, Development Services staff, testified regarding the County's staff report. Mr. McKaig stated that the applicant is requesting a rezoning RSC-6 MH to CG with Restrictions. The property is located in an area developed with residential and manufacturing uses which are located to the west with open storage to the north separated by open space. There is single-family residential to the south and east. The applicant has agreed to uses that do not include high intensity automotive or drive-thru uses, provided hours of operation and enhanced buffering and screening. The site is under Code Enforcement violation for improper zoning and open storage. He concluded his presentation by stating that the residential subdivision to the east was platted in 1975 and does not

extend to 66th Street. The project will meet and/or exceed all of the development standards of the CG zoning district.

Hearing Master Finch asked Mr. McKaig to explain the Development Services Department change in recommendation from denial to approval given the proposed Restrictions. Mr. McKaig replied the with the Restrictions, the development will not be impactful to the neighborhood. He read the proposed Restrictions listed in the staff report into the record.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department about the adjacent property owner notice for the remand as it did not include mention of the restrictions added to the request for CG zoning. Ms. Heinrich replied that the notice is in order as the amended request is to a district that is more intensive.

Ms. Willow Michie, Planning Commission staff testified regarding the Planning Commission staff report. Ms. Michie stated that the property is designated Residential-6 and is located within the Urban Service Area and the Palm River Progress Village Community Plan. Ms. Michie stated that surrounding area is a diverse mix of land uses with varying levels of intensity. She stated that the immediate area consists of single-family homes and that the request would introduce a use that is operationally intensive and visually impactful in close proximity to the residential properties. Ms. Michie stated that during a site visit, staff noted areas of open storage which is a Commercial Intensive zoning district use. She added that Commercial General does not allow open storage. She cited several policies that the request is does not comply with and testified that the property does not meet commercial locational criteria required by Objective 4.7 of the Comprehensive Plan. The Planning Commission recommends denial of the requested waiver to commercial locational criteria. Ms. Michie concluded her presentation by stating that although the concept map of the Palm River Progress Village Community Plan broadly identifies the area as industrial, it does not negate the importance of respecting the existing neighborhood pattern or to override the Future Land Use designation. The Planning Commission staff found the rezoning is inconsistent with the Hillsborough County Comprehensive Plan.

Hearing Master Finch stated that she reviewed the latest Planning Commission report submitted to the County and compared it to the prior report and that it appeared that there was only sentence removed between the last report and the current report. She stated that there is no mention of the proposed restrictions in the cover page and not in the staff report to verify that they were reviewed by the Planning Commission. Hearing Master Finch asked Ms. Michie if she or the staff of the Planning Commission reviewed the revised request. Ms. Michie replied that she did not see the restrictions in the most recent staff report and was not positive if the planner was aware that the restrictions were added. She offered to reach out to the planner. Hearing Master Finch that opportunity was not available at the hearing as it closes when the item is closed. Hearing Master

Finch stated that the only change in the Planning Commission staff report was on page 4 in the second paragraph where a sentence that addressed open storage was removed. She added that it appears that it doesn't appear that the changes were reviewed at all by staff and the recommendation remains the same.

Hearing Master Finch asked Ms. Mitchie to address Mr. Martin's question regarding commercial locational criteria and the Development Services staff participation in the transportation review. Ms. Mitchie replied that Objective 4.7 of the Comprehensive Plan addresses commercial locational criteria and the different Future Land Use categories that are subject to it. She read the applicable Policy 4.7.2 from the Future Land Use Element into the record. She then stated that for the subject site, the nearest qualifying intersection is Hartford Street and 66th Street South which is approximately 1,900 feet from the site where the maximum distance is 1,000 feet. She testified that the site does not meet commercial locational criteria and staff felt that the waiver should be denied based on the compatibility concerns with the site and the residential in the area.

Hearing Officer Finch asked Ms. Mitchie to confirm that the Development Services transportation staff comments do not contribute to the Planning Commission's review of commercial locational criteria. Ms. Mitchie replied that was correct.

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

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

Mr. Gordon Schiff 4155 West Cypress Street testified in opposition on behalf of Scott and Rebecca Hendry. He stated that he had a handout and photos to submit into the record. Mr. Schiff testified that he did not believe that the applicant provided a reason nor a legitimate rational basis for the remand. He stated that he has submitted a supplemental letter of opposition that sets forth the legal and factual arguments of why the rezoning should be denied. He added that the rezoning application has been pending for one year. The applicant originally stated that the reason for the rezoning was that the property owner was selling pallets and needed the correct zoning to continue the business. The notarized agent authorization listed the request as being RSC-6 to CG for a garage/storage/warehouse/outside open storage. Mr. Schiff stated that none of the uses are permitted today and many of them are not permitted in CG. He stated that it was treated as an application to CI which makes sense because the CG would not allow the uses that they are applying for. Mr. Schiff stated that the testimony regarding the use being in existence for 6 years has no basis as the uses have been illegal for 6 years. He stated that the Zoning Hearing Master recommended denial of the rezoning which was heard at the January 26th hearing and that both the Planning Commission and the Development Services

Department staff recommended denial. The rezoning was scheduled for the March 10th Board of County Commissioners meeting and his client was not allowed to be heard. The application was remanded as it was out of order which it wasn't and that he was objecting to it being remanded and requested that he reserve the right to continue that objection. Mr. Schiff testified that while the application has been pending for the remand which added months to it, the applicant submitted a revised information sheet which is entitled Comprehensive Rezoning Justification and Staff Consistency Package. Mr. Schiff stated that the document is not any of that. He added that the sheet is not authored and does not establish the qualifications of the person that wrote it. There is no mention of the proposed use and the statements in the document are unsupported conclusory statements. Some of the statements are speculative and have no probative value. The document states the subject property fronts a collector roadway but it does not. The property fronts a local roadway. The document states that the property is suitable for commercial access which is a conclusory statement. Mr. Schiff stated that 66th Street is functionally classified as a local road and it is a substandard road. He stated that the document states that the proposed zoning will allow neighborhood-serving low intensity commercial uses that are consistent with the surrounding development. The document also states that all potential adverse impacts to adjacent residential uses can be mitigated through enforceable zoning standards. Mr. Schiff then showed photos of the subject property from January that show a semi-truck. The photos also show pallets, trucks and trailers with tires in them. The pallets are stacked 20 to 25 feet high. He also showed photos of a dumpster, employee parking, the accumulation of junk, blue barrels and an old boat in a tree. He stated that there are industrial liquid tanks lined up along his client's property and questioned their contents. He summed up the photos by stating that the exhibits show the use of the property which has been going on for the past six years and none of which is permitted in the CG zoning district. The proposed restrictions which prohibit drive-thru's does not address the issue. Mr. Schiff stated that the issued is that they want a use that is not permitted in CG. There are two pending Code Enforcement cases regarding outside open storage and the improper use of zoning and commercial vehicles which have not been addressed. He testified that the uses are inconsistent with the Comprehensive Plan. He detailed the applicable Code sections and Comprehensive Plan sections that show the rezoning is inconsistent and referred to his prior hearing testimony and documents in the record. Mr. Schiff stated that the request for a waiver of commercial locational criteria would not be granted. The Planning Commission report discusses the inconsistencies of the request with the Palm River-Progress Village Community Plan. He discussed the lack of available infrastructure and the inability of the site to comply with the commercial site plan review process. He discussed the Development Services Department staff report and stated that there is one paragraph regarding compatibility and it doesn't really say anything. Mr. Schiff stated that while the staff report mentions manufacturing in the area, it does not mention that there is no access to it from 66th Street. The staff report does not mention the pallet business. There is no hardship. Mr. Schiff requested

denial of the application and stated that he has submitted alternative restrictions into the record.

Mr. Scott Hendry 4608 South 66th Street testified in opposition and stated that he is the neighbor directly to the south of the subject property. Mr. Hendry stated that the subject property was purchased in foreclosure and the man had a mobile home and started keeping a few trailers which was no problem. The use of the property has grown which is certainly not compatible and he is tired of looking at it.

Hearing Master Finch asked Ms. Heinrich of the Development Services Department to address Mr. Schiff's comments regarding if the proposed zoning with restrictions will allow a pallet business. Ms. Heinrich replied that the pictures appear to show an open storage type of business which requires a CI, M or PD zoning to allow that. She added that she has advised Mr. Martin that the existing use would not be cured by CG zoning and that only those uses allowed under CG with the exception of the restricted uses would be permitted.

Hearing Master Finch asked Ms. Heinrich about her recollection of the prior hearing where Mr. Martin stated that the owner proposed a three-side building to store items inside to alleviate the open storage component but that is not mentioned in the restrictions. She asked if that was unnecessary because open storage is not permitted. Ms. Heinrich replied that was correct and added that if they were having a warehouse facility and the that the applicant did not mention if it was in connection to a principal use or the only use on-site. She stated that in her review of the CG zoning, the uses that were restricted were the ones staff felt were most impactful to the single-family residential and with the manufacturing that on the other side of the street.

Ms. Heinrich testified that the reason for the remand was that the notice for the January hearing was that the existing zoning was incorrect. Hearing Master Finch asked if that was why the County stated the application was out of order. Ms. Heinrich replied yes.

Mr. Martin testified during the rebuttal period that he looked up 4.7 and 4.71 and that he only found a draft.

Hearing Master Finch asked Mr. Martin to show the document he was referring to. Mr. Martin put the document on the overhead. Hearing Master Finch stated that it is the Commercial Locational Criteria.

Mr. Martin continued his rebuttal testimony by stating that he is ok with requesting the CG zoning with the proposed restrictions. He stated that the property owner, Mr. Colon, is with him as he is in the process of eliminating the pallet business.

Mr. Leonardo Colon 4512 South 66th Street testified as the property owner and stated that he has been trying to get rid of his tenants but has to follow the law. He added that he believed it would take him less than a month and the property will be clean. He stated that he plans to live on the property and start his business.

Mr. Martin testified that there were permits pulled for the land alteration to build a retention pond in the back. He received permission from the County to fill it back in. He concluded his comments by stating that there is a 20-foot buffer on the south adjacent to the neighbor's property and that the objective is to rezone to CG with restrictions and eliminate the pallet business.

Ms. Heinrich of the Development Services Department testified that if the property is rezoned to CG, single-family residential will no longer be permitted on the property.

The hearing was then concluded.

EVIDENCE SUBMITTED

Mr. Schiff submitted a supplemental letter of opposition with multiple photos of the subject property into the record.

PREFACE

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

REMAND FINDINGS OF FACT

1. The subject rezoning application was heard at the January 26, 2026 Zoning Hearing Master hearing. The request from the applicant was to rezone the subject property to the Commercial General (CG) zoning district. The Zoning Hearing Master (ZHM) filed a recommendation of denial. The Planning Commission found the application inconsistent with the Comprehensive Plan. The Development Services Department did not support the rezoning request.
2. Instead of processing the application to the Board of County Commissioners, the application was remanded to the ZHM by staff that testified that the notice for the January ZHM hearing was incorrect. The applicant changed their request to rezone to Commercial General with Restrictions (CG-R) which included three restrictions pertaining to prohibited uses, the hours of operation and required buffering and screening.

3. The subject property is 1.54 acres in size and is currently zoned Residential Single-Family Conventional-6 with a Mobile Home Overlay (RSC-6-MH) and is designated Residential-6 (RES-6) by the Comprehensive Plan. The property is located within the Urban Service Area and the Greater Palm River Community Planning Area.
4. The applicant is requesting a rezoning to the Commercial General-Restricted (CG-R) zoning district. The proposed restrictions are as follows:
 1. The following CG zoning district uses are prohibited:
 - Major, Minor and Neighborhood Serving Auto Repair
 - School, Private and Charter (K-12)
 - Schools, Public
 - Banquet and Reception Halls
 - Convenience Stores with or without Gas Sales
 - Heliport, Helistop
 - Vehicle Auction-Retail
 - Wholesale Distribution (Trade)
 - Freestanding Emergency Room
 - Hospital
 - Outdoor Paintball
 - Ambulance Services
 - Drive-Thru's Associated with Any Use
 2. Operating hours shall be limited to 7:00am -9:00pm, weekdays and 10:00am-4:00pm on weekends
 3. A 20-foot buffer with enhanced Type B screening shall be provided along the eastern and southern property lines. The Type B screening shall be enhanced with an additional staggered row of evergreen shade trees which are not less than ten feet high at the time of planting, a minimum of two-inch caliper, and are spaced no more than 20 feet apart
5. No waivers are requested as a part of the rezoning application.
6. The subject property was cited by the County's Code Enforcement Department for violations that include outside/open storage and the improper use of zoning.

7. The applicant's representative testified at the prior ZHM hearing that the subject property owner has been operating a commercial pallet sales business and stores the pallets on-site for the past five years.

A commercial pallet business is not a permitted use in the RSC-6 (MH) zoning district.

8. The property owner testified at the ZHM hearing that he is attempting to remove the pallet business tenant and start a business on the property and also live on the property.

Development Services Department staff testified at the hearing that if the CG-R zoning is approved, single-family residential will not be permitted.

9. The Planning Commission staff does not support the rezoning request. Staff stated that the property does not meet commercial locational criteria and staff does not support the requested waiver. Planning Commission staff stated that the request was incompatible with the existing development pattern and found the application to be inconsistent with both the Palm River-Progess Village Community Plan and the Comprehensive Plan.

It is noted that it does not appear that the Planning Commission reviewed the amended rezoning request to CG-R as the revised staff report does not mention the CG-R zoning district on the cover page nor comment on the newly proposed restrictions. Planning Commission staff at the ZHM hearing agreed that the restrictions were not addressed in the revised staff report.

10. The Development Services Department found the amended rezoning application supportable. Staff testified that the restrictions prohibited certain land uses that were the most impactful to the single-family residential to the south and east.

11. The surrounding land uses are separated by South 66th Street which runs north/south.

- Land uses on the west side of S. 66th Street include light industrial, open storage and warehousing type development.
- Land uses on the east side of S. 66th Street are primarily residential and include mobile homes and single-family dwelling units.

12. The subject property is located on the east side of S. 66th Street.
13. Testimony in opposition was provided at the Zoning Hearing Master hearing and submitted into the record by the immediate property owner to the south and his representative. Concerns were expressed regarding the remand of the rezoning application to the ZHM and the lack of a specified use of the property with the amended request. Photos were shown of the on-going pallet business which includes the open storage of pallets stacked approximately 20-feet high, commercial vehicles, industrial storage tanks, tires, a boat in a tree and the accumulation of junk throughout the subject property which has resulted in multiple Code Enforcement violations. The representative cited numerous Comprehensive Plan policies that support the denial of the rezoning request. The representative testified that the subject property does not meet commercial locational criteria and that the amended request to CG with Restrictions does not address the issue as it will not permit any of the uses that are occurring on-site. The representative testified that the request is inconsistent with the development on the east side of S. 66th Street, there is no connection to public water and sewer in front of the property and that there is no argument for vested rights.
14. The area on the east side of S. 66th Street is designated Residential-6 and Suburban Mixed-Use-6 by the Comprehensive Plan. The area on the west side of S. 66th Street is designated Light Industrial by the Comprehensive Plan.
15. It is noted that the property directly to the north of the subject property on the east side of S. 66th Street is zoned Planned Development (PD 20-1142) and approved for truck parking, commercial equipment open storage and other open storage uses. A review of the zoning documents show that the Planning Commission supported the waiver of Commercial Locational Criteria due to the applicant's mitigation techniques which include a designated open space tract (Tract C) on the general site plan on property that abuts the subject property and the existing single-family residential.

It is emphasized that the subject rezoning request does not require the applicant to commit to a general site plan which would identify the location of uses and other site planning techniques that would ensure protection of the adjacent residential land uses.

16. The subject property does not meet commercial locational criteria and the requested waiver is not supported by the Planning Commission due to the incompatibility of the CG-R zoning district on the east side of S. 66th Street therefore the rezoning is inconsistent with the Comprehensive Plan.
17. The applicant's representative testified at the Remand hearing that the Planning Commission's finding that the subject property does not meet commercial locational criteria is negated by the Development Services Department transportation agency comments of no objection. In response, the Planning Commission staff testified that transportation comments from the Development Services Department are not considered when determining compliance with commercial locational criteria as that is based on Future Land Use Policies 4.7.1 and 4.7.2 and pertain to the required distance of no more than 1,000 feet from the subject property to a qualifying intersection. In this case, the closest qualifying intersection is Hartford Street and 66th Street South which is approximately 1,900 feet from the subject property.
18. The request for CG-R on the subject property is incompatible with the residential development pattern to the east and south.
19. The proposed CG restrictions attempt to mitigate the impacts of the introduction of new commercial land uses but do not fully ensure that the single-family residential land uses to the east and south will be protected from the range of Commercial General land uses that could be considered on-site.

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

The rezoning request is not in compliance with and does not 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 not substantial competent evidence to demonstrate that the requested rezoning is in conformance with the applicable requirements of the Land Development Code and with applicable zoning and established principles of zoning law.

REMAND SUMMARY

The subject rezoning application was heard at the January 26, 2026 Zoning Hearing Master hearing. The request from the applicant was to rezone the subject property to the Commercial General (CG) zoning district. The Zoning Hearing Master (ZHM) filed a recommendation of denial. The Planning Commission found the application inconsistent with the Comprehensive Plan. The Development Services Department did not support the rezoning request.

The application was remanded to the ZHM as staff testified that the notice for the January ZHM hearing was incorrect. The applicant then changed their request to rezone to Commercial General with Restrictions (CG-R) which included three restrictions pertaining to prohibited uses, the hours of operation and required buffering and screening.

The property is 1.54 acres in size and is currently zoned RSC-6 (MH) and designated RES-6 by the Comprehensive Plan. The parcel is located within the Urban Service Area and the Greater Palm River-Progress Village Community Plan.

The subject property was cited by the County's Code Enforcement Department for violations that include outside/open storage and the improper use of zoning. The applicant's representative previously testified that the subject property owner has been operating a commercial pallet sales business and stores the pallets on-site for the past five years.

The Planning Commission found the request inconsistent with the Comprehensive Plan. Staff stated that the property does not meet commercial locational criteria and they do not support the requested waiver as the commercial use is incompatible with the land uses on the east side of S. 66th Street.

Development Services staff changed their recommendation from the prior hearing to now support the rezoning with the stated Restrictions. Staff testified that the restrictions prohibited certain land uses that were the most impactful to the single-family residential to the south and east.

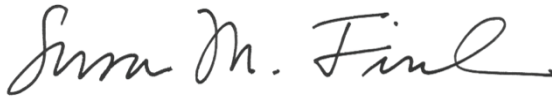
Testimony in opposition was provided at the Zoning Hearing Master hearing by the immediate property owner to the south and his representative. Concerns were expressed regarding the remand of the rezoning application to the ZHM and the lack of a specified use of the property with the amended request. Photos were shown of the on-going pallet business which includes the open storage of pallets stacked approximately 20-feet high, commercial vehicles, industrial storage tanks, tires, a boat in a tree and the accumulation of junk throughout the subject property which has resulted in multiple Code Enforcement violations. The representative cited numerous Comprehensive Plan policies that support the

denial of the rezoning request. The representative testified that the subject property does not meet commercial locational criteria and that the amended request to CG with Restrictions does not address the issue as it will not permit any of the uses that are occurring on-site.

The request for CG-R is incompatible with the residential development pattern on the east side of S. 66th Street. The rezoning request does not require the applicant to commit to a general site plan which would identify the location of uses and other site planning techniques that would ensure protection of the adjacent residential land uses. Therefore, the rezoning application is inconsistent with the Land Development Code and the Comprehensive Plan.

RECOMMENDATION

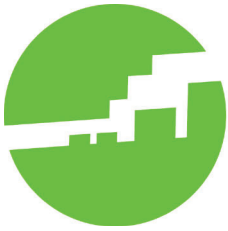
Based on the foregoing, this recommendation is for **DENIAL** of the CG-R rezoning request as indicated by the Findings of Fact and Conclusions of Law stated above.



July 13, 2026

Susan M. Finch, AICP
Land Use Hearing Officer

Date



**Hillsborough County
City-County
Planning Commission**

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

Unincorporated Hillsborough County Rezoning Consistency Review	
Hearing Date: June 22, 2026 Report Prepared: June 11, 2026	Case Number: RZ 25-1026 - REMAND Folio(s): 48858.9000 General Location: North Madison Avenue, east of 66 th Street South and west of Ohanmandi Circle
Comprehensive Plan Finding	INCONSISTENT
Adopted Future Land Use	Residential-6 (6 du/ga; 0.25 FAR)
Service Area	Urban
Community Plan(s)	Palm River-Progress Village
Rezoning Request	Residential Single Family Conventional-6 (RCS-6) to Commercial General (CG)
Parcel Size	+/- 1.54 acres
Street Functional Classification	Madison Avenue – County Arterial 66 th Street South – Local Ohanmandi Circle – Local
Commercial Locational Criteria	Does not meet; Waiver submitted
Evacuation Area	Zone A

Table 1: COMPARISON OF SURROUNDING PROPERTIES			
Vicinity	Future Land Use Designation	Zoning	Existing Land Use
Subject Property	Residential-6	RSC-6	Single-Family
North	Suburban Mixed-Use-6	PD	Vacant
South	Residential-6	AR	Single-Family
East	Residential-6	RSC-6	Single-Family
West	Light Industrial + Residential-6	M + PD	Light Commercial + Heavy Commercial

Staff Analysis of Goals, Objectives and Policies:

The ± 1.54-acre subject site is located north Madison Avenue, east of 66th Street South and west of Ohanmandi Circle. The site is in the Urban Service Area (USA) and is within the limits of the Palm River-Progress Village Community Plan. The subject site has a Future Land Use designation of Residential-6 (RES-6), which allows for the consideration for agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The applicant is requesting to rezone from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) in order to continue the operation of selling pallets with outdoor storage.

The site is in the Urban Service Area where, according to Objective 1.1 of the Future Land Use Section (FLUS), 80 percent of the county's growth is to be directed. Policy 3.1.3 requires all new developments to be compatible with the surrounding area, noting that "compatibility does not mean "the same as." Rather, it refers to the sensitivity of development proposals in maintaining the character of existing development." The surrounding area is characterized by a diverse mix of land uses with varying levels of intensity. Immediately west of the subject site, across 66th Street, the area is designated under the Light Industrial Future Land Use Category. Existing uses in this area include refrigeration trucking container operations, warehousing, and manufacturing activities, all of which represent established industrial scale development. To the north of the site, the adjacent parcels are currently vacant; however, approximately 200 feet farther north the land pattern shifts to more intensive activities, including a firewood supply operation and based on aerial imagery, open storage of vehicles. Directly abutting the site to the east are established single family residential homes, which represent a significantly lower intensity and more sensitive land use.

Although the broader vicinity includes a range of moderate to high intensity commercial and industrial uses, the immediate context of the site particularly its direct adjacency to single family residences creates a transition area where compatibility is a key planning consideration. The proposed rezoning from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) to allow the sale of pallets would introduce a use that is operationally intensive and visually impactful in close proximity to residential properties. Additionally, during a site visit, staff noted areas of open storage, which is considered a Commercial Intensive (CI) zoning district use according to the Hillsborough County Land Development Code. Though the request is to the CG zoning district, it should be noted that the CG zoning district does not allow for the consideration of open storage. In addition, residential Future Land Use categories are limited to the consideration of neighborhood serving commercial, which is defined as uses allowed in the Commercial Neighborhood (CN) and Commercial General (CG) zoning districts. As such, even if the applicant revised their request to the CI zoning district, CI uses such as outdoor storage may not be considered in residential Future Land Use categories. Because the site is located within a residential Future Land Use category (RES-6), CI uses are not permitted. In addition, such a use would likely generate truck traffic, noise, and visual clutter that are inconsistent with the scale and character of the surrounding residential neighborhood. As a result, despite the presence of more intense uses in the broader area, the proposed rezoning does not align with the intent of Future Land Use Section Objective 1.1, which emphasizes land use compatibility, appropriate transitions between differing intensities, and the protection of established residential areas from encroachment by incompatible commercial or industrial activities.

Per Objective 2.2, the Future Land Use categories are intended to establish clear parameters regarding the maximum allowable intensity or density of development and the range of land uses that may be considered appropriate within each designation. Table 2.2 further clarifies the character, scale, and overall intent envisioned for development within each Future Land Use category, serving as a framework to ensure orderly growth and compatibility between adjacent uses. The subject site is designated Residential-6 (RES-6), a category primarily intended to support low-density residential development while allowing limited complementary uses such as agricultural activities, neighborhood-scale commercial, office uses, and multi-purpose projects that are compatible in scale and function with nearby residential neighborhoods. These ancillary uses are generally intended to serve the immediate residential population and to operate in a manner that minimizes external impacts such as noise, traffic, visual intrusion, and outdoor activity. Open storage is not identified as a permitted or contemplated use within the RES-6 Future Land Use category, not permitted within CG, and is a Commercial Intensive (CI) use. Such a use typically involves outdoor stockpiling of materials, frequent truck access, and ongoing operational activity that is more characteristic of commercial or industrial environments. As such, open storage represents a level of intensity and functional character that exceeds what is envisioned for the RES-6 designation and is inconsistent with the purpose of maintaining a low-density, residential oriented development pattern. Allowing open storage on the site would therefore undermine the intent of the designated Future Land Use category and could adversely affect the compatibility and livability of the surrounding residential area. The proposed rezoning is inconsistent with the parameters of the RES-6 FLU category and is therefore inconsistent with Objective 2.2 and its associated policies.

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

FLUS Objective 4.4 and Policy 4.4.1 further reinforce the requirement that new development and land use changes be compatible with the surrounding neighborhood and reflective of the area's predominant character. Objective 4.4, Neighborhood Protection, seeks to enhance and preserve existing neighborhoods and communities by ensuring that new development is designed in a manner that relates to the established character of its surroundings. In this case, while the broader area includes a mix of light industrial and more intensive commercial uses to the west and farther north, the subject site directly abuts established single family residential homes to the east and is designated Residential-6 (RES-6), which is intended for low density residential development. The proposed rezoning from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) would represent a significant increase in intensity and a fundamental shift in use, introducing open storage and pallet sales activities that are operationally and visually more consistent with industrial or heavy commercial environments. Policy 4.4.1 requires that any increase in density or intensity be compatible with existing, proposed, or planned surrounding development and that development be integrated with adjacent land uses. The proposed use does not create like uses or complementary uses when evaluated against the immediately adjacent single family residences. Instead, it introduces a use with outdoor storage, potential truck traffic, noise, and visual impacts that are not typical of, or supportive to, a residential neighborhood. Additionally, the proposal does not provide for adequate mitigation of adverse impacts, nor does it establish a gradual transition of intensity between the residential uses to the east and the more intense industrial uses located across 66th Street or farther north. A standard rezoning application, such as this case, does not allow the ability to evaluate mitigation measures, whereas in a Planned Development (PD) more mitigation measures can be implemented and shown on the required site plan. As such, the proposed rezoning and associated use do not meet the intent of FLUS Objective 4.4 or Policy 4.4.1, as they fail to preserve neighborhood character, do not integrate compatibly with adjacent residential land uses, and do not provide the required gradual transition in intensity envisioned by the Future Land Use Section.

The subject site does not meet the Commercial Locational Criteria required by Objective 4.7 of the Comprehensive Plan. While neighborhood-serving commercial uses may be considered within the Residential-6 (RES-6) Future Land Use category, such consideration is contingent upon meeting the locational standards set forth in Policies 4.7.1 and 4.7.2. These policies require that qualifying sites either front an appropriately classified roadway or be located within 1,000 feet of an intersection of two collector or arterial roadways, with at least 75 percent of the site falling within that distance. The nearest qualifying intersection, Hartford Street and 66th Street South, is approximately 1,900 feet from the site, which exceeds the maximum distance allowed. Therefore, the proposal does not meet the intent of Objective 4.7 or Policies 4.7.1 and 4.7.2 and Planning Commission staff recommends denial of the submitted request to waive Commercial Locational Criteria on the subject site.

The subject site is located within the Palm River-Progress Village Community Plan area and, according to the Vision Concept Map, is identified within the industrial lands. While the applicant may cite this designation in support of the proposed rezoning, the proposal remains inconsistent with Goal 2 of the Community Plan when evaluated in the context of the site's immediate surroundings, adopted Future Land Use designation, and compatibility requirements. Goal 2, Balancing the Growth of the Built Environment, emphasizes the need for a well connected and efficiently built environment in which land use, mobility, utilities, and infrastructure are coordinated to meet both current and future community needs. Strategy 1 specifically requires that future development and redevelopment be consistent with the Vision of Palm River-Progress Village Concept Map and reflect the unique qualities and land use patterns of distinct areas within the community. Although the Concept Map generally identifies the broader area as industrial in nature, it does not negate the importance of respecting existing neighborhood patterns or override adopted Future Land Use designations at the parcel level. In this case, the subject site is

designated Residential-6 (RES-6) on the Future Land Use Map and directly abuts established single-family residential homes to the east. The proposed rezoning from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) for pallet sales introduces a use that is industrial in character and operational intensity. This creates a land use conflict within an area that currently functions as a transition between more intense industrial uses located across 66th Street and farther north, and stable residential neighborhoods immediately adjacent to the site. Rather than balancing growth, the proposed development would disrupt the coordinated relationship between land use and surrounding development patterns by inserting an intensive, outdoor commercial operation next to low density residential uses without appropriate buffering or gradual transitions. This approach is inconsistent with the Community Plan's intent to guide growth in a manner that is context sensitive and compatible with existing neighborhoods. Therefore, despite the site's general location within the industrial lands on the Vision Concept Map, the proposal does not meet the intent of Goal 2 or Strategy 1 of the Palm River-Progress Village Community Plan, as it fails to achieve a balanced, integrated, and compatible built environment.

Overall, staff finds that the uses proposed are not allowable in the Residential-6 Future Land Use category, are not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Palm River-Progress Village Community Plan. The proposed rezoning would allow for development that is inconsistent with the Goals, Objectives and Policies of the *Unincorporated Hillsborough County Comprehensive Plan*.

Recommendation

Based upon the above considerations and the following Goals, Objectives and Policies, Planning Commission staff finds the proposed rezoning **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

Urban Service Area

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

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 des

Future Land Use Categories

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

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

Compatibility

Policy 3.1.1: *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.*

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

Neighborhood/Community Development

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

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

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

Commercial Locational Criteria

Objective 4.7: To meet the daily shopping and service needs of residents, only neighborhood-serving commercial uses will be permitted within land use categories that are primarily residential or agricultural in nature. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving commercial. Such developments do not require a Future Land Use Map Amendment to a non-residential category provided they meet the criteria established by the following policies and all other Goals, Objectives and Policies in the Comprehensive Plan. The frequency and allowance of neighborhood-serving commercial uses will be different in the Urban Service Area than in the Rural Area due to the population density, scale and character of the areas.

Policy 4.7.1: In the Urban Service Area, locational criteria must be met to allow neighborhood serving commercial uses in the following primarily residential land use categories:

- Residential Planned -2 (RP-2)
- Residential - 2 (RES-2)
- Residential - 4 (RES-4)
- Neighborhood Mixed Use-4(3) (NMU4(3))
- Neighborhood Mixed Use-6 (NMU-6)
- Residential - 6 (RES-6)
- Suburban Mixed Use-6(SMU-6)
- Residential - 9 (RES-9)
- Residential - 12 (RES-12)
- Residential - 16 (RES-16)
- Residential - 20 (RES-20)
- Residential - 35 (RES-35)
- Any rural Future Land Use categories in the Urban Service Area

Policy 4.7.2: *In the above land use categories, neighborhood-serving commercial uses, including office uses, can be considered to the maximum FAR permitted in each Future Land Use category in the following locations:*

- *50% of the site must front along a roadway with a context classification of suburban commercial, suburban town or urban general context classification in the Hillsborough County Context Classification Map or the Florida Department of Transportation Context Classification Map; or*
- *Within 1,000 feet of the intersection of roadways both functionally classified as a collector or arterial per the Hillsborough County Functional Classification Map. At least 75% of the subject property must fall within the specified distance (1,000 feet) from the intersection. All measurements should begin at the edge of the road right-of-way. The land area within this distance, as measured along both roadways, makes a quadrant (see graphic).*

LIVABLE COMMUNITIES ELEMENT: PALM RIVER-PROGRESS VILLAGE

Goal 2: *Balancing the Growth of the Built Environment The community seeks a well-connected and efficiently built environment where land use, mobility, utility networks, and infrastructure are coordinated to accommodate current and future needs.*

Strategies 1. *The Vision of Palm River-Progress Village Concept Map illustrates the unique qualities and land uses related to distinct areas of the community. Future development and redevelopment shall be consistent with the adopted Concept Map.*

DEFINITIONS SECTION

Neighborhood Serving Commercial/Neighborhood Commercial - Retail commercial and office development, usually located on a collector or arterial street at the edge of a neighborhood, serving the daily needs of contiguous neighborhoods, including convenience goods and personal services. Neighborhood serving commercial development shall be limited as to the intensity of the described use as provided in the locational criteria for neighborhood serving commercial uses. Intensive commercial uses (uses allowed within the Commercial Intensive zoning district) shall not be considered neighborhood serving

HILLSBOROUGH COUNTY
FUTURE LAND USE
RZ 25-1026

Rezoning
STATUS



PENDING



Tampa Service Area



Urban Service Area



Shoreline



County Boundary



Jurisdiction Boundary



Roads



Parcels



Water



AGRICULTURAL/MINING-1/20 (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 (25 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 (9) (.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/QUASH-PUBLIC



NATURAL PRESERVATION



WIMAUMA VILLAGE RESIDENTIAL-2 (.25 FAR)

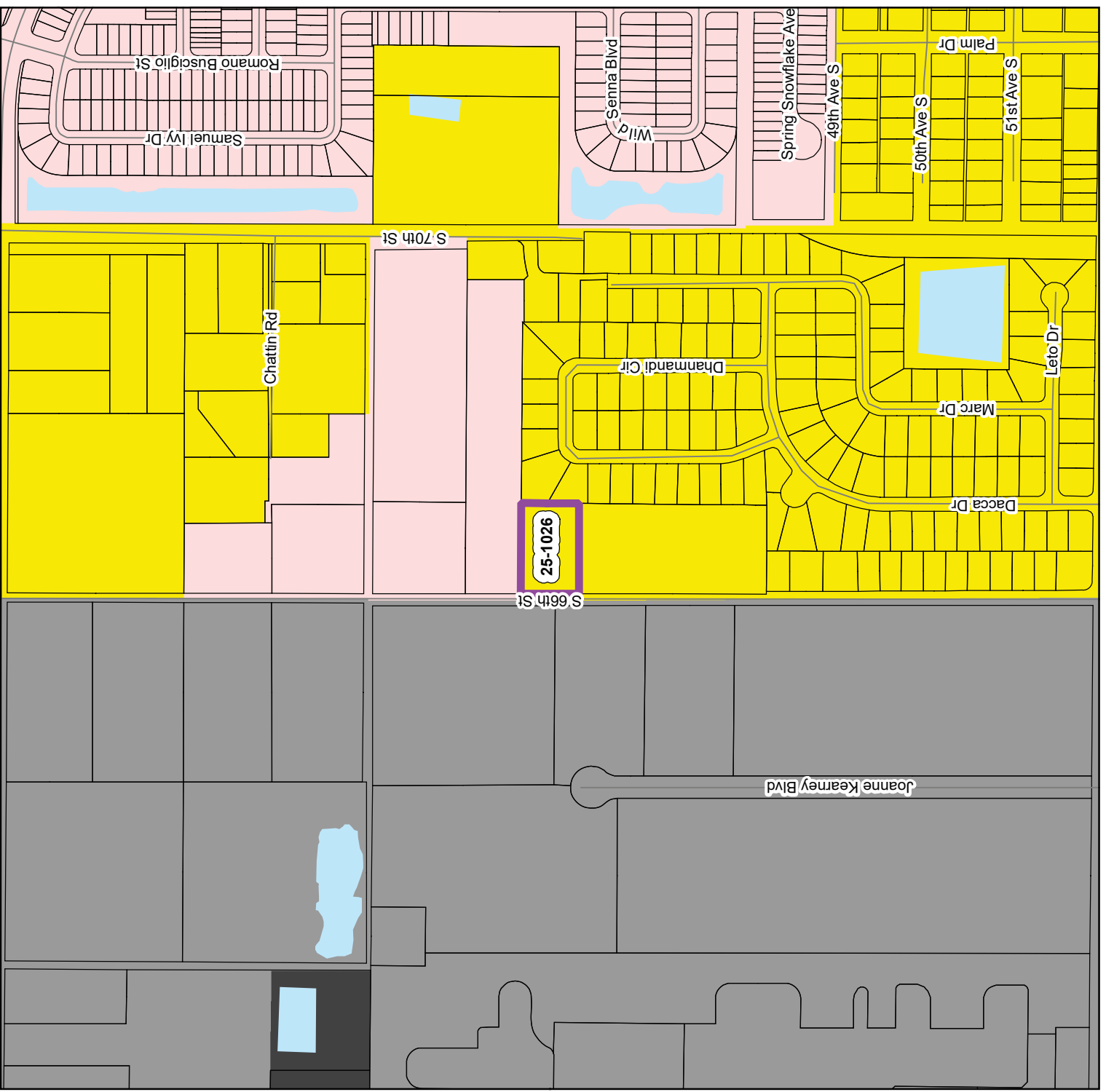


CITRUS PARK VILLAGE



DATA SOURCES: Rezoning boundaries from The Planning Commission and are not official. Parcel lines and data from Hillsborough County Property Appraiser. This map is for informational purposes only and is not intended for use as a basis for any legal action. It is intended that the City/County Planning Commission will review and approve any rezoning request. However, such rezoning is not guaranteed by the Hillsborough County City/County Planning Commission. This map is for informational purposes only. For the most current data and information, see the appropriate source.

Map Printed from Rezoning System: 8/14/2025
Author: J. Krzyzanowski
File: G:\Rezoning\System\Map\Project\HCL\HCL\HCL\Rezoning.mxd





AGENCY COMMENTS

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

Revised: 06/16/2026

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 25-1026

- ☐ 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 +/- 1.54 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General with restrictions (CG-R). The site is located on the east side of S 66th Street approximately 0.35 miles north of Madison Avenue and 0.35 miles south of Hartford Street. The Future Land Use designation (FLU) of the site is Residential – 6 (RES-6) which permits commercial uses barring the floor area ratio (FAR) is 0.25 or less. As such, the subject site would be limited to a maximum of 16,770 square feet of commercial development, excluding the uses proposed to be restricted.

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, reasonable 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, Single-Family Detached/ 9 dwelling units (ITE Code 210)	82	7	8

Proposed Zoning:

Zoning, Land Use/Size (0.25 FAR = maximum 16,770 SF)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,125 <u>4,500</u> square feet of Drive-In Bank <u>Copy, Print, and Express Ship Store</u> (ITE Code 942 <u>920</u>)	507 <u>330*</u>	51 <u>13</u>	108 <u>33</u>
CG, 4,500 square feet of Fast-Food Restaurant with out Drive-Through (ITE Code 933 <u>934</u>)	2,017 <u>1,860</u>	150 <u>178</u>	142 <u>165</u>
<u>CG, 7,770 square feet of Supermarket</u> (ITE Code <u>850</u>)	<u>1,007</u>	<u>23</u>	<u>95</u>

CG, 2,000 square feet of Coffee/Donut Shop with Drive Through (ITE Code 937)	1,201	171	78
CG, 5,145 square feet of Convenience Store with Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)	2,986	250	258
Total	6,711 <u>3,197</u>	622 <u>214</u>	586 <u>293</u>

**ITE does not provide average weekday trips for this use, therefore, the weekday trips are estimated as ten times the highest peak hour trip rate.*

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 6,629 <u>3,115</u>	+ 615 <u>207</u>	+ 578 <u>285</u>

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S 66th Street. S 66th Street is a 2-lane, undivided, substandard, rural, local roadway. The roadway is characterized by +/- 19 feet of pavement in average condition, within a +/- 30-foot-wide right of way. There are no sidewalks on either side of the roadway within the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to S 66th Street, a local, County maintained roadway.

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

Level of Service information for S 66th Street is not available. The roadway level of service provided for Madison Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Madison Avenue (West of 66 th St)	US Highway 41	S 66 th Street	D	C
Madison Avenue (East of 66 th St)	S 66 th Street	78 th Street	D	C

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

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Steffanie L. Wickham WASTE DIVISION

REZONING	
HEARING DATE: September 15, 2025	COMMENT DATE: August 26, 2025
PETITION NO.: 25-1026	PROPERTY ADDRESS: 4512 S 66 th St, Tampa, FL 33619
EPC REVIEWER: Melissa Yanez	FOLIO #: 0488589000
CONTACT INFORMATION: (813) 627-2600 x1360	STR: 02-30S-19E
EMAIL: yanezm@epchc.org	
REQUESTED ZONING: From RSC-6 to CG	
FINDINGS	
WETLANDS PRESENT	YES
SITE INSPECTION DATE	NA
WETLAND LINE VALIDITY	NA
WETLANDS VERIFICATION (AERIAL PHOTO, SOILS SURVEY, EPC FILES)	Desktop Review - Along Northern boundary of subject parcel
The EPC Wetlands Division has reviewed the proposed rezoning. In the site plan's current configuration, a resubmittal is not necessary. If the zoning proposal changes and/or the site plans are altered, EPC staff will need to review the zoning again. This project as submitted is conceptually justified to move forward through the zoning review process as long as the following conditions are included: • Approval of this zoning petition by Hillsborough County does not constitute a guarantee that the Environmental Protection Commission of Hillsborough County (EPC) approvals/permits necessary for the development as proposed will be issued, does not itself serve to justify any impact to wetlands, and does not grant any implied or vested right to environmental approvals. • The construction and location of any proposed wetland impacts are not approved by this correspondence but shall be reviewed by EPC staff under separate application pursuant to the EPC Wetlands rule detailed in Chapter 1-11, Rules of the EPC, (Chapter 1-11) to determine whether such impacts are necessary to accomplish reasonable use of the subject property. • Prior to the issuance of any building or land alteration permits or other development, the approved wetland / other surface water (OSW) line must be incorporated into the site plan. The wetland/ OSW line must appear on all site plans, labeled as "EPC Wetland Line", and the wetland must be	

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labeled as "Wetland Conservation Area" pursuant to the Hillsborough County Land Development Code (LDC).

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

INFORMATIONAL COMMENTS:

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

- The subject property contains wetland/OSW areas, which have 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.
- The site plan depicts wetland impacts that have not been authorized by the Executive Director of the EPC. The wetland impacts are indicated for swale reconfiguration. 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. If you choose to proceed with the wetland impacts depicted on the plan, a separate wetland impact/mitigation proposal and appropriate fees must be submitted to this agency for review.
- 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/aow

ec: jthomeshow@gmail.com



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:** 7/28/2025

REVIEWER: Kim Cruz, Environmental Supervisor **REVIEW DATE:** 8/5/2025

PROPERTY OWNER: Leonardo Colon **PID:** 25-1026

APPLICANT: John Turner

LOCATION: 4512 S. 66th Street Tampa, FL 33619

FOLIO NO.: 48858.9000

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: 08/04/2025

REVIEWER: Sherri A. Wilson, Conservation and Environmental Lands Management

APPLICANT: Leonardo Colon

PETITION NO: 25-1026

LOCATION: 4512 S. 66th St. Tampa, FL 33619-9605

FOLIO NO: 48858.9000

SEC: 02 TWN: 30 RNG: 19

- ☒ 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 25-1026 REVIEWED BY: Clay Walker, E.I. DATE: 7/29/2025

FOLIO NO.: 48858.9000

WATER

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

WASTEWATER

- ☐ The property lies within the Wastewater Service Area. The applicant should contact the provider to determine the availability of wastewater service.
- ☒ A 6 inch wastewater forcemain exists ☒ (approximately 1,875 feet from the project site), ☐ (adjacent to the site) and is located south of the subject property within the north Right-of-Way of Madison Avenue. This will be the likely point-of-connection, however there could be additional and/or different points-of-connection determined at the time of the application for service. This is not a reservation of capacity.
- ☐ Wastewater collection system improvements will need to be completed prior to connection to the County's wastewater system. The improvements include and will need to be completed by the prior to issuance of any building permits that will create additional demand on the system.

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



CASE INFORMATION SHEET FOR CASE NUMBER: HC-CE-25-005936

CRM SR NUMBER: 3

CASE STATUS: In Compliance

CURRENTLY ASSIGNED TO: Jason Zalva

START DATE:	05/19/2025	END DATE:	05/29/2025	NEXT INSPECTION DATE:	
STRUCTURE TYPE:	Other	OCCUPANCY:	Single Family	FORECLOSURE:	No
ADDRESS:	4512 S 66th St Tampa FL 33619				
ZONED:	RSC-6	PARCEL #	048858.9000		

ORIGINAL COMPLAINT DESCRIPTION:

PEOPLE ASSOCIATED WITH THIS CASE

Owner COLON LEONARDO Phone:
4512 S 66th St
Tampa, FL 33619
Complainant Judy Logue Phone:

VIOLATIONS CITED

Z DEVELOPMENT IN THE RIGHT OF WAY

HILLSBOROUGH COUNTY CODE OF ORDINANCES AND LAWS, SECTION 6.04.03.P - LAND DEVELOPMENT CODE

ACTION REQUIRED: VACATE

05/19/2025 Box of lift equipment in ROW across from 4512 S. 66th Street: Remove box and all equipment stored in Right of Way.

CASE COMMENTS

05/19/2025 By: ZALVAJ

Zalva, 05/19/2025, 1100hrs. I received a complaint from Judy Logue, for equipment being stored across the street of 4512 S. 66th Street, there is a current case on this property and is scheduled for a hearing. I met with the tenant of the property, Omar Fonseca and explained the complaint. Omar assured me he could have the box and all of the equipment moved, today if necessary. I issued a 3 day Site Notice.

05/29/2025 By: ZALVAJ

Zalva, 05/29/2025, 1135hrs. The equipment/lift was removed from the county ROW, case closed.

CASE ACTIONS

Follow-up Inspection 05/29/2025 By: Zalva Action: In Compliance Time Exp:

Initial Inspection 05/19/2025 By: Zalva Action: SN Issued Time Exp:

Case Intake 05/19/2025 By: Zalva Action: Assigned

Closed on Submission

Follow-up Investigation 05/29/2025 By: Zalva Action: Closed

Close all task due to in compliance inspection

Initial Investigation 05/19/2025 By: Zalva Action: SN Issued

Updated by IRSA Inspection

BOARD/MAGISTRATE INFORMATION

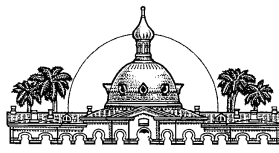
HEARING DATE:		ORDER DATE:		EXTENSION ORDER:		
TOTAL FEES/FINES:		TOTAL PAYMENTS:		CURRENT BALANCE:		
	CORRECT BY	FINE AMOUNT	ORDER	STARTED	ENDED	TOTAL \$
		\$				

PRINCIPAL LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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SECONDARY LIEN RECORDING INFORMATION

REC DATE:		BOOK/PAGE:		REL DATE:		BOOK PAGE:	
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Hillsborough County
Florida

CODE ENFORCEMENT SPECIAL MAGISTRATE
AFFIDAVIT OF VIOLATION

Natural Resources CE #L227300

FOLIO #048858-9000

1. Principal Violator(s): COLON LEONARDO

Mailing Address: 4512 S. 66th St. City: Tampa State: FL Zip: 33619-9605

Regulation, which has been violated: Land Development Code, Section 4.01

Address of property where violation occurred: 4512 S. 66th St., Tampa, FL

Legal Description: SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

Facts behind violation (attach additional pages if necessary): The investigation found unpermitted land alterations which is causing adverse impacts to neighboring properties.

First Inspection: February 14, 2022

First Notice: March 7, 2022

Last Notice: May 11, 2022

Certified Mail

X Certified Mail

X Service

Service

Witness to violation, other than inspector (attach additional pages if necessary):

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true to the best of my knowledge and belief.

Development Services Department
County Agency

SIGNED

By HoodT at 2:47:30 PM, 02/06/2023

Affiant – Phone 627-1300

Development Review Department

P.O. Box 1110 Tampa, FL 33601



**Hillsborough
County Florida**

NOTICE OF VIOLATION

03/07/2022

Colon Leonardo

4512 S 66th St

Tampa, FL 33619

Folio 048858-9000

CE# 227300

On February 14, 2022 an inspection was conducted at the property located at: 4512 S 66th St , has been found in violation of section 4.01 of the Land Development Code (LDC) for the following:

1st Notice: Unpermitted land alteration activity that impacts drainage: Additional information below.

Details of Inspection: The investigation found unpermitted land alterations which is causing adverse impacts to neighboring properties.

Corrective actions required per 11.06.02 LDC:

1st Notice: CEASE all land alterations activities. Submit a completed Natural Resources application or restore site to original grades. See enclosed application. See Form F

Time frame for correction: 15 business days

IT IS YOUR RESPONSIBILITY TO NOTIFY STAFF WHEN CORRECTED.

Natural Resources Inspector: Tony Hood 813-618-0028 Email: hoodt@hcflgov.net

Failure to comply within the requirements above, will result in submittal to a CODE ENFORCEMENT HEARING and will be subject to penalties outlined in LDC 11.06.00

If it is your opinion that your property is compliant, please provide a written statement to the Inspector (above).

Respectfully,

Development Services Department

Natural Resources Team 813-627-1300

Additional Information: Form F: Natural Resources Other Permit Application

HAND DELIVERY Legal Description attached ☒

AFFIDAVIT OF SERVICE FOR NOTICE OF VIOLATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
DEVELOPMENT SERVICES DEPARTMENT

NAME: Leonardo Colon
ADDRESS: 4512 S 66th St Tampa FL 33619
Folio: 48858.9000
CASE: CE227300

I, TONY HOOD being duly sworn, depose and says:

1. That I am employed by Hillsborough County.
2. I received a copy of the attached Notice of Violation dated 03/16/2022
3. That pursuant to Florida Statute 162.12 on the 16th day of March 2022, I

☐

Posted at the Notice at address of violator. _____

☐

Posted at the Address of Violation: _____

☒

Hand delivered said documents to:

4512 S 66th ST TAMPA FL

Address

Documents given to: LEONARDO COLON, PROPERTY OWNER

(Print Name and Relationship)

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true to the best of my knowledge and belief. FS 92.525.


Officer

03/16/2022
Date

COMPLIANCE DATE: _____ (15 w Calendar days)



**Hillsborough
County Florida**

DEVELOPMENT SERVICES

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

May 11, 2022

Colon Leonardo
4512 S 66th St
Tampa, FL 33619

**BOARD OF COUNTY
COMMISSIONERS**

Harry Cohen
Ken Hagan
Pat Kemp

Gwendolyn "Gwen" Myers
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Bonnie M. Wise

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

DEPUTY COUNTY ADMINISTRATOR

Gregory S. Horwedel

SUBJECT: ALLEGED LAND ALTERATION VIOLATION
FOLIO # 48858.9000 CE# 227300

Dear Mr. Colon:

On **March 16, 2022**, the Development Services Department (DSD) sent you a certified letter requesting submittal of a Natural Resources permit application to initiate corrective action necessary to resolve an alleged violation of the Land Development Code (LDC), Natural Resources Permit Section 4.01.03.

The DSD staff has not received your written response regarding corrective action on this matter. You are hereby notified that this case will be processed for the next Hillsborough County Code Enforcement Hearing to pursue enforcement action as listed in Other Remedies Section 11.06, LDC. If this site is in compliance by **May 25, 2022**, your case will be removed from the Code Enforcement agenda and you will not be required to appear at the hearing.

Please contact Natural Resources Inspector **Tony Hood at 813-618-0028** if you have any questions concerning this matter.

Sincerely,

Natural Resources Section
Development Review Division
Development Services Department

Certified Mail: # 7021 2720 0002 5700 7206, Return Receipt Requested |

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Colon Leonardo
4512 S 66th St
Tampa, FL 33619



9590 9402 7015 1225 0466 98

2. Article Number (Transfer from)

7021 2720 0002 5700 7206

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature]

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery

☐ Delivery Restricted Delivery

☐ Insured Mail Restricted Delivery
(over \$500)

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

49858.9000 CE 22 300 Domestic Return Receipt



Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>
15th Floor County Ctr.
601 E. Kennedy Blvd, Tampa, Florida 33602-4932
Ph: (813) 272-6100

Folio: 048858-9000

Owner Information

Owner Name	COLON LEONARDO
Mailing Address	4512 S 66TH ST TAMPA, FL 33619-9605
Site Address	4512 S 66TH ST, TAMPA
PIN	U-02-30-19-663-000001-66630.0
Folio	048858-9000
Prior PIN	
Prior Folio	000000-0000
Tax District	U - UNINCORPORATED
Property Use	0200 MH
Plat Book/Page	6/3
Neighborhood	222003.00 Progress Village Area
Subdivision	663 SOUTH TAMPA SUBDIVISION

Value Summary

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$195,820	\$169,482	\$0	\$169,482
Public Schools	\$195,820	\$195,820	\$0	\$195,820
Municipal	\$195,820	\$169,482	\$0	\$169,482
Other Districts	\$195,820	\$169,482	\$0	\$169,482

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information

Book / Page	Instrument	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
	2022078495	02	2022	QC	Unqualified	Improved	\$100
25160 / 1016	2017318865	07	2017	WD	Unqualified	Improved	\$110,000
24480 / 1539	2016423385	10	2016	CT	Unqualified	Improved	\$64,300
18374 / 1863	2008014202	12	2007	WD	Unqualified	Improved	\$100
12003 / 1640	2002347009	09	2002	AG	Unqualified	Improved	\$36,000
4068 / 0449		02	1983	WD	Unqualified	Vacant	\$13,500
4068 / 0448		02	1983	WD	Qualified	Vacant	\$12,000

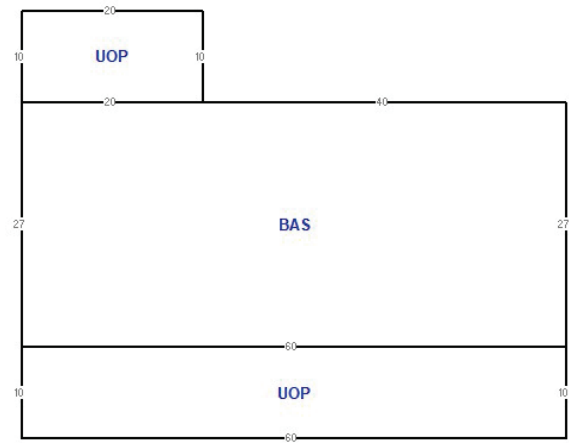
Building Information

Building 1

Type	02 MANUFACTURED HOME (AYB > 1976)
Year Built	2007

Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	13	Alum/Vinyl Siding
Roof Structure	3	Gable or Hip
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Heat/AC	2	Central
Condition	3	Average
Architectural Style	19	Basic Mobile Home
Bedrooms	4.0	
Bathrooms	2.0	
Stories	1.0	
Units	1.0	



Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,620	1,620	\$113,116
UOP	200		\$2,095
UOP	600		\$6,284
Totals	2,420	1,620	\$121,495

Land Information

Use Code	Description	Zone	Front	Depth	Land Type	Total Land Units	Land Value
994K	Acreage Class 4	RSC-6	209.00	322.00	AC ACREAGE	1.54	\$74,324

Legal Description

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY

Political subdivision of the State of Florida

Petitioner,

VS.

COLON, LEONARDO

Respondent(s)

CASE #: L227300

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/16/2023**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST HBCO. The Property is described as: Folio No.: 048858.9000, Legal Description: S-T-R 02-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.

3. On 03/07/2022 and 05/11/2022, Hillsborough County Development Services Department notified COLON, LEONARDO of the violations on the subject property.

4. Pursuant to the Notice of Violation, corrective action was to have been taken within 15 calendar days from the receipt of the notice.

5. That pursuant to the Affidavit of Violation dated 02/06/2023, the violations referenced in paragraph 8 below remain in non-compliance.

6. That a Notice of Hearing dated 04/28/2023 concerning the above-stated violations was served on COLON, LEONARDO.

7. That the following were in attendance and provided testimony and/or evidence at the public hearing: CAMERON WARD, Environmental Specialist, Hillsborough County Development Services Department, appeared in person; TONY HOOD, Environmental Officer, Hillsborough County Development Services Department, appeared virtually. LEONARDO COLON and PAMELA COLON appeared in person.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

- a. LAND DEVELOPMENT CODE, SECTION 4.01
Unpermitted Land Alterations Causing Adverse Impacts to Neighboring Properties.
-

9. **PART I:** Respondents are to **SUBMIT A NATURAL RESOURCES PERMIT APPLICATION TO ADDRESS THE LAND ALTERATIONS OR RESTORE THE PROPERTY BACK TO THE ORIGINAL GRADES AND STABILIZE THE SOIL WITHIN 30 CALENDAR DAYS** on or before **07/16/2023**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past **07/16/2023**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

10. **PART II:** *If Natural Resources Permit Application is submitted*, Respondents are to **OBTAIN THE NATURAL RESOURCES PERMIT AND COMPLETE CONSTRUCTION ACTIVITIES AND FINAL INSPECTION APPROVAL PER THE PERMIT REQUIREMENTS WITHIN 150 CALENDAR DAYS FROM PERMIT ISSUANCE**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

11. The Property Owner, Leonardo Colon, is responsible for resolving this violation with the County.

DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____


SPECIAL MAGISTRATE

ATTEST:


CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY JOHN BEAVERS, DEVELOPMENT SERVICES AT (813) 276-8306, ON OR BEFORE THE COMPLIANCE DATES TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

ORDER OF COMMENCEMENT

12. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past 07/16/2023. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

13. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

14. This Order(s) may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. **Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien.** After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

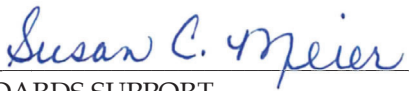
DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

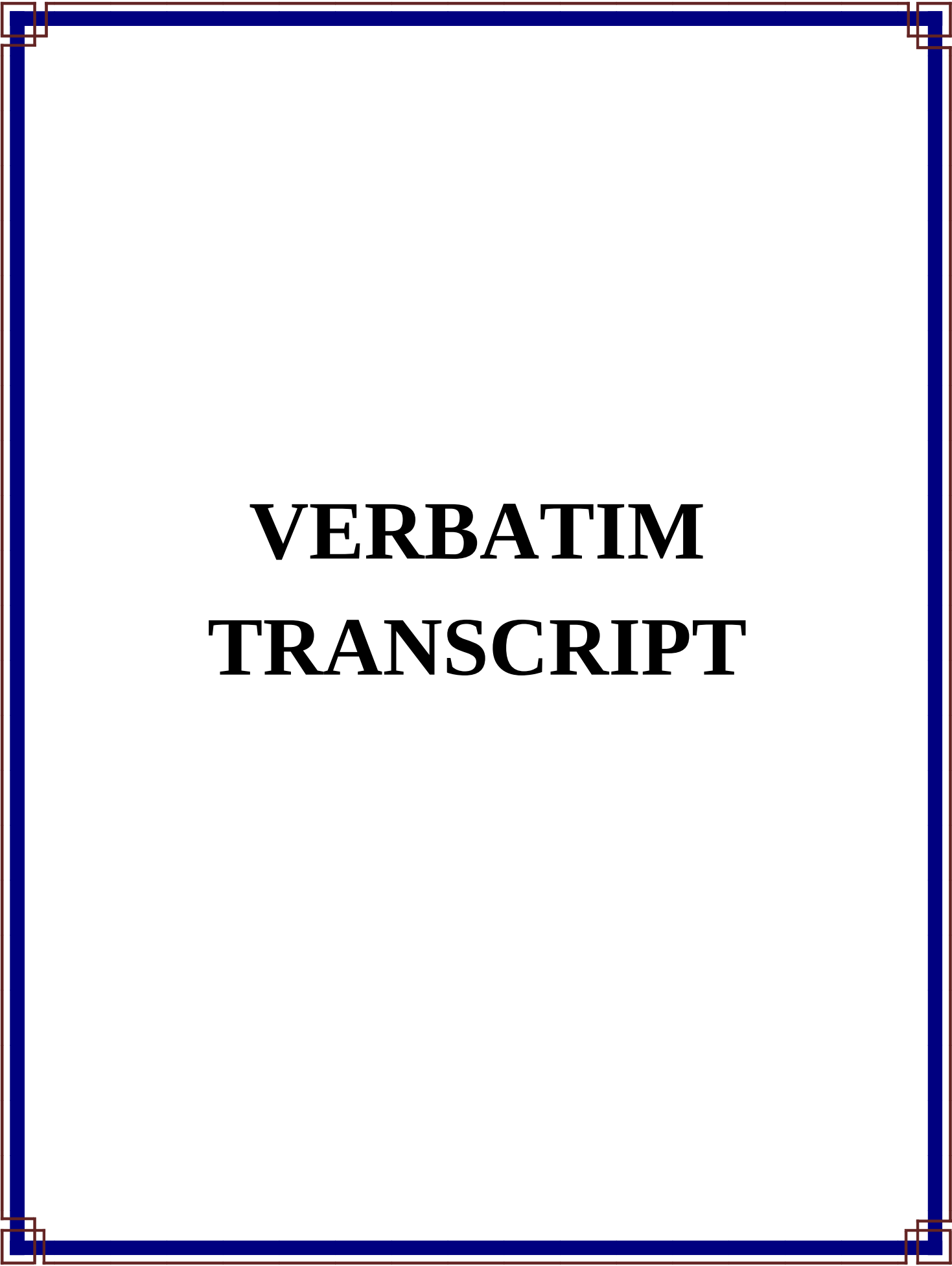
BY: _____


SPECIAL MAGISTRATE

ATTEST:



CITIZEN BOARDS SUPPORT



VERBATIM TRANSCRIPT

1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6
7

8 ZONING HEARING MASTER MEETING
9 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
10

11 BEFORE: Susan Finch
12 Zoning Hearing Master
13 DATE: January 26, 2026
14 TIME: Commencing at 6:00 p.m.
15 TIME: Concluded at 9:48 p.m.
16

17 LOCATION: Hillsborough County BOCC
18 Development Services Department
19 601 East Kennedy Boulevard
20 Second Floor
21 Tampa, Florida 33601
22

23 Reported by:
24 Kate Khvostova
25

1 MS. HEINRICH: Our first application is item C.1
2 standard rezoning 25-1026. The applicant is requesting to
3 rezone property from RSC-6 to CG. Logan McKaig and
4 Development Services will present staff findings after the
5 applicant's presentation.

6 HEARING OFFICER: All right. Good evening.

7 MR. MARTIN: Good evening. Robert Martin,
8 representing Leonardo Colon for (indiscernible) everything
9 doesn't --

10 HEARING OFFICER: Mr. Martin, do you need some
11 assistance with the presentation?

12 MR. MARTIN: No. It just didn't want to open up
13 for some reason. I have it open now, but we're ready to go.

14 HEARING OFFICER: Okay. Perfect.

15 MR. MARTIN: Thank you, though.

16 HEARING OFFICER: Proceed. Thank you.

17 MR. MARTIN: So the location property is 4512 66th
18 Street, Tampa. The zoning is currently RSC-6. They're
19 requesting to change it over to CG. This was brought to our
20 attention. They got -- the property has been running some
21 type of pallet business where they store the pallets. People
22 come and pick them up and take them to other places so they
23 can sell them.

24 Code enforcement got involved, and this turned into
25 an outside-open-storage issue. So the property owners

1 requested a CG zoning to continue this pallet business.

2 Now, the comprehensive plan allows for certain
3 things when it comes to that type of property and that type
4 of business. So the request is CG zoning, which requires
5 some type of buffering transition (indiscernible) to protect
6 residential neighborhoods.

7 The subject property is located within Hillsborough
8 County service urban area. Commercial development is
9 encouraged. Public facilities and services are available and
10 adequate to serve the proposed commercial general zoning.

11 The property fronts a collector roadway suitable
12 for commercial access. The proposed zoning allows
13 neighborhood service for low-intensity commercial uses
14 consistent with surrounding developments. The properties
15 currently around the property, within a few -- 500
16 feet -- there is currently development which is directly
17 across the street. And then there is another one that is
18 north of the property on the west side of 66th Street, which
19 currently allows 40 to 50 semi-truck trailers coming in and
20 out, off of 66th Street.

21 So currently, the county water and sewer for Tampa
22 is available. There is enough evidence to prove that the mix
23 of the residential and commercial, included but not limited
24 to CG identification (indiscernible) wetlands or no wetlands
25 available. The current property is 1.54 acres.

1 So the request today is we had initial approval
2 from Development Services that there were no issues, but then
3 it was brought to our attention by the Planning Commission
4 that they wanted us to apply for a CLC commercial location
5 criteria waiver. I submitted a document to the lady
6 involved, and then it was brought to my attention that the
7 outside open storage wasn't allowed, and the request was to
8 do the CG zoning in order for us to build a commercial
9 building that would allow us to eliminate the CG -- or the
10 outside open storage.

11 HEARING OFFICER: Okay. Does that complete your
12 presentation?

13 MR. MARTIN: Pretty much it sums it up in a
14 nutshell. Yes.

15 HEARING OFFICER: Okay. All right. I had a couple
16 of questions. I saw in my review of the file that you
17 originally applied for CI and changed it to CG. What's the
18 reason for that?

19 MR. MARTIN: Yeah. That was a mistake. You know,
20 pallets is not a commercial-intensive business.

21 HEARING OFFICER: Okay. And then --

22 MR. MARTIN: So it was a bit of -- I'm sorry.

23 HEARING OFFICER: No. Go ahead.

24 MR. MARTIN: The property owner had thought that
25 somebody told him along the way because there was properties

1 in there that have PZ (ph) zoning, so he thought that his
2 ideal zoning would be CI.

3 After a few months of going back and forth with him
4 to discuss that the CG zoning would be the better
5 alternative, that's when we changed it.

6 HEARING OFFICER: I see. And I think you just
7 answered my question on my second issue, and that was why the
8 request for CG is if they don't allow open storage, and it's
9 a pallet business. So your plan is to completely enclose all
10 of the pallets?

11 MR. MARTIN: Right. To eliminate outside open
12 storage, you need three walls and a roof. So in order for
13 him to build something that large, it has to be a commercial
14 building or commercial zoning because RSC-6 won't allow us to
15 do that.

16 HEARING OFFICER: Yeah. I did review the aerial
17 photo, and it's quite a substantial amount.

18 MR. MARTIN: Right. And what we're trying to do is
19 eliminate half of that amount in order to build the building,
20 and he's going to start doing manufacturing of pallets on
21 another location somewhere else to help eliminate any type of
22 traffic and anything else that would come with that property.

23 HEARING OFFICER: All right.

24 MR. MARTIN: Because we do have an understanding
25 that somebody is disputing it. Unfortunately, this is an

1 ongoing battle between him and the neighbor. And that's how
2 Code Enforcement got involved to begin with.

3 HEARING OFFICER: I see. And you are aware that on
4 the west side of 66, it's industrial and manufactured zoning?

5 MR. MARTIN: Yes.

6 HEARING OFFICER: Unlike the east side?

7 MR. MARTIN: Correct. And if I'm not mistaken,
8 everything on the west side of him doesn't front 66th Street.
9 It's actually a little cul-de-sac in the backside that was
10 PD'd to be some type of a subdivision.

11 HEARING OFFICER: Okay. Those are my only
12 questions.

13 MR. MARTIN: Okay.

14 HEARING OFFICER: Thank you so much. If you could
15 please sign in with the Clerk's Office.

16 MR. MARTIN: All right. Thank you.

17 HEARING OFFICER: Development Services?

18 MR. MCKAIG: Yeah.

19 HEARING OFFICER: Good evening.

20 MR. MCKAIG: Good evening. Logan McKaig,
21 Development Services. Applicant is requesting to rezone to
22 CG from RSC-6 mobile home overlay. The site is under code
23 enforcement in violation for improper zoning and open
24 storage. The proposed zoning, if approved, would not allow
25 open storage. The site is located within the area developed

1 with residential and non-residential uses. A single-family
2 is present to the immediate east of the site, which poses
3 compatibility concerns and a lack of transition between the
4 more intense uses found to the west. Under the proposal, the
5 full range of CG commercial general uses wouldn't be
6 permitted with no additional compatibility measures -- with
7 no additional compatibility measures such as increased
8 setbacks, buffering, and screening. In addition to the
9 above, the site fails to meet requirements for the commercial
10 location criteria as outlined by the Hillsborough County
11 Comprehensive Plan. The applicant did not provide a CLC
12 waiver. Therefore, based on the above considerations, staff
13 finds the request not supportable.

14 HEARING OFFICER: Thank you so much. Planning
15 Commission?

16 MS. MYERS: Alexis Myers, Planning Commission
17 staff. The subject site is in the residential 6 future land
18 use category. It is in the urban service area and within the
19 limits of the Palm River Progress Village Community Plan.
20 The proposed rezoning from Residential Single Family
21 Conventional 6 to Commercial General to allow the sales of
22 pallets would introduce a use that is operationally intensive
23 and visually impactful in close proximity to residential
24 properties. Despite the presence of more intense uses in a
25 broader area, the proposed rezoning does not align with the

1 intent of the future land use section objective 1.1 which
2 emphasizes land use compatibility appropriate transitions
3 between different intensities and the protection of
4 established residential areas from encroachment by
5 incompatible commercial or industrial uses from -- I'm
6 sorry -- activities, as well as future land use objective 4.4
7 regarding the (indiscernible) protections.

8 Open storage represents a level of intensity and
9 functional character that exceeds what is envisioned for the
10 Res 6 designation, and is inconsistent with the purpose of
11 maintaining a low-density residential-oriented development
12 pattern.

13 The subject site also does not meet the commercial
14 locational criteria required by objective 4.7 of the
15 Comprehensive Plan. The nearest qualifying intersection of
16 Harper Street and 66th Street South is approximately 1,900
17 feet from the subject site, which exceeds the maximum
18 density -- I'm sorry -- distance allowed.

19 It is also inconsistent with the Progress -- Palm
20 River Progress Village Community Plans on intent to guide
21 growth in a manner that is context-sensitive and compatible
22 with existing neighborhoods.

23 Based upon the above considerations of the -- and
24 I'm sorry -- in the following goals, objectives, and
25 policies, the Planning Commission staff finds the proposed

1 rezoning inconsistent with the unincorporated Hillsborough
2 County Comprehensive Plan.

3 HEARING OFFICER: Ms. Myers, just one quick
4 question. The property you just stated doesn't meet
5 commercial locational criteria?

6 MS. MYERS: Yes.

7 HEARING OFFICER: They did submit a waiver, the
8 applicant?

9 MS. MYERS: I believe they did. I'm sorry. No. A
10 waiver was not submitted.

11 HEARING OFFICER: Not submitted? Okay. All right.
12 Thank you. That was all.

13 All right. We'll turn to anyone who would like to
14 speak in support. Anyone in favor that would like to speak?
15 Seeing no one.

16 Anyone in opposition? All right.

17 While Mr. Schiff comes forward, is there anyone
18 else that would like to speak in opposition? All right.
19 Seeing no one.

20 Good evening.

21 MR. SCHIFF: Good evening. Thank you, Madam
22 Hearing Master. My name is Gordon Schiff, Gordon J. Schiff,
23 P.A. 4155 West Cypress Street, Tampa, Florida. I represent
24 Scott and Rebecca S. Henry (ph) who own the property
25 immediately to the south of the applicant's property. We

1 submitted detailed written comments and objections that are
2 in the record, and I have an extra copy to go into the record
3 tonight, but they're already. They were submitted on January
4 12th, and it included two existing orders of Code Enforcement
5 that were referenced also I think in the staff report. So
6 there is code issues as well as the question of not having
7 zoning.

8 The proposed zoning is inconsistent with the
9 Comprehensive Plan. You and -- and I went into detail in my
10 letter, but the staff has also found that at the Planning
11 Commission, the zoning is also not appropriate in this area.
12 That is what, you know, the County staff has found, and it's
13 incompatible with surrounding uses.

14 Our letter -- and I'm summarizing what's in our
15 letter. But there's a substandard roadway that is set forth
16 in the Transportation Division's comment sheets. So it's a
17 substandard roadway. It doesn't have water or wastewater in
18 it. There is no connection at the property line. It's quite
19 a ways away. That's in the Water Resources report. It's
20 clear that CG is too intensive for this site. The -- it's
21 too small to do this type of use to begin with. It has
22 issues on commercial access parking, loading, circulation
23 storm water buffering, and screening. And as I said, the
24 staff report finds it's not supportable.

25 So and finally, just one other point, there is no

1 basis to claim any vested or equitable estoppel or vested
2 legal rights. This is just a use that was not permitted that
3 somebody started doing. That doesn't -- you do not get any
4 vested rights from that. So that's not a valid argument. So
5 with that, we respectfully request that you recommend denial
6 of this application, and I think Mr. Henry wants to say a few
7 words.

8 HEARING OFFICER: All right. Thank you so much.
9 Good evening.

10 HEARING OFFICER: Good evening.

11 MR. HENRY: My name is Scott Henry. I -- my wife
12 and I own the property directly south of the property that's
13 up for rezoning. It really just does not fit the
14 neighborhood. It's -- it's a pretty quiet place, and we've
15 been watching what's evolved over the last couple of years on
16 the property. It just gets -- there's more and more all the
17 time. It's very unsightly. There has been numerous code
18 violations reported. I don't think any of them have really
19 -- they may have solved a few of them, but most of them
20 remain open. And we strongly oppose what's going on with the
21 rezoning.

22 HEARING OFFICER: All right, sir. Thank you for
23 coming down. If you could please sign in as well. All
24 right. Anyone else who would like to speak in opposition
25 before we move on? Seeing no one.

1 Development Services. Ms. Heinrich, anything else?

2 MS. HEINRICH: Nothing further.

3 HEARING OFFICER: All right. Then the applicant
4 has last word.

5 Mr. Martin, you can come forward if you'd like, or
6 you don't have to take it.

7 MR. MARTIN: Hi. Robert Martin. To go back to the
8 waiver, as soon as I received the email from the Planning
9 Commission, she asked for a CLC, the commercial location
10 criteria, and I sent her that document. I never received
11 anything else after that, other than an email from them
12 telling me that outside open storage was not allowed. So
13 where was this waiver supposed to come from?

14 HEARING OFFICER: It's with the Planning
15 Commission.

16 Ms. Myers, if you could check real quick?

17 MS. MYERS: Yes. I apologize. I actually do see
18 the waiver. It was submitted back in October on October
19 30th. However, we do ask that it's denied for the board.

20 HEARING OFFICER: All right. Thank you. They did
21 receive your application or your request.

22 MR. MARTIN: Thank you. And the code enforcement
23 issues are generated by the neighbor of the south. Leonardo
24 Colon is just not elected to report them for their multiple
25 violations. And to kind of sum it up, I was the original

1 code enforcement officer that cited Mr. Colon for the outside
2 open storage originally. So I'm no longer with code
3 enforcement. That's why I'm in the process of helping him
4 get this rezoned in order to have a CG so he can continue to
5 do what he's doing, which he's been doing for about five
6 years. So this rezoning is not necessarily -- it's a
7 hardship for him due to the fact that it's an ongoing
8 neighborhood dispute.

9 HEARING OFFICER: How long has he been in
10 operation?

11 MR. MARTIN: Over five years. Now, from what I
12 understand, he had another business that he was running there
13 as well. The multiple violations keep coming in. Before
14 they -- you would be -- they would be able to do anonymous,
15 but now they have to be notified as to who's calling in the
16 violation. So he's doing what he can to clean up the
17 property and try to maintain a decent business and support
18 his family.

19 HEARING OFFICER: All right.

20 MR. MARTIN: Now, originally, I did get an email
21 from Development Services saying they had no objections to
22 this CG. Last week is when I received an email from the
23 Planning Commission for the first time about the waiver.

24 HEARING OFFICER: All right. Thank you for that.
25 I appreciate it. Then with that, we'll close rezoning

1 25-1026 and go to the next case.

2 MS. HEINRICH: I'm sorry, Ms. Finch. I just have
3 one question because I was speaking with somebody.

4 There was a waiver request to the locational
5 criteria?

6 HEARING OFFICER: Yes.

7 MS. HEINRICH: Okay.

8 MS. HEINRICH: Yes. There was. It was submitted
9 back in October on October 30th.

10 MS. HEINRICH: Thank you.

11 HEARING OFFICER: All right. Thank you.

12 MS. HEINRICH: Sorry about that.

13 HEARING OFFICER: That's okay. We'll call the next
14 case.

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1 HILLSBOROUGH COUNTY, FLORIDA
2 BOARD OF COUNTY COMMISSIONERS
3

4 IN RE:
5 ZONING HEARING MASTER MEETING
6

7 ZONING HEARING MASTER MEETING
8 TRANSCRIPT OF TESTIMONY AND PROCEEDINGS
9

10 BEFORE: Steve Luce
11 Zoning Hearing Master
12 DATE: May 26, 2026
13 TIME: Commencing at 6:00 p.m.
14 TIME: Concluded at 10:55 p.m.
15
16 LOCATION: Hillsborough County BOCC
17 Development Services Department
18 601 East Kennedy Boulevard
19 Second Floor
20 Tampa, Florida 33602
21

22 Reported by:
23 Kate Khvostova
24
25

1 HEARING OFFICER: Ladies and gentlemen, welcome to
2 this evening's zoning hearing master. My name is Steve Luce,
3 and I'll be tonight's zoning hearing master. Before we get
4 started, if we could all stand for the Pledge of Allegiance.

5 (Pledge recited)

6 HEARING OFFICER: Thank you. You may be seated.

7 At this point in time, I'd like to introduce
8 Michelle Heinrich, who will introduce the other staff members
9 that are here tonight and go over any changes to tonight's
10 agenda.

11 MS. HEINRICH: Good evening. Michelle Heinrich,
12 Development Services. We do have one unpublished change to
13 announce, and that is on agenda page 4, item A3, Major Mod
14 26-0622, a revision to -- we're revising the agenda to
15 reflect the current application number, which is Major Mod
16 26-0062.

17 HEARING OFFICER: Okay. Do you want to introduce
18 anybody else here?

19 MS. HEINRICH: Sure. We also have a few
20 continuances to let the public know about.

21 HEARING OFFICER: Okay.

22 MS. HEINRICH: In case anybody's here tonight, we
23 certainly don't want you waiting too long, but I do have a
24 list of cases that have been continued to the June 22nd
25 hearing, and those include standard rezoning 25-1026, which

1 is at 4512 South 66th Street; Major Mod 25-1261, which is at
2 2715 West Sly; Major Mod 26-0062, which is in the vicinity of
3 Apollo Beach Boulevard and Gulf and Sea Boulevard; PD
4 26-0095, which is in the vicinity of Hanna Avenue and Groovy
5 Avenue; PD 26-0422, which is in the vicinity of Dorman Road;
6 PD 26-0433, which is in the vicinity of Hillsborough Avenue
7 and George Road; PD 26-0437, which is at 13030 Highway 92
8 East; PD 26-0445, which is at 4020 West Waters Avenue; Major
9 Mod 26-0546, which is located at 3611 East County Line Road;
10 Major Mod 26-0553, which is in the vicinity of Hideaway Lane
11 and Loma Vista Drive; Major Mod 26-0556, which is located at
12 6605 East Hillsborough Avenue; PD 26-0558, which is located
13 at 1102 North Highway 301 and 11404 on Walker Road, and then
14 we do have two cases, which are continued to the July 20th
15 hearing, and those include PD 26-0206, which is located at
16 5707 West Sly Avenue, and PD 26-0363, which is in the
17 vicinity of Lakewood Drive and Truman Drive, and all of those
18 are reflected on the agenda if anyone needs to take a look,
19 and we do have agendas available outside, and we have a few
20 up here if you need them.

21 And to introduce everyone up here with the County
22 attorney's Office we have Mary Dorman, and next to her we
23 have Jarryd Dalfino, and with the Planning Commission we have
24 Tyrek Royal, and with Development Services, over on the other
25 side joining me, is James Ratliff.

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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 and Susan Finch
Zoning Hearing Masters

DATE: June 22, 2026

TIME: Commencing at 6:00 p.m.

TIME: Concluded at 10:15 p.m.

LOCATION: Hillsborough County BOCC
Development Services Department
601 East Kennedy Boulevard
Second Floor
Tampa, Florida 33602

Reported by:
Kate Khvostova

1 MS. HEINRICH: Our first application is Standard
2 Rezoning 25-1026. The applicant is requesting a rezone of
3 property from RSC-6-MH to CG with restrictions.

4 Logan McKaig with Development Services has reviewed
5 this application, and he will be providing his staff comments
6 virtually.

7 HEARING OFFICER FINCH: All right. Good evening.

8 MR. MARTIN: Good evening, Robert Martin.

9 MR. MCKAIG: Logan McKaig with Hillsborough
10 Development Services. The applicant is requesting to rezone
11 the property. He's asked to request a rezone of the property
12 from RS --

13 HEARING OFFICER FINCH: Oh, Mr. McKaig. Mr.
14 McKaig, I apologize. We're going to take the applicant
15 first. So if you could just hold those thoughts real quick.
16 Thank you.

17 Good evening, sir. And as you know, this is a
18 remand, so if in your presentation, you could include the
19 reasons for the remand on the record.

20 MR. MARTIN: I'm sorry. What's that?

21 HEARING OFFICER FINCH: The remand that -- the
22 remand you're requesting, if your presentation could include
23 the reasons for the remand, why you're back.

24 MR. MARTIN: Okay.

25 HEARING OFFICER FINCH: Thank you.

1 MR. MARTIN: So to start off, my name's Robert
2 Martin, and the address is 4512 South 66th Street, Tampa,
3 Florida. This is Leonardo Colon, the property owner.

4 So the property was under your review at the last
5 hearing. It was denied by the Planning Commission and
6 Development Services.

7 There was information that was found showing that
8 the neighboring property to the north of Mr. Colon had 66
9 people write letters of recommendation, allowing the rezoning
10 for that property.

11 There was four people that opposed it. None of
12 those four people were the current person that's opposing his
13 property as of right now.

14 Based on our research, and everything else, and the
15 Planning Commission, we seem to understand that the rezoning
16 is allowed in that area.

17 Now they did CG zoning, but it was PD with
18 restrictions. So we've been communicating back and forth
19 with Development Services to come up with an agreement, but
20 we're able to also do CG zoning with restriction. However,
21 we have approval from Development Services. I've discussed
22 the restrictions with them, and they agree with that.

23 The only opposition we have right now, other than
24 the neighbor, is the Planning Commission stating that the
25 property is more than 1,900 feet from a major intersection,

1 which is Hartford.

2 Based off of the report from the Traffic
3 Department -- Transportation, they have no objections to the
4 property being rezoned CG. And they basically gave us
5 information that, based on the traffic pattern during
6 non-peak hours, is 82 vehicles. During peak hours, seven to
7 eight vehicles.

8 Now, he's not open 24/7. I believe the paperwork
9 said that he could be open from 8:00 until 7:00 p.m. and on
10 weekends, 7 a.m. to 4 p.m.

11 He's not operating on those hours. He's not
12 bringing in commercial vehicles. He hasn't increased the
13 traffic pattern on that property at all. And currently, the
14 business has been there for six years.

15 So again, when the property was rezoned next door,
16 the neighbor didn't have an opposition to it. And then the
17 property's been under this category for multiple years, and
18 he just came up with a complaint, I think, in 2024. However,
19 he's not one of the ones that complained about the other CG
20 zoning.

21 So I brought the property owner to basically ask
22 the Planning Commission what's the difference? Because when
23 I looked up their code on the community's commercial location
24 criteria, there's nothing in your code that specifies that a
25 property has to be less than a certain amount of distance

1 from a major intersection. And this is straight from Tyrek
2 from the Planning Commission.

3 So also, if you recall the last time we were here,
4 they were asking about a commercial location criteria waiver,
5 and that was my argument about the waiver.

6 Development Services requested that I submit a
7 narrative explaining why I feel the property would be okay to
8 be rezoned CG in the service -- Urban Service Area, which I
9 provided that.

10 This, according to Planning Commission, is the
11 waiver because I sent this to the Planning Commission after
12 sending it to the Development Services, and they sent it back
13 to me, saying this was the waiver.

14 Now, if you recall back in the day, or in March
15 when we were here, they claimed that they didn't receive one
16 back in October of last year because I'm the only one that
17 submitted a narrative to Development Services. Mr. Colon or
18 Mr. Turner did not.

19 So I just want explanations on if the commercial
20 location criteria waiver is what I submitted. Development
21 Services has approval already with restrictions. Explain to
22 me what the 1,900 feet from the intersection has any impact
23 on the property being CG zoning when the Traffic Department
24 has no problems with it.

25 HEARING OFFICER FINCH: All right. Did that

1 complete your presentation?

2 MR. MARTIN: Yes, ma'am.

3 HEARING OFFICER FINCH: Okay. Did you want to
4 allow Mr. Colon to speak?

5 MR. MARTIN: If any questions come up that I can't
6 answer, he would definitely speak up.

7 HEARING OFFICER FINCH: Okay. Absolutely. All
8 right. I don't have any questions for you at the moment, so
9 if you want to just sign in, we'll move on with the hearing.

10 MR. MARTIN: Okay. Thank you.

11 HEARING OFFICER FINCH: Thank you very much. All
12 right.

13 Now we'll go to Development Services. Mr. McKaig.

14 MR. MCKAIG: Excuse me for that.

15 Applicant requests to rezone the property from
16 RSC-6, Mobile Home Overlay, to Commercial General with
17 Restrictions.

18 The property is located within an area developed
19 with residential and manufacturing uses. Manufacturing uses
20 are developed to the west and open storage to the north,
21 separated by open space.

22 The single-family is present to the south and east
23 side of the site, and to mitigate impact, the applicant
24 agreed to a use which will not include high-intensity,
25 automotive, or drive-through uses, provided hours of

1 operation and enhanced buffering and screening.

2 The resident subdivision to the east was platted in
3 1975 and did not extend to 66th Street.

4 All development standards of the CG zoning district
5 will be met or exceeded.

6 Development staff recommends approval, subject to
7 the applicant's proposed conditions.

8 HEARING OFFICER FINCH: Mr. McKaig, if you could,
9 for the record, as you're aware, this is a remand. It is my
10 understanding the original request was for CG with no
11 restrictions, and they are back to agree. They are now
12 agreeing to restrictions that appear to be drafted by the
13 Development Services Department.

14 If you could say -- previously, obviously, you were
15 recommending denial, and now you're recommending approval
16 subject to those restrictions.

17 What do those restrictions do that resulted in the
18 change of the staff's recommendation?

19 MR. MCKAIG: The applicant's -- yes, we are. Our
20 previous recommendation was denial on Commercial General
21 alone.

22 With the included restrictions, Development
23 Services believe that it will not be impactful to the
24 neighborhood.

25 The restrictions proposed would be all CG zoning

1 districts are prohibited except for the following: major and
2 minor neighborhood servicing auto repair, schools, private
3 and charter K-11, schools, public, banks, second homes,
4 convenience stores with or without gas sales, heliports,
5 helistops, vehicle auction-retail, wholesale distribution,
6 trade, freestanding emergency room, hospitals, outdoor
7 paintball, ambulance services, drive-throughs associated with
8 any of these.

9 Additionally, the restricted operating hours would
10 be limited from 7 a.m. to 9 p.m. on weekdays and 10 a.m. to 4
11 p.m. on weekends.

12 They are also proposing additional buffering and
13 screening with additional 20-foot-wide buffer and screening
14 along the eastern and southern property lines.

15 Type B screening shall be enhanced with additional
16 staggered row of evergreen trees which are not less than 10
17 feet in height at the time of planting, a minimum of two-inch
18 caliper, and are spaced no more than 20 feet apart.

19 HEARING OFFICER FINCH: Okay. Does that complete
20 your presentation?

21 MR. MCKAIG: Yes. And we're happy to answer any
22 questions.

23 HEARING OFFICER FINCH: Thank you so much.

24 Before I move on to the Planning Commission, Ms.
25 Heinrich, I just want to ensure, for the record, it looked

1 like the notice that the property owner sent out for this
2 hearing requested CG and not CG-restricted. Just want to
3 ensure, for the record, that the notice is in order.

4 MS. HEINRICH: It is. If it's going to something
5 more intensive, it is in order.

6 HEARING OFFICER FINCH: All right. Thank you so
7 much.

8 And we'll call on the Planning Commission.

9 MS. MICHIE: Willow Michie, Planning Commission
10 staff.

11 The subject site is located in the Residential-6
12 Future Land Use category. It's in an Urban Service Area and
13 is within the Palm River-Progress Village Community Plan.
14 The surrounding area is characterized by a diverse mix of
15 land uses with varying levels of intensity.

16 Although the broader vicinity includes a range of
17 moderate to high intensity commercial and industrial uses,
18 the immediate context of the site, particularly its direct
19 adjacency to single-family residences, creates a transition
20 area where compatibility is a key planning consideration.

21 This request would introduce a use that is
22 operationally intensive and visually impactful in close
23 proximity to residential properties.

24 Additionally, during the site visit, staff noted
25 areas of open storage, which is considered a Commercial

1 Intensive zoning district use.

2 The request is to a CG zoning district. It should
3 be noted that the CG zoning district does not allow for the
4 consideration of open storage.

5 FLUS Objective 4.4 and Policy 4.4.1 further
6 reinforce the requirement that new development and land use
7 changes should be compatible with the surrounding
8 neighborhood and reflect the area's predominant character.

9 The proposed rezoning would represent a significant
10 increase in intensity and a fundamental shift in use,
11 introducing open storage and pallet sale activities that are
12 operationally and visually more consistent with industrial or
13 heavy commercial environments.

14 The subject site also does not meet Commercial
15 Locational Criteria required by Objective 4.7 of the
16 Comprehensive Plan.

17 The Planning Commission staff recommends denial of
18 the submitted request to waive the Commercial Locational
19 Criteria.

20 The site is in the Palm River-Progress Village
21 Community Plan. Although the concept map generally
22 identifies the broad area as industrial in nature, it does
23 not negate the importance of respecting existing neighborhood
24 patterns or override the adopted Future Land Use designation.

25 Based upon the above considerations, and the

1 following goals, objectives, and policies, Planning
2 Commission staff finds that the proposed rezoning
3 inconsistent with the Unincorporated Hillsborough County
4 Comprehensive Plan.

5 HEARING OFFICER FINCH: Thank you so much. Ms.
6 Michie, I have a couple of questions.

7 MS. MICHIE: Okay.

8 HEARING OFFICER FINCH: I reviewed the latest
9 report submitted to the County from the Planning Commission
10 and compared it to the prior report to see what the
11 differences were, and it appears that there's only one
12 sentence that was removed between the last report and this
13 one.

14 There's no mention of the restrictions, not in the
15 cover page of the request, and certainly not in any of the
16 documents, to say that they were reviewed by the Planning
17 Commission.

18 Now, have you or the staff of the Planning
19 Commission reviewed this revised request?

20 MS. MICHIE: I also do not see those in the most
21 recent staff report. I'm not positive if the planner was
22 aware of those restrictions that were added. I can reach out
23 to the planner.

24 HEARING OFFICER FINCH: Well, we don't have that
25 opportunity tonight, and then the hearing closes so --

1 MS. MICHIE: I do not see that. No.

2 HEARING OFFICER FINCH: There was a change. There
3 is one sentence removed on page 4 in the -- it's in the
4 second paragraph down, and it addresses -- the sentence
5 removed only addresses open storage.

6 So just to highlight that it doesn't appear that
7 the changes were reviewed at all by staff to reflect, and
8 therefore, their recommendation remains the same. Just
9 wanted to put that on the record.

10 MS. MICHIE: Okay.

11 HEARING OFFICER FINCH: If you could address Mr.
12 Martin's questions regarding the commercial locational
13 criteria and the Development Services staff participation in
14 the transportation review.

15 MS. MICHIE: For the Commercial Locational
16 Criteria, Objective 4.7 talks about the different Future Land
17 Use categories that are subject to the Commercial Locational
18 Criteria. So I'll read directly from the Future Land Use
19 section.

20 In Policy 4.7.2, 50 percent of the site must front
21 along a roadway with a context classification of suburban
22 commercial, suburban town, or urban general, or another one
23 to classify would be within 1,000 feet of an intersection,
24 both functionally classified as a collector or arterial.

25 And when looking at the subject site, the nearest

1 qualifying intersection that would be classified would be
2 Hartford Street and 66th Street South, which is approximately
3 1,900 feet from the site, which exceeds the maximum 1,000
4 feet distance.

5 And so therefore the site does not meet the
6 Commercial Locational Criteria, and Planning Commission staff
7 felt that the waiver should be recommended denial due to the
8 compatibility concerns with the site and the residential.

9 HEARING OFFICER FINCH: All right. And just to
10 clear up the issue, the Development Services staff
11 transportation comments don't contribute to your review of
12 Commercial Locational Criteria?

13 MS. MICHIE: That is correct. That is a separate
14 policy.

15 HEARING OFFICER FINCH: Thank you. I appreciate
16 it. Did you have anything else you wanted to add before I
17 move on regarding Mr. Martin's comments?

18 MS. MICHIE: I do not.

19 HEARING OFFICER FINCH: Okay. Perfect. Thank you
20 so much.

21 All right. At this time, we'll call for anyone who
22 would like to speak in support, any proponents of the
23 rezoning.

24 Mr. Martin, you'll have time at rebuttal.

25 MR. MARTIN: Okay.

1 HEARING OFFICER FINCH: This is for proponents.

2 Seeing none, then we'll call for opponents. Anyone who would
3 like to speak in opposition?

4 While Mr. Schiff is coming up, is there anyone else
5 that would like to speak in opposition? All right. Seeing
6 no one.

7 Good evening.

8 MR. SCHIFF: Good evening. Gordon Schiff, 4155
9 West Cypress Street, Tampa. And I'm here representing Scott
10 and Rebecca Hendry, H-E-N-D-R-Y, for the court reporter or
11 whoever takes the minutes.

12 I have a couple of handouts, Madam Hearing Master,
13 and I'd like to hand those -- or just one handout, but it's
14 got a number of photos, so I'll mix -- do you want one, two,
15 or three copies?

16 HEARING OFFICER FINCH: So we only need one, and
17 you would submit it to the clerk. You're welcome to show
18 whatever you'd like on the ELMO and then submit it to the
19 clerk.

20 MR. SCHIFF: All right. We'll do that.

21 All right. Like I said, I represent Scott Hendry
22 and Rebecca Hendry. I'll first, at the outset, say I don't
23 think the applicant gave you a reason for the remand. I did
24 not hear a legitimate rational basis for the remand. And in
25 fact, I'll get into what actually happened in a minute.

1 But anyway, we represent our clients.
2 They're -- we've just submitted a supplemental letter of
3 opposition to this, and that sets forth our legal and factual
4 arguments why this should be denied.

5 This has been going on for a while. The
6 application's been pending for one year. It started as a
7 application filed by Mr. Martin, saying the reason for the
8 request is currently selling pallets and need the correct
9 zoning to continue the business. That was his application.

10 Proposed zoning not able to confirm was his second
11 statement. And there was an affidavit to authorized agent
12 under oath signed by Mr. Colon, who's here today, and John
13 Turner, one of the owner's authorized agents, and notarized
14 by Mr. Martin, and the other authorized agent, which states
15 under Item 4 that the property for which a request for
16 rezoning to CG from RSC-6 garage/storage/warehouse/outside
17 open storage nature of request in parentheses is being
18 applied for.

19 None of those uses appear to be permitted -- none
20 of those uses are permitted today, and many of them aren't
21 permitted in CG, but that's what was filed.

22 It was treated as an application to rezone to CI,
23 which actually makes sense because the CG would not allow the
24 uses that they were applying for.

25 And it was -- but again it was for RSC-6. So all

1 that testimony you heard about uses, and they've been there
2 for six years, etcetera, were all illegal for six years. And
3 so there's no basis to have the use there.

4 You heard the hearing on January 26th. You had a
5 recommendation of denial from staff. You had a
6 recommendation -- or an inconsistency determination by the
7 Planning Commission, and you recommended denial.

8 So it was scheduled for final hearing
9 about -- before the Board on March 10th, and over the
10 objections of this owner, we were not allowed to be heard.
11 The application was remanded as being out of order, which it
12 wasn't. And we're objecting that it was even remanded. We
13 reserve the right to continue that objection.

14 So while it's been pending for remand, the
15 application was actually continued some more just to add a
16 few more months to it. And they submitted -- I think it was
17 referred to by -- in the testimony -- I'm not sure if that's
18 what Mr. Martin was referring to, but they said they
19 submitted an additional revised information sheet on or about
20 June 2.

21 The additional sheet includes an attachment
22 entitled Comprehensive Rezoning Justification and Staff
23 Consistency Package. I don't think it's any of that.

24 The sheet is not authored, and it has not been
25 established. It's anonymous. It hasn't been established who

1 the author is or whether they're qualified to be an expert
2 witness in planning, transportation, zoning, or any other
3 land use area.

4 Additionally, it should be noted that there's no
5 mention on the sheet of the proposed use which this applicant
6 is even proposing. So you don't even have before you an
7 application that says here's our proposed use.

8 Some statements in the sheet are unsupported,
9 conclusory statements, and some are speculative, have no
10 probative value.

11 In addition, the sheet incorrectly states in
12 finding of fact number 3 that the property fronts a collector
13 roadway. It's not. It's a local roadway.

14 And then they say it's suitable for commercial
15 access. That's just a conclusory statement. It has no
16 probative value.

17 South 66th Street is functionally classified as
18 local and is substandard, and that's what the Transportation
19 staff noted. It's a substandard roadway. And it was also
20 noted in the Planning Commission report.

21 They also have finding of fact number 4. This is
22 incredibly important for your consideration. The proposed
23 zoning -- this is their updated request.

24 The proposed zoning allows neighborhood-serving
25 low-intensity commercial uses consistent with surrounding

1 development. That's their request. That's what's before
2 you.

3 And then they also say all potential adverse
4 impacts to adjacent residential uses can be mitigated through
5 enforceable zoning impacts.

6 So let's get to the facts. Let's look at some
7 photos. This is in your packet. All right. If the Elmo's
8 on, we'll go through these quickly.

9 This is Exhibit A. Sorry. Exhibit A. As you'll
10 see, there's apparently a semi parked. This is back in
11 January, by the way, when they already were CG, and they
12 already were saying they're not going to do open space.

13 I'm just going to go through these quickly.
14 There's pallets, trucks, trailers with tires in them. I'm
15 just going to leave that here because we're on time.

16 There's the gate. You'll see all the pallets piled
17 up. That's 20 or 25 feet high, those pallets in that
18 picture. Another picture. Now you can really see the
19 pallets.

20 Here's a nice little dumpster of about 30 or 40
21 feet in the front. Here's more pallets, more junk in a
22 dumpster. Another picture of the same dumpster. Here's what
23 a -- more pallets and other -- some things we can't even
24 recognize what they are.

25 Here's where their employees were parking. Here's

1 another picture of a semi. Here's a picture -- here's a view
2 my client has, and another view of what my client has. Those
3 are pallets stacked way up in the air there.

4 Here's some more accumulations of junk. More
5 accumulations of junk. More pallets, junk accumulations, and
6 who knows what's in those blue barrels. More old
7 accumulation of pallets or junk. It's hard to say, but
8 they're maybe both. More of the same.

9 And here's an old boat stashed in a tree. That's
10 that red -- that was a boat or was a boat. It probably is
11 not seaworthy.

12 All right. Let's go fast forward to last week.
13 Let's see how much better it is. This is Exhibit B, starting
14 with the first photo.

15 Those are industrial liquid tanks lined up along my
16 client's property. Who knows what's been in them? Who knows
17 what's going in them?

18 Here's some more pallets. Here's some more junk,
19 pallets, whatever. Here's more pallets, semis. Here's more
20 pallets, and junk, and accumulation. Here's some more.

21 Here's the view from the front with their sign
22 posted. Pallets stacked 20, 25 feet up in the air. Here's
23 another view of those same pallets.

24 I don't know what the cones are doing there, but
25 they're not supposed to be there. That's not permitted under

1 the county code. Here's some more cones. We don't know what
2 they're doing there.

3 So that's our exhibits. So that's the use on the
4 property. That's the use that's been on the property for
5 now, going on six years, and none of that is permitted under
6 CG.

7 So we have a situation here where you can put all
8 the restrictions on that you won't allow a drive-through, but
9 that's not addressing the issue.

10 The issue is they want to do what is a use that's
11 not permitted in CG, and that's -- it should be denied. Now
12 we've put in the record, and we'll remind you, there are two
13 Code Enforcement cases pending.

14 One of them is from 2025 that is for -- an order
15 was entered: one, accumulations; two, outside open storage;
16 three, improper use of zoning; and commercial vehicles.
17 Those four things have not been addressed since 2025.

18 Code Enforcement on case number two that we've
19 submitted, the order imposing a fine, that was because the
20 owner, Mr. Colon, was -- this was back -- it was back in 2022
21 or 2023, decided he should do a land alteration without
22 permits.

23 And that has -- that order has been in place since
24 2023, now almost three years, accumulating fines, and nothing
25 has been done.

1 So both Code Enforcement cases remain pending.

2 They were supposed to be accumulating fines. On July 16th of
3 this year, the second one will be three years old.

4 Overall, nothing has significantly changed since
5 the original Zoning Master Hearing, and this
6 recommendation -- and the recommendation of denial should
7 stand.

8 The applicant is seeking approval of uses that are
9 inconsistent with the Comprehensive Plan and incompatible
10 with the surrounding area.

11 Now I'll go through -- I've gone into detail with
12 all the code sections and or the Comprehensive Plan sections,
13 but the proposed zoning is clearly inconsistent with the
14 Comprehensive Plan.

15 The uses and businesses being conducted on the
16 property, as described in the authorized agent sheets and the
17 updated additional information, are not permissible uses
18 under the Residential-6 category. That's for sure.

19 And the Future Land Use Map draws a clear line of
20 demarcation. If you look at the various categories, there's
21 a demarcation line to their north, and there's a demarcation
22 to the west.

23 So this property does not have the proper land use.
24 Obviously, it doesn't have the proper zoning to do the uses
25 they want to do.

1 I've cited all the Future Land Use sections. I
2 won't recite them again. I've cited them to you last time.
3 They're in the submittal I made, but there are numerous
4 Future Land Use sections.

5 The Planning Commission report is a detailed and
6 thorough report. It also is several pages long. They go
7 into great detail to explain why this use is not appropriate.
8 They talk about compatibility, a long compatibility
9 discussion. They talk about what objectives they have, which
10 are not being met. It talks about Future Land Use policies,
11 which are not being met.

12 And it talks about why the request for commercial
13 waiver of the Locational Criteria should not be granted.
14 They also -- and I want to just point out in the staff
15 report, they also looked at the Palm River-Progress Village
16 Community Plan, which is relevant and must be considered, and
17 they point out that this is inconsistent with that plan.

18 Planning Commission report concludes -- overall
19 staff finds that the uses proposed are not allowable in
20 Residential-6 Future Land Use category, are not compatible
21 with the existing development pattern found within the
22 surrounding area, and does not support the vision of the Palm
23 River-Progress Village Community Plan. And the proposed
24 rezoning would allow -- the proposed rezoning would allow for
25 development that's inconsistent with the goals, objectives,

1 and policies of the Comprehensive Plan. And they made a
2 recommendation that this is inconsistent.

3 I also have summarized what code criteria have not
4 been met, but 66th Street's a substandard roadway. The
5 property doesn't have water or wastewater. The closest water
6 connection is 1,875 feet away, and the staff report failed to
7 mention that there is a report by the utilities department
8 saying that it should be in the -- it should be in the
9 consideration of this.

10 There's no CG zoning in the general area on the
11 east side of 66th Street. The lot size of the subject
12 property is way too small to include effective buffers and
13 screenings. It's only a little over an acre.

14 The lot size of the property appears to be too
15 small to allow for adequate commercial access, parking,
16 loading, circulation, stormwater, drainage, etcetera.

17 And so you can't even get a commercial site plan
18 approved on this, I don't believe.

19 Code Enforcement Board Special Magistrate has
20 determined that the applicant's violated multiple provisions
21 of the code, and nothing's been corrected.

22 The improper and unpermitted business operations
23 being conducted to this day, including today, on the subject
24 property appear to lack adequate fire safety, and there's no
25 report on fire safety.

1 This is a pallet business. Anyone who knows a
2 pallet business knows it's a high fire hazard. No fire
3 safety.

4 So we looked at the compatibility in the staff
5 report. There's one paragraph in the staff report on
6 compatibility, and with all due respect, it doesn't really
7 say anything.

8 All it says is that the -- how they believe the
9 area's developed, which isn't actually accurate. It just
10 talks about manufacturing and residential. There's plenty of
11 both there.

12 It talks about where the manufacturing is to the
13 west, but they forget to mention that there's no access to
14 the manufacturing to the west. It accesses off a separate
15 street to the west.

16 They talk about single families present to the
17 south and east of the site, but the applicant agreed
18 to -- this is their words -- agreed to use which will not
19 include high-intensity, automotive, or drive-through uses.
20 Well, this business is a high-intensity business.

21 So I'm going to go about another 30 seconds, then
22 I'm going to let mister -- I'm going to let Scott here speak.

23 The staff does not -- the report itself doesn't
24 even mention the pallet business. How can you not look
25 at -- how do you examine compatibility and not talk about

1 what the compatibility issue is? It's not even mentioned.

2 So there's no vested rights.

3 You know, if they get up and talk again about their
4 idea, that this is some sort of hardship, it's no hardship.
5 It's an illegal use. And the restricted zoning district, if
6 it were to be approved, must be limited to
7 neighborhood-serving commercial uses.

8 And there's a very important thing to look at here.
9 This use is not proposed. If you look -- and if it were
10 proposed, it should have been analyzed. And if it -- since
11 it wasn't analyzed, there is nothing in here that has any
12 support for the use.

13 Scott, I'm going to let you speak.

14 With that, we request denial of this
15 recommendation -- denial, and we've suggested some
16 alternative restrictions if, in fact, which we
17 disagree -- would disagree with those some sort of
18 restrictions put in on the uses. Scott.

19 HEARING OFFICER FINCH: Thank you, Mr. Schiff.
20 There is about 15 seconds left. I'll let you expand on that
21 just a bit.

22 MR. HENDRY: My name is Scott Hendry. I'm the
23 neighbor directly to the south, 4608 South 66th Street.

24 I've watched this business. I've watched it when
25 the property was bought out in foreclosure. The man had a

1 mobile home there, no problem. Started keeping a few
2 trailers there, no problem. And it's grown to this. It's
3 certainly not compatible, and I'm tired of looking at it.

4 HEARING OFFICER FINCH: Thank you for your
5 comments. If you could both sign in. All right.

6 Seeing no one else in opposition, we'll close that
7 portion of the hearing.

8 We'll go back to Development Services.

9 Ms. Heinrich, if you could help address Mr.
10 Schiff's comments regarding the use on the property and does
11 the revised request, including the restrictions, allow him to
12 have a pallet business?

13 MS. HEINRICH: Michelle Heinrich, Development
14 Services.

15 As the pictures showed, it appears to be an open
16 storage type of business, which requires CI, or M zoning, or
17 a PD that would allow that.

18 We have advised Mr. Martin that the existing use
19 would not be cured by a CG rezoning. Only those uses allowed
20 in CG in the use table, with the ones that they've offered to
21 restrict, would be permitted.

22 HEARING OFFICER FINCH: So at the prior hearing, I
23 recall Mr. Martin stating that they proposed to have an
24 enclosed building, three sides enclosed, and store something
25 enclosed to alleviate the open storage component of this. I

1 don't see any of that referenced in the restrictions.

2 Is that unnecessary because open storage in and of
3 itself would not be permitted?

4 MS. HEINRICH: Correct. And then also if they are
5 having a warehouse type of facility -- I don't know if he
6 mentioned if it'd be in connection to a principal use or that
7 would be the only use occurring on the property.

8 But in our review of the CG zoning, the uses that
9 were restricted were the ones that we also felt would be most
10 impactful to single-family residential and work with
11 manufacturing that's currently happening on the other side of
12 the street.

13 HEARING OFFICER FINCH: All right. Thank you very
14 much. I appreciate it.

15 MS. HEINRICH: And I did have just one more item,
16 Ms. Finch.

17 HEARING OFFICER FINCH: Go ahead. Sure.

18 MS. HEINRICH: Just to clarify the reason for the
19 remand for you. The notice for the Zoning Hearing Master,
20 which was conducted in January, the existing zoning was
21 incorrect.

22 So that's why we were not able to bring it before
23 the Board, and remand it back so that the correct notice
24 could be done, and the hearing could be done.

25 HEARING OFFICER FINCH: I see. When Mr. Schiff

1 noted in his comments and also his documents that staff noted
2 it was out of order --

3 MS. HEINRICH: Correct.

4 HEARING OFFICER FINCH: -- it was because they had
5 noted improper notice?

6 MS. HEINRICH: Right.

7 HEARING OFFICER FINCH: I see. All right. Thank
8 you for that clarification. I appreciate it.

9 All right. Then we will go back to the applicant
10 who has five minutes for rebuttal.

11 Mr. Martin.

12 MR. MARTIN: Thank you. So we did look up the 4.7
13 and 4.71. The only thing I could find online was a draft,
14 and half of it is literally blotted out.

15 HEARING OFFICER FINCH: Mr. Martin, can you put
16 that document on the overhead so I can see what you're
17 talking about? We're referencing Commercial Locational
18 Criteria. Okay.

19 MR. MARTIN: So as we mentioned before, yes,
20 originally we were asking for the CG zoning, and then when it
21 came back with restrictions, we were okay with that.

22 Based on the outside open storage as a violation
23 for CG zoning, we were planning on building a warehouse.

24 The reason I brought Mr. Colon is because he's now
25 in the process of eliminating the pallet business altogether.

1 So that's what he's going to speak on right now.

2 HEARING OFFICER FINCH: Okay. Good evening. If
3 you could give us your name and address, please.

4 MR. COLON: Leonardo Colon, 4512 South 66th Street.

5 HEARING OFFICER FINCH: Thank you.

6 MR. COLON: I've been trying to get rid of my
7 tenants on that property with the pallets, but I have to
8 follow the law. I cannot just get there and tell them, "Get
9 out and go."

10 So I'm on that process. I'm pretty sure it will
11 take me less than a month if I don't get no fight
12 back -- let's put it that way -- from them on the legal
13 matter.

14 And once they get out, the property will be clean,
15 and my plan is to go back to the property, and live -- you
16 know, start my business in the property.

17 HEARING OFFICER FINCH: All right. Thank you.
18 Anything else?

19 MR. MARTIN: Yeah. Based on what he said earlier
20 about the land alteration, for some reason, there was permits
21 pulled. What year was it?

22 He pulled the permits to build a retention pond in
23 the back. Now he'd done the retention pond, and then
24 somebody in county staff came back after it was already done,
25 and gave him permission to fill it back in, which would have

1 been the buffer in the back.

2 And based on the photos that he showed, there's a
3 20-foot buffer at least on the south side of the property
4 from his neighbor that gives him a -- the 20-foot buffer.

5 However, the objective here is to get the CG zone
6 with restrictions. He's going to eliminate the pallet
7 business, and then whatever he needs to do from there on,
8 we'll just move forward from there.

9 HEARING OFFICER FINCH: Does that conclude your
10 comments?

11 MR. MARTIN: Yes, ma'am.

12 HEARING OFFICER FINCH: All right. Thank you so
13 much. Then with that --

14 MS. HEINRICH: Oh, Ms. Finch. I'm sorry.

15 HEARING OFFICER FINCH: Yes.

16 MS. HEINRICH: Just to clarify, so that the
17 applicant has all the information that he needs. If this is
18 rezoned to CG, single-family will no longer be permitted on
19 the property.

20 MR. MARTIN: Yeah.

21 HEARING OFFICER FINCH: Thank you for that
22 clarification.

23 MR. MARTIN: We understand that as well.

24 MS. HEINRICH: Okay. Just to make sure. Thank
25 you.

1 MR. MARTIN: Yes. Thank you.

2 HEARING OFFICER FINCH: It's an important point.

3 Thank you.

4 All right. Then, with that, we'll close Rezoning
5 25-1026, and I'll turn the hearing back over to Hearing
6 Master Luce.

7 HEARING OFFICER LUCE: Thank you, Ms. Finch.

8 And Michelle, if you could introduce the next item
9 on tonight's agenda.

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**EXHIBITS SUBMITTED
DURING THE ZHM HEARING**

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 1 OF 7DATE/TIME: 1-26-2026 6:00pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

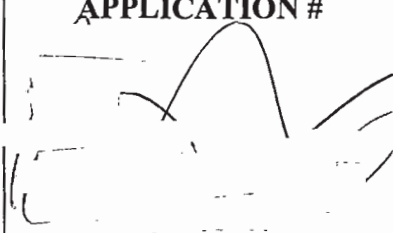
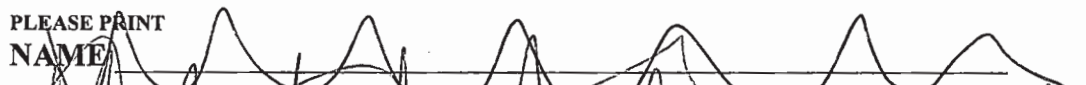
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Robert Mank</u> MAILING ADDRESS <u>6331 Condo 4 dr</u> CITY <u>Review</u> STATE <u>FL</u> ZIP <u>3258</u> PHONE _____
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Gordon Schiff</u> MAILING ADDRESS <u>4155 W Cypress St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-557-7979</u>
APPLICATION # RZ - 25-1026	PLEASE PRINT NAME <u>Scott Handing</u> MAILING ADDRESS <u>4608 S. Lake St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-842-2123</u>
APPLICATION # RZ 25-1350	PLEASE PRINT NAME <u>Todd Pressman</u> #45, MAILING ADDRESS <u>200 2nd Ave S.</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33714</u> PHONE <u>727-204-1760</u>
APPLICATION # RZ 26-0128	PLEASE PRINT NAME <u>Juan Pizano Sanchez</u> MAILING ADDRESS <u>614 Maggie St Wimauma Fla</u> CITY <u>Wimauma</u> STATE <u>Fla</u> ZIP <u>33548</u> PHONE <u>813 650691</u>
APPLICATION # RZ 26-0163 VS	PLEASE PRINT NAME <u>Kelli Conte</u> MAILING ADDRESS <u>PO Box 34</u> CITY <u>Wimauma</u> STATE <u>FL</u> ZIP <u>33598</u> PHONE _____

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

PAGE 2 OF 7

DATE/TIME: 1/26/2026 6pm HEARING MASTER: Susan Finch

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 25-0809	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 _____
APPLICATION # 	PLEASE PRINT NAME  MAILING ADDRESS  CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # RZ 25-0809	PLEASE PRINT NAME <u>Michael Sanders</u> MAILING ADDRESS <u>4206 National Guard Dr STE #1</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813 857 7024</u>
APPLICATION # RZ 25-0809	PLEASE PRINT NAME <u>Rebecca York</u> MAILING ADDRESS <u>5002 Lewis Av</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813 426 5100</u>
APPLICATION # RZ- 25-0809	PLEASE PRINT NAME <u>Michael Blake</u> MAILING ADDRESS <u>5102 Lewis Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33610</u> PHONE <u>813-222-3509</u>
APPLICATION # -MM 25-0810	PLEASE PRINT NAME <u>Jake Cremer</u> MAILING ADDRESS <u>2002 W Cleveland #203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>913-419-3414</u>

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

PAGE 3 OF 7

DATE/TIME: 1/26/2026 6PM HEARING MASTER: Susan Finch

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

APPLICATION # MM 25-0810	PLEASE PRINT NAME David M Smith MAILING ADDRESS 401 E. Jackson St. Suite 2100 CITY Tampa STATE FL ZIP 33601 PHONE 813 222 5010
APPLICATION # MM 25-0810	PLEASE PRINT NAME MICHAEL YATES MAILING ADDRESS PALM TRAFFIC 4006 S. MADILL AVE CITY TAMPA STATE FL ZIP 33611 PHONE 813 205 8057
VS APPLICATION # MM 25-0810	PLEASE PRINT NAME Penny Martin MAILING ADDRESS 2030 Martin Rd CITY Dover STATE FL ZIP 33527 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME Danielle Kimbrell MAILING ADDRESS 1216 W. RISK ST. CITY Plant City STATE FL ZIP 33563 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME Renee Maddison MAILING ADDRESS 1502 Windy Gable Pl CITY VALRICO STATE FL ZIP 33504 PHONE
APPLICATION # MM 25-0810	PLEASE PRINT NAME GEORGE NIEMANN MAILING ADDRESS 4711 DOVER CLIFF COURT DOVER FL CITY Dover STATE FL ZIP 33527 PHONE 813-662-7100

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 7DATE/TIME: 1/26/2025 6pm HEARING MASTER: Susan FindyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Yvette Nicmann</u> MAILING ADDRESS <u>4TH DORR CLIFF CT</u> CITY <u>DORR</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813 662 7100</u>
APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Deborah K. Hellyar</u> MAILING ADDRESS <u>2130 MANTON RD</u> CITY <u>DORR</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>813-848-8307</u>
APPLICATION # MM 25-0810	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>161 E Kennedy Blvd Ste 3100</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 227 8112</u>
APPLICATION # MM - 25-0810	PLEASE PRINT NAME <u>Robert DeMott</u> MAILING ADDRESS <u>Ramboll 10150 Highland Manor Dr. Tampa</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33618</u> PHONE <u>813-545-2890</u>
APPLICATION # MM 25-0849	PLEASE PRINT NAME <u>Brian Angst, Jr., Esq.</u> MAILING ADDRESS <u>625 Court St. Ste 200</u> CITY <u>CLW</u> STATE <u>FL</u> ZIP <u>33756</u> PHONE <u>727 491-1966</u>
APPLICATION # MM 25-0849	PLEASE PRINT NAME <u>KRIKOR KASSARTIAN / GOLF COAST CONSULTING</u> MAILING ADDRESS <u>13825 LOT BLVD #605, CLEARWATER</u> CITY <u>CLEARWATER</u> STATE <u>FL</u> ZIP <u>33760</u> PHONE <u>727-524-1818</u>

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APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Jim Porter</u> MAILING ADDRESS <u>401 E. Jackson St. Suite 1700</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>(813) 209-5060</u>
APPLICATION # RZ 25-0934	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></u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Sam Sebarli</u> MAILING ADDRESS <u>5127 S. ORANGE Ave, Ste. 200</u> CITY <u>Orlando</u> STATE <u>FL</u> ZIP <u>32809</u> PHONE <u>407-895-0324</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Ethel Hammer</u> MAILING ADDRESS <u>19825 Angel Lane</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813-781-9866</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Brittney Barrie</u> MAILING ADDRESS <u>19506 Barrie Acres Trail</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>352-408-5736</u>
APPLICATION # RZ 25-0934	PLEASE PRINT NAME <u>Cary O'Donnell</u> MAILING ADDRESS <u>16127 Ivy Lake Dr.</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>917-733-7415</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 7DATE/TIME: 1/26/2026 6pm HEARING MASTER: Susan FinchPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Jane Graham Key</u> MAILING ADDRESS <u>16703 Early Rise Ave. Suite 272</u> CITY <u>Ind O' Lakes</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727-291-9526</u>
APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Beth White</u> MAILING ADDRESS <u>P.O. Box 95, Odessa</u> CITY _____ STATE _____ ZIP _____ PHONE <u>33552</u>
APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Rogelio A. Pineda</u> MAILING ADDRESS <u>6156 Marsh Trail Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>253 228 2826</u>
APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Tim L'Honmedieu</u> MAILING ADDRESS <u>17712 Lake Key Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Mark Darnoff</u> MAILING ADDRESS <u>6054 Marsh Trail Dr</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 334 6225</u>
APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Adrian Bishop</u> MAILING ADDRESS <u>10404 Tarpon Springs Rd</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE <u>813 951 0665</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 7 OF 7DATE/TIME: 1/26/2026 6pm HEARING MASTER: Susan CindyPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ</u> <u>25-0934</u>	PLEASE PRINT NAME <u>Adam Hollifield</u> MAILING ADDRESS <u>19921 Cypress Bridge Drive</u> CITY <u>Odessa</u> STATE <u>FL</u> ZIP <u>33556</u> PHONE _____
APPLICATION # <u>M.M</u> <u>25-1239</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 _____
APPLICATION # <u>M.M</u> <u>25-1239</u>	PLEASE PRINT NAME <u>Elizabeth Rodrigues</u> MAILING ADDRESS <u>18156 Sandy Pointe Dr.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33647</u> PHONE <u>813.545.376</u>
APPLICATION # <u>M.M</u> <u>25-1247</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kennedy Blvd #3300</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-227-842</u>
APPLICATION # <u>M.M</u> <u>25-1247</u>	PLEASE PRINT NAME <u>Todd Amador</u> MAILING ADDRESS <u>8515 Palm Dr in PA</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>621 7311</u>
APPLICATION # <u>M.M</u> <u>25-1354</u>	PLEASE PRINT NAME <u>Patricia Ortiz</u> MAILING ADDRESS <u>2810 N Central Ave</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-878-442</u>

HEARING TYPE: **ZHM,** PHM, VRH, LUHO

DATE: January 26, 2026

HEARING MASTER: Susan Finch

PAGE: 1 OF 1

APPLICATION #	SUBMITTED BY	EXHIBITS SUBMITTED	HRG. MASTER YES OR NO
RZ 25-1026	Logan McKaig	1. Revised Staff Report	Yes (Copy)
RZ 25-1026	Gordon J. Schiff	2. Opposition Presentation Packet	No
RZ- 25-1350	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
RZ 25-1350	Michelle Montalbano	2. Revised Staff Report	Yes (Copy)
RZ 25-0809	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	NO
MM 25-0810	Jacob Cremer	1. Applicant Presentation Packet	No
MM 25-0810	Tim Lampkin	2. Revised Staff Report	Yes (Copy)
MM 25-0810	Renee Maddison	3. Opposition Presentation Packet	No
MM 25-0810	George Niemann	4. Opposition Presentation Packet – Thumb Drive	No
MM 25-0810	Yvette Niemann	5. Opposition Presentation Packet	No
MM 25-0810	Kami Corbett	6. Proponent Presentation Packet – Thumb Drive	No
MM 25-0810	Deborah Holliday	7. Opposition Presentation Packet	No
MM 25-0810	Robert Demontt	8. Applicant Presentation Packet	No
MM 25-0849	Brian Aungst Jr.	1. Applicant Presentation Packet	No
MM 25-0849	Kriker Kassartian	2. Applicant Presentation Packet	No
RZ 25-0934	Tim Lampkin	1. Revised Staff Report	Yes (Copy)
RZ 25-0934	Todd Pressman	2. Applicant Presentation Packet – Thumb Drive	No
RZ 25-0934	Jim Porter	3. Opposition Presentation Packet	No
RZ 25-0934	Jane Graham	4. Opposition Presentation Packet	No
RZ 25-0934	Ethel Hammer	5. Opposition Presentation Packet	No
RZ 25-0934	Brittney Barrie	6. Opposition Presentation Packet – Thumb Drive	No
RZ 25-0934	Cary O’ Donell	7. Opposition Presentation Packet	No
RZ 25-0934	Beth White	8. Opposition Presentation Packet	No
RZ 25-0934	Adam Bishop	9. Opposition Presentation Packet	No
MM 25-1239	Todd Pressman	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1239	Jarrold Follin	2. Revised Staff Report	Yes (Copy)
MM 25-1247	Kami Corbett	1. Applicant Presentation Packet – Thumb Drive	No
MM 25-1247	Tim Lampkin	2. Revised Staff Report	Yes (Copy)

January 26, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, March 24, 2025, at 6:00 p.m., in the Boardroom, Frederick B. Karl County Center, Tampa, Florida, and held virtually.

 Susan Finch, ZHM, called the meeting to order at 6:01 p.m. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

 Susan Finch, ZHM, overview of ZHM process.

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

 Susan Finch, ZHM, Oath.

B. REMANDS - **None**

C. REZONING STANDARD (RZ-STD):

C.1. RZ 25-1026

 Michelle Heinrich, DS, called RZ 25-1026.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1026.

C.2. RZ 25-1350

 Michelle Heinrich, DS, called RZ 25-1350.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-1350.

C.3. RZ 26-0128

 Michelle Heinrich, DS, called RZ 26-0128.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0128.

MONDAY, JANUARY 26, 2026

C.4. RZ 26-0163

 Michelle Heinrich, DS, called RZ 26-0163.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 26-0163.

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

D.1. RZ 25-0809

 Michelle Heinrich, DS, called RZ 25-0809.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0809.

D.2. MM 25-0810

 Michelle Heinrich, DS, called MM 25-0810.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0810.

D.3. MM 25-0849

 Michelle Heinrich, DS, called MM 25-0849.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-0849.

D.4. RZ 25-0934

 Michelle Heinrich, DS, called RZ 25-0934.

 Testimony provided.

 Susan Finch, ZHM, closed RZ 25-0934.

D.5. MM 25-1239

 Michelle Heinrich, DS, called MM 25-1239.

MONDAY, JANUARY 26, 2026

 Testimony provided.

 Susan Finch, ZHM, continued MM 25-1239 to March 23, 2026, ZHM hearing.

D.6. MM 25-1247

 Michelle Heinrich, DS, called MM 25-1247.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1247.

D.7. MM 25-1354

 Michelle Heinrich, DS, called MM 25-1354.

 Testimony provided.

 Susan Finch, ZHM, closed MM 25-1354.

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

ADJOURNMENT

 Susan Finch, ZHM, adjourned the meeting at 9:48 p.m.

Rezoning Application: 25-1026

Zoning Hearing Master Date: 01-26-2026

BOCC Land Use Meeting Date: 03-10-2026

Application No. 25-1026
Name: Logan McKaig
Entered at Public Hearing: ZHM
Exhibit # 1 Date: 1-26-26

1.0 APPLICATION SUMMARY

Applicant: John Turner
FLU Category: ~~R-1~~ R-6
Service Area: ~~Rural~~ Urban
Site Acreage: 1.54 acres
Community Plan Area: ~~None~~ Greater Palm River
Overlay: None
Special District: None
Request: Rezone to CG



Introduction Summary:

The applicant is requesting a rezoning to CG (Commercial General) from RSC-6 MH (Residential, Single-Family Conventional with Mobile Home Overlay). The site is under Code Enforcement Violation for improper zoning and open storage. The proposed zoning if approved, will not allow open storage.

Zoning:	Existing	Proposed
District(s)	RSC-6 MH	CG
Typical General Use(s)	Single-Family Residential (Conventional/Mobile Home)	General Commercial, Office and Personal Services
Acreage	1.54	1.54
Density/Intensity	6 Du. Per acre	0.25 FAR
Mathematical Maximum*	9.24 Du.	16,770 sq. ft.

*number represents a pre-development approximation

Development Standards:	Existing	Proposed
District(s)	RSC-6 MH	CG
Lot Size / Lot Width	7,000 sq. ft./ 70 ft. wide	10,000 sq. ft./ ft wide
Setbacks/Buffering and Screening	25 ft. front, 7.5 ft. side, and 25 ft. rear	30 ft. front, 0 ft. north, 20 ft. east and south with type B buffer.
Height	35 ft.	50 ft. Additional setbacks of 2 ft. for every one ft. over 20 ft.

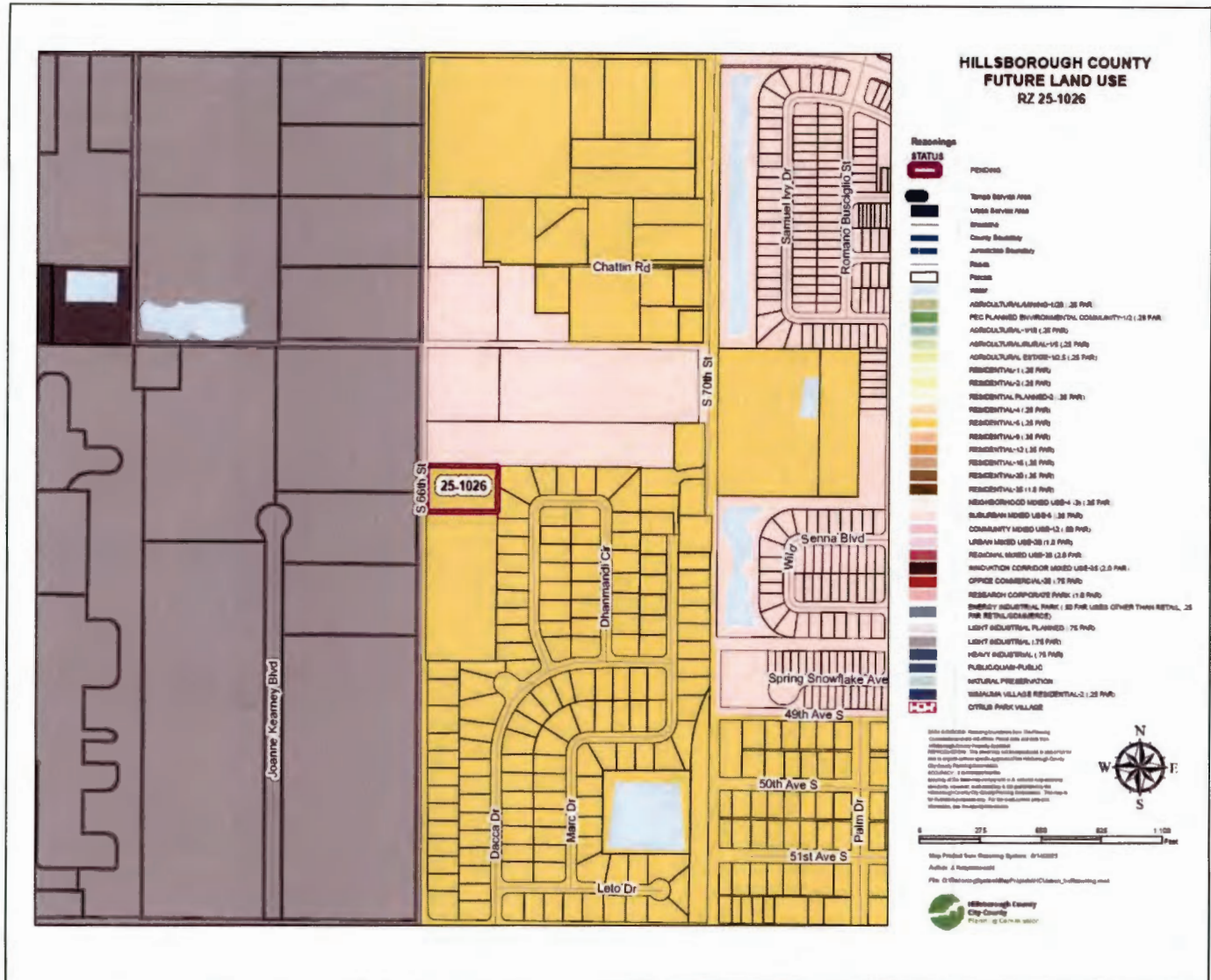
Additional Information:

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

Planning Commission Recommendation: Inconsistent	Development Services Recommendation: Not Supportable
--	--

2.0 LAND USE MAP SET AND SUMMARY DATA

2.2 Future Land Use Map



Subject Site Future Land Use Category:	Residential 6
Maximum Density/F.A.R.:	6 DU/GA or 0.25 FAR
Typical Uses:	Agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development.

APPLICATION NUMBER: RZ 25-1026

ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

2.0 LAND USE MAP SET AND SUMMARY DATA

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

N/A

APPLICATION NUMBER: RZ 25-1026

ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

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

Transportation Comment Sheet

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

Adjoining Roadways (check if applicable)			
Road Name	Classification	Current Conditions	Select Future Improvements
S 66 th Street	County Local - Rural	2 Lanes ☒ Substandard Road ☐ Sufficient ROW Width	☐ Corridor Preservation Plan ☐ Site Access Improvements ☐ Substandard Road Improvements ☐ Other

Project Trip Generation ☐ Not applicable for this request			
	Average Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Existing	82	7	8
Proposed	6,711	622	586
Difference (+/-)	+ 6,629	+ 615	+ 578

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

Connectivity and Cross Access ☐ Not applicable for this request				
Project Boundary	Primary Access	Additional Connectivity/Access	Cross Access	Finding
North		None	None	
South		None	None	
East	X	None	None	Meets LDC
West		None	None	
Notes:				

Design Exception/Administrative Variance ☒ 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	Conditions Requested	Additional Information/Comments
☐ Design Exception/Adm. Variance Requested ☐ Off-Site Improvements Provided	☐ Yes ☐ N/A ☒ No	☐ Yes ☒ No	

4.0 ADDITIONAL SITE INFORMATION & AGENCY COMMENTS SUMMARY

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

5.0 IMPLEMENTATION RECOMMENDATIONS

5.1 Compatibility

The site is located within an area developed with residential and non-residential uses. Single-family is present to the immediate east of the site, which poses compatibility concerns and lack of a transition between the more intense uses found to the west. Under the proposal, the full range of CG (Commercial General) uses would be permitted with no additional compatibility measures (such as increased setbacks, increased buffer/screening, etc.).

5.2 Recommendation

In addition to the above, the site fails to meet requirements for commercial location criteria (CLC) as outlined by the Hillsborough County Comprehensive Plan. The applicant did not provide a commercial location criteria (CLC) waiver request.

Therefore, based on the above considerations, staff finds the request not supportable.

APPLICATION NUMBER: RZ 25-1026

ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

6.0 PROPOSED CONDITIONS

N/A

Zoning Administrator Sign Off:

J. Brian Grady

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 25-1026

ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

7.0 ADDITIONAL INFORMATION AND/OR GRAPHICS

APPLICATION NUMBER: RZ 25-1026

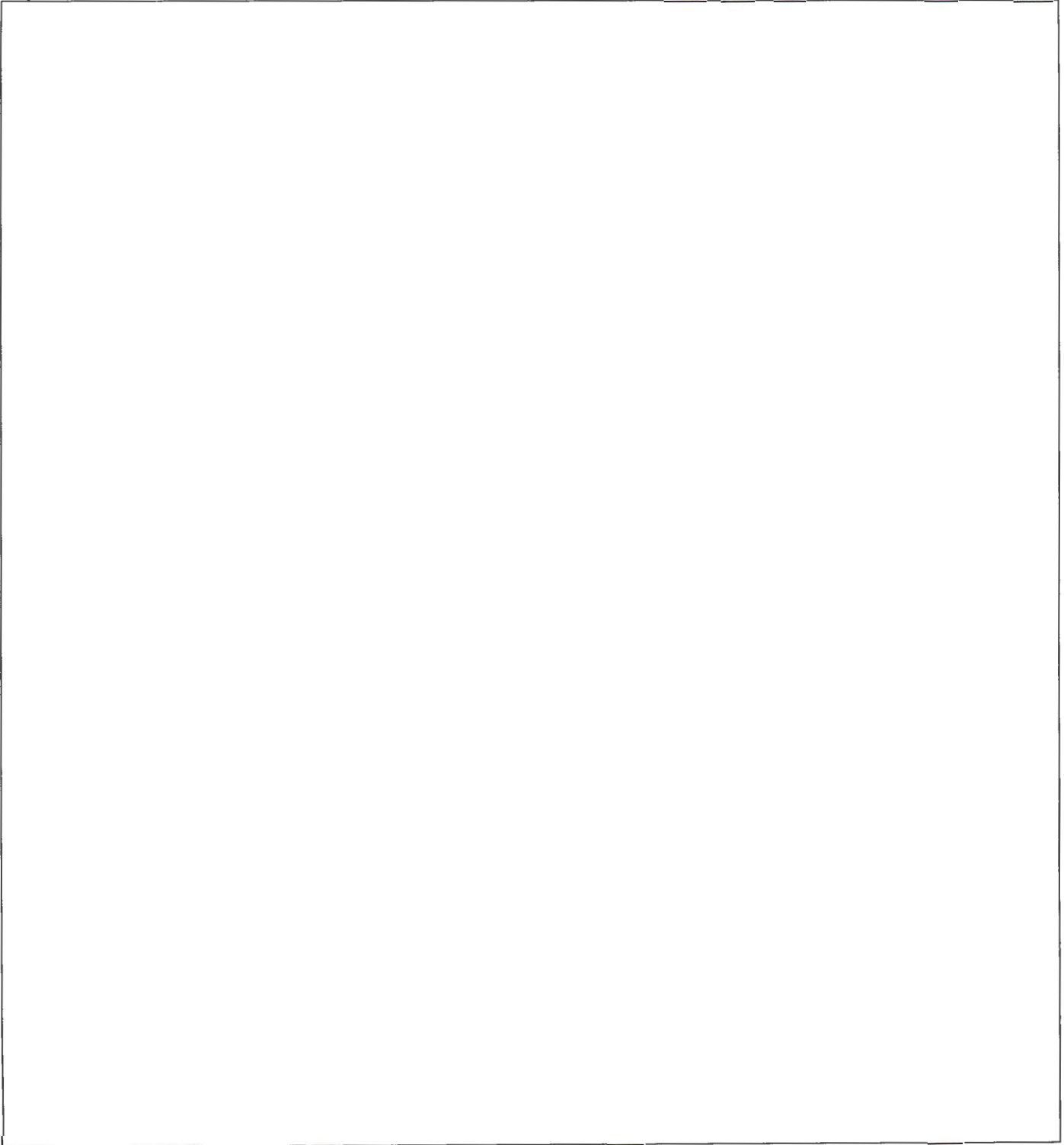
ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

8.0 PROPOSED SITE PLAN (FULL)

N/A



APPLICATION NUMBER: RZ 25-1026

ZHM HEARING DATE: 01-26-2026

BOCC LUM MEETING DATE: 03-10-2025

Case Reviewer: Logan McKaig

9.0 FULL TRANSPORTATION REPORT (see following pages)

AGENCY REVIEW COMMENT SHEET

TO: Zoning Technician, Development Services Department

DATE: 01/14/2026

REVIEWER: Jessica Kowal, Principal Planner

AGENCY/DEPT: Transportation

PLANNING AREA: Greater Palm River

PETITION NO: RZ 25-1026

- ☐ 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 +/- 1.54 acres from Residential, Single-Family Conventional (RSC-6) to Commercial, General (CG). The site is located on the east side of S 66th Street approximately 0.35 miles north of Madison Avenue and 0.35 miles south of Hartford Street. The Future Land Use designation (FLU) of the site is Residential – 6 (RES-6) which permits commercial uses barring the floor area ratio (FAR) is 0.25 or less. As such, the subject site would be limited to a maximum of 16,770 square feet of commercial development.

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, reasonable 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, Single-Family Detached/ 9 dwelling units (ITE Code 210)	82	7	8

Proposed Zoning:

Zoning, Land Use/Size (0.25 FAR = maximum 16,770 SF)	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
CG, 5,125 square feet of Drive-In Bank (ITE Code 912)	507	51	108
CG, 4,500 square feet of Fast-Food Restaurant with Drive-Through (ITE Code 934)	2,017	150	142
CG, 2,000 square feet of Coffee/Donut Shop with Drive-Through (ITE Code 937)	1,201	171	78
CG, 5,145 square feet of Convenience Store with	2,986	250	258

Gas Station; 9-15 Vehicle Fueling Positions (ITE Code 945)			
Total	6,711	622	586

Trip Generation Difference:

Zoning, Land Use/Size	24 Hour Two-Way Volume	Total Peak Hour Trips	
		AM	PM
Difference	+ 6,629	+ 615	+ 578

TRANSPORTATION INFRASTRUCTURE SERVING THE SITE

The site has frontage on S 66th Street. S 66th Street is a 2-lane, undivided, substandard, rural, local roadway. The roadway is characterized by +/- 19 feet of pavement in average condition, within a +/- 30-foot-wide right of way. There are no sidewalks on either side of the roadway within the vicinity of the proposed project.

SITE ACCESS

It is anticipated that the subject parcel will take access to S 66th Street, a local, County maintained roadway.

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

Level of Service information for S 66th Street is not available. The roadway level of service provided for Madison Avenue is for information purposes only.

Generalized Level of Service				
Roadway	From	To	LOS Standard	Peak Hr. Directional LOS
Madison Avenue (West of 66 th St)	US Highway 41	S 66 th Street	D	C
Madison Avenue (East of 66 th St)	S 66 th Street	78 th Street	D	C

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

GORDON J. SCHIFF, P.A.

www.gschiffpa.com
info@gschiffpa.com

4155 WEST CYPRESS STREET
TAMPA, FLORIDA 33607

Phone 813-515-7979
Fax 813-515-7977

January 12, 2026

VIA Email: Hearings@hcfl.gov
Office of the Zoning Administrator
Attn: Zoning Hearing Master
Hillsborough County, Florida

Re: Hillsborough County Rezoning Application No. RZ-STD 25-1026/4512 S 66th Street/Supplemental Letter of Opposition

Dear Honorable Zoning Hearing Master and Board of County Commissioners:

This law firm represents A. Scott Hendry and Rebecca S. Hendry, the owners of the property immediately to the south of the subject property. On behalf of my clients, we are providing this supplemental letter of opposition to the referenced rezoning application for your consideration and to be incorporated in the record of the proceedings.

The applicant originally proposed to rezone the subject site from Residential, Single-Family Conventional (RSC-6) to Commercial Intensive (CI). The applicant recently modified its request to propose to rezone the subject site to Commercial General (CG). The application is currently scheduled to be heard by the Zoning Hearing Master on January 26, 2026.

The modified rezoning request is not appropriate for the subject site and should be denied.

Background. There are improper heavy commercial/industrial business(es)/operations being conducted on the subject property, consisting of offloading/loading of pallets (including from semis and other trucks parking in the substandard 66th Street right-of-way), and stockpiling/stacking (outside/open storage) of pallets in high stacks throughout the property. The business is operating heavy industrial machinery and equipment which is noisy and creates substantial dust. There are accumulations of junk, debris, and inoperable vehicles, and damaged/broken fences. The heavy commercial/industrial business is not connected to public water or public sewer. There is no commercial driveway access, parking or loading on the property (and none has been permitted or approved). Multiple employees park cars outside the property in the narrow, substandard right-of-way. The property lacks stormwater/drainage improvements. The site appears to lack adequate fire safety and fire hazard preventive measures. There are stacked pallets and accumulations of junk, debris and inoperative vehicles existing throughout the property, and there are multiple code compliance issues, including code violations (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300).

Application No. 25-1026
Name: Gordon Schiff
Entered at Public Hearing: ZHM
Exhibit # 2 Date: 1-26-26

The proposed CG zoning district should be recommended for denial/denied for the following reasons:

1. The Proposed Zoning is Inconsistent with the Hillsborough County Comprehensive Plan. The subject site Future Land Category is Residential-6 (Please see Future Land Use Map in the record of this proceeding). Typical uses in the Residential-6 category are agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The immediate area includes agricultural, residential, and office.

The business operations being conducted on the property and being contemplated under the rezoning request are not permissible uses under the Residential-6 category. The Future Land Use Map establishes a clear line of demarcation in the immediate area between more intensive uses on the west side of 66th Street and less intensive uses on the east side of 66th Street where the subject property is located. The Comprehensive Plan also establishes a clear line of demarcation between the subject property which is classified as Residential-6 and the property to the north which is classified as SMU-6.

In addition, the following comprehensive plan sections dictate denial of the requested CG zoning:

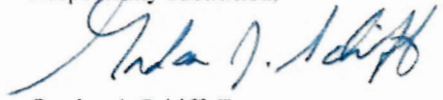
- A. FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 (development required to meet all land development regulations). The Comprehensive Plan requires that all development meet or exceed the land development regulations of Hillsborough County. The subject site does not meet numerous land development regulations, including requirements for access, parking, loading, circulation, drainage/stormwater, buffering, screening and utilities.
 - B. FLUS Objective 4.7 and FLUS Policy 4.7.2 regarding commercial-locational criteria. The subject property and proposed uses do not appear to meet the commercial locational criteria.
 - C. FLUS Policy 3.1.3, FLUS Objective 4.4 and FLUS Policy 4.4.1 (defining "compatibility" and requiring new development to be compatible with the surrounding neighborhood). The surrounding neighborhood is comprised mostly of agricultural, residential and low intensity business/office uses. FLUS Policy 4.4.1 requires that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. The proposed heavy commercial/industrial uses are not compatible with existing proposed or planned surrounding development. The proposed rezoning would not complement the surrounding area and does not meet the intent of FLUS Objective 4.4 and Policy 4.4.1.
2. The Proposed Zoning to the CG Zoning District Does Not Meet Code Criteria and is Not Compatible with the Area. The following facts and evidence further demonstrate that the proposed CG rezoning should be denied:
- A. 66th Street is a substandard roadway. There is also inadequate room for parking, loading or offloading on 66th Street, and there are no sidewalks on 66th Street.
 - B. The property does not currently have a water or wastewater connection, the applicant has not made a commitment to connect to water or wastewater, and the probability of the applicant connecting the proposed project to City of Tampa water and Hillsborough County wastewater services is very low. The Water Resources Services Comment Sheet states, in relevant part:
The property lies within the City of Tampa Water Service Area...A 6 inch wastewater forcemain exists approximately 1,875 feet from the project site and is located south of the subject property within the north right-of-Way of Madison Avenue...
COMMENTS: The subject rezoning includes parcels that are within the Urban Services Area and would require connection to the County's wastewater system and the City of Tampa's water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater

Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: the referenced facility does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

- C. There is no CG zoning in the general area on the east side of 66th street, and zoning districts in the general area on the east side of 66th Street are less intensive zoning districts and mostly comprised of agricultural, residential and low intensity business/office uses. The zoning districts in the immediate area are AR to the south, RSC-6 MH to the east, and PD to the north. While there are some more intensive zoning districts on the west side of 66th Street (zoned PD and M), as noted above, the comprehensive plan treats the west side of 66th Street differently, and those properties have access from Joanne Kearney Blvd and have substantial buffers on 66th Street. Please see the zoning map in the record of this proceeding.
 - D. The lot size of the subject property is too small to include effective buffers and screening to protect adjacent properties from the negative impacts of the applicant's desired uses on the subject property.
 - E. The lot size of the subject property appears to be too small to allow for adequate commercial access, parking, loading, circulation and stormwater/drainage for the desired uses, and it is unlikely that the applicant can obtain commercial site plan approval for the desired uses.
 - F. The Code Enforcement Board/Special Magistrate has determined that the applicant has violated the Hillsborough County Code in two separate proceedings (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300), and it appears that the code violations continue to exist.
 - G. The improper and unpermitted business/operations being conducted on the subject property appear to lack adequate fire safety and fire hazard preventive measures.
3. There are no vested rights (or any other equitable basis) to allow for operation of the business being conducted on the property. The applicant may argue some form of vested rights or some other equitable basis in support of this rezoning request. There is no equitable basis for approval of the request. The business is not legally established, the property does not have proper zoning or permits, and the condition of the property is in violation of numerous code provisions. The accumulations of junk and debris, outside/open storage and improper use of the site under the current zoning have been cited by Code Enforcement and an Order Imposing Fine was entered by the Code Enforcement Board/Special Magistrate in Case # HC-CB-25-000126/HC-CE-24-000298 on June 17, 2025. A copy of the Order is in the record of this proceeding (and is attached for ease of reference). The unpermitted operations on the site and resulting code violations on the property appear to be continuing and therefore the site remains in violation of numerous code provisions. It also appears that the property owner has not complied with NR(O) Permit No. HC-NR(O)-23-0000020 (requiring the property owner to address unpermitted stormwater impacts) which appears to be related to a separate Code Enforcement Board/Special Magistrate Case # L227300 and Order Imposing Fine entered by the Code Enforcement Board/Special Magistrate on June 21, 2023 (a copy of which is attached for the record of this proceeding).

Conclusion. For the foregoing reasons and as otherwise evidenced in the record, the application should be denied. We hereby reserve the right to supplement this letter of opposition.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gordon J. Schiff". The signature is fluid and cursive, with the first name "Gordon" being more prominent.

Gordon J. Schiff, Esq.

Gordon J. Schiff, P.A.

Attorney for A. Scott and Rebecca S. Hendry

Attachments

Instrument = 2024213700 Pg 1 of 4 5/21/2024 2:57:37 PM Deputy Clerk, SMARGESON Cindy Stuart Clerk of the Circuit Court Hillsborough County

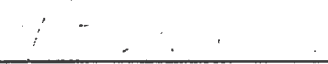
PREPARED BY: CITIZEN BOARDS SUPPORT
RETURN TO: CITIZEN BOARDS SUPPORT
P.O BOX 1110
TAMPA, FLORIDA 33601

WILL CALL

EXPENSE ACCOUNT: 00051.120160.531970.5190.B1BA.000000000.0000000

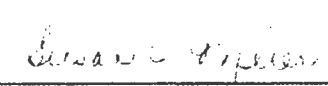
CODE ENFORCEMENT CASE NO.: L227300

I, Patricia Calvino, Administrative Assistant, Citizen Boards Support, do hereby certify that the attached ORDER is a true and correct copy of the Order of the Hillsborough County Code Enforcement Board/Special Magistrate dated 06/21/2023, which constitutes a lien against the property in violation and any other real or personal property owned by the violator, and shall constitute a notice to any subsequent purchasers, successors in interest or assigns, pursuant to chapter 162, Laws of Florida.



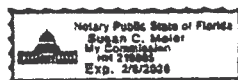
Citizen Boards Support

The Foregoing instrument was acknowledged before me on 05/20/2024, by Patricia Calvino, who is personally known to me and did not take an oath.



Notary Public
State of Florida

My Commission Expires:



**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY
Political subdivision of the State of Florida
Petitioner:
VS.
COLON, LEONARDO
Respondent(s)

CASE #: L227300

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/16/2023**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST HBCO. The Property is described as: Folio No. 048858.9000, Legal Description: S-T-R 02-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.

3. On 03/07/2022 and 05/11/2022, Hillsborough County Development Services Department notified COLON, LEONARDO of the violations on the subject property.

4. Pursuant to the Notice of Violation, corrective action was to have been taken within 15 calendar days from the receipt of the notice.

5. That pursuant to the Affidavit of Violation dated 02/06/2023, the violations referenced in paragraph 8 below remain in non-compliance.

6. That a Notice of Hearing, dated 04/28/2023 concerning the above-stated violations was served on COLON, LEONARDO.

7. That the following were in attendance and provided testimony and/or evidence at the public hearing: CAMERON WARD, Environmental Specialist, Hillsborough County Development Services Department, appeared in person; TONY HOOD, Environmental Officer, Hillsborough County Development Services Department, appeared virtually; LEONARDO COLON and PAMELA COLON appeared in person.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

- a. LAND DEVELOPMENT CODE, SECTION 4.01
Unpermitted Land Alterations Causing Adverse Impacts to Neighboring Properties.
-

9. **PART I:** Respondents are to **SUBMIT A NATURAL RESOURCES PERMIT APPLICATION TO ADDRESS THE LAND ALTERATIONS OR RESTORE THE PROPERTY BACK TO THE ORIGINAL GRADES AND STABILIZE THE SOIL WITHIN 30 CALENDAR DAYS** on or before **07/16/2023**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past **07/16/2023**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

10. **PART II:** *If Natural Resources Permit Application is submitted*, Respondents are to **OBTAIN THE NATURAL RESOURCES PERMIT AND COMPLETE CONSTRUCTION ACTIVITIES AND FINAL INSPECTION APPROVAL PER THE PERMIT REQUIREMENTS WITHIN 150 CALENDAR DAYS FROM PERMIT ISSUANCE**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

11. The Property Owner, Leonardo Colon, is responsible for resolving this violation with the County.

DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

SPECIAL MAGISTRATE

ATTEST

Susan G. Williams
CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY JOHN BEAVERS, DEVELOPMENT SERVICES AT (813) 276-8306, ON OR BEFORE THE COMPLIANCE DATES TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

ORDER OF COMMENCEMENT

12. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past **07/16/2023**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

13. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

14. This Order(s) may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: 
SPECIAL MAGISTRATE

ATTEST.


CITIZEN BOARDS SUPPORT

**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY
Political subdivision of the State of Florida
Petitioner,
VS.
COLON, LEONARDO
Respondent(s)

CASE #: HC-CB-25-000126
HC-CE-24-000298

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/13/2025**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST, HBCO. The Property is described as: Folio No.:048858.9000 Legal Description: S-T-R 2-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF
TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4
2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.
3. On 08/09/2024, Hillsborough County Code Enforcement Department notified COLON, LEONARDO of the violations on the subject property.
4. Pursuant to the notification, all violations were to be corrected, and the Property brought into compliance with Hillsborough County Codes on or before 18 days from being notified.
5. That pursuant to the Affidavit of Violation dated 02/06/2025, the violations referenced in paragraph 8 below remain in non-compliance.
6. That a Notice of Hearing dated 04/25/2025 concerning the above-stated violations was served on COLON, LEONARDO.
7. That the following were in attendance and provided testimony and/or evidence at the public hearing on 06/13/2025: ALLEN WATSON, Code Enforcement Officer and TERRY CONVERSE, Manager, Hillsborough County Code Enforcement Department; JOHN TURNER, Representative.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

HC-CB-25-000126
HC-CE-24-000298

25-1026

- a. ITEM PM12.1: ACCUMULATIONS Hillsborough County Code of Ordinances and Laws, Part A, Section 8-116(a)- Property Standards - Action Required: Remove **PART I**
- b. ITEM Z203: OUTSIDE / OPEN STORAGE Hillsborough County Code of Ordinances and Laws, Sections 2.02.01/2.02.02/5.02.01-Land Development Code - Action Required: Cease or Acquire Approvals **PART I**
- c. ITEM Z200: IMPROPER USE OF ZONE Hillsborough County Code of Ordinances and Laws, Sections 2.02.01/2.02.02/5.02.01- Land Development Code - Action Required: Cease or Acquire Approvals **PART II**
- d. ITEM Z610: COMMERCIAL VEHICLE Hillsborough County Code of Ordinances and Laws, Section 6.05.02.Q.2- Land Development Code - Action Required: Remove **PART II**

9. **PART I:** Respondent(s) is/are to correct ITEM PM12.1: ACCUMULATIONS and ITEM Z203: OUTSIDE / OPEN STORAGE on or before **07/13/2025**. If the violations have not been corrected by the date set forth, a fine of \$200.00 per day may commence for each and every day any violation described herein continues past **07/13/2025**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

10. **PART II:** Respondent(s) is/are to correct ITEM Z200: IMPROPER USE OF ZONE and ITEM Z610: COMMERCIAL VEHICLE on or before **12/10/2025**. If the violations have not been corrected by the date set forth, a fine of \$500.00 per day may commence for each and every day any violation described herein continues past **12/10/2025**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

DONE AND ORDERED ON JUNE 17, 2025

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

[Signature]
SPECIAL MAGISTRATE

ATTEST:

[Signature: Susan C. Meier]
CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT OFFICER JASON ZALVA (813) 392-8612 ZalvaJ@HCF.GOV, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

ORDER OF COMMENCEMENT

11. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from a Hillsborough County Code Enforcement Officer stating the violations have not been corrected by the date set forth above, a fine of \$200.00 per day shall commence for each and every day any violation described herein continues past 07/13/2025. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

12. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from a Hillsborough County Code Enforcement Officer stating the violations have not been corrected by the date set forth above, a fine of \$500.00 per day shall commence for each and every day any violation described herein continues past 12/10/2025. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

13. This Order may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED ON JUNE 17, 2025

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

SPECIAL MAGISTRATE

ATTEST:

Susan C. Meier
CITIZEN BOARDS SUPPORT

HC-CB-25-000126
HC-CE-24-000298

25-1026

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

PAGE 1 OF 8

DATE/TIME: June 22, 2026 6PM

HEARING MASTER: STEVE LUCE

PLEASE PRINT CLEARLY, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # RZ 260422	PLEASE PRINT NAME <u>Kamila Witkowski</u> MAILING ADDRESS <u>3010 W Azele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-223-3919</u>
APPLICATION # RZ 24-0563	PLEASE PRINT NAME <u>William J Morley</u> MAILING ADDRESS <u>325 S 3rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>32606</u> PHONE _____
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Robert Martin</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Everett</u> STATE <u>FL</u> ZIP <u>33578</u> PHONE <u>813-843-5511</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Leonardo Colai</u> MAILING ADDRESS <u>4512 South 66th Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>813-403-7476</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Scott Hendry</u> MAILING ADDRESS <u>4608 S. 66th Street</u> CITY <u>Tampa</u> STATE _____ ZIP <u>33619</u> PHONE <u>842-2123</u>
APPLICATION # RZ 25-1026	PLEASE PRINT NAME <u>Gordon J. Schiff</u> MAILING ADDRESS <u>4155 W Cypress St.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-515-7979</u>

SIGN-IN SHEET: RFR ZHM, PHM, LUHOPAGE 2 OF 3DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION # <u>RZ 24-0786</u>	PLEASE PRINT NAME <u>Kayla Herrell</u> MAILING ADDRESS <u>2841 Executive Dr</u> CITY <u>Clematis</u> STATE <u>FL</u> ZIP _____ PHONE _____
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Brice Pinson</u> MAILING ADDRESS <u>1000 N Ashley Dr Ste 900</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 620 4500</u>
APPLICATION # <u>RZ-260892</u>	PLEASE PRINT NAME <u>Arturo Taiboth</u> MAILING ADDRESS <u>15602 Hutchinson road</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>813 385 4846</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>ALAN Shaker</u> MAILING ADDRESS <u>15604 Hutchison rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>3362</u> PHONE <u>913-240 8317</u>
APPLICATION # <u>RZ-26-0892</u>	PLEASE PRINT NAME <u>MERCY VICTOR</u> MAILING ADDRESS <u>5234 RAWLS RD TAMPA 33624</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>630 850 0227</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 3 OF 7DATE/TIME: June 22, 2020 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Linda Kent</u> MAILING ADDRESS <u>15708 Woodshed Pl.</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>717-269-7718</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Anita Kona</u> MAILING ADDRESS <u>15704 Woodshed Pl Tampa</u> CITY <u>FL</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>646-369-4025</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>Stephen Suarez</u> (Restricted) MAILING ADDRESS <u>5224 Rawls Rd</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33624</u> PHONE <u>83690-5929</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>William J Mally</u> MAILING ADDRESS <u>325 S Riva</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33604</u> PHONE <u>813-7152</u>
APPLICATION # <u>RZ 26-0892</u>	PLEASE PRINT NAME <u>MICHAEL YATES PALM TRAFFIC</u> MAILING ADDRESS <u>4006 S MacDill Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>David M Smith</u> MAILING ADDRESS <u>401 E Jackson St 2100</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33601</u> PHONE <u>813 226 5016</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 4 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0063</u>	PLEASE PRINT NAME <u>Elise Batsel</u> MAILING ADDRESS <u>401 E. Jackson St-</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE <u>813 222 5057</u>
APPLICATION # <u>RZ 26-0095</u>	PLEASE PRINT NAME <u>JESSE BLACKSTOCK</u> MAILING ADDRESS <u>1646 W SWAN AVE</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-455-2184</u>
APPLICATION # <u>mm 26-0270</u> <u>VS</u>	PLEASE PRINT NAME <u>TODD Pressman</u> MAILING ADDRESS <u>200 2nd Ave S #451</u> CITY <u>St. Petersburg</u> STATE <u>FL</u> ZIP <u> </u> PHONE <u> </u>
APPLICATION # <u>mm 26-0270</u>	PLEASE PRINT NAME <u>Lodrey C Fisher</u> MAILING ADDRESS <u>2506 Orient Rd</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>294-4341</u>
APPLICATION # <u> </u>	PLEASE PRINT NAME <u> </u> MAILING ADDRESS <u> </u> CITY <u> </u> STATE <u> </u> ZIP <u> </u> PHONE <u> </u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kami Corbett</u> MAILING ADDRESS <u>101 E Kerns Blvd Ste 3700 Tampa FL</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813-83 227841</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 5 OF 8DATE/TIME: June 22, 2026 6PMHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>STATHENRY</u> MAILING ADDRESS <u>5023 W. LAUREL ST</u> CITY <u>TPA</u> STATE <u>FL</u> ZIP <u>33607</u> PHONE <u>813-289 0039</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Jane Baham</u> MAILING ADDRESS <u>737 Main St, Suncys Safety Harbor</u> CITY <u>Safety Har</u> STATE <u>FL</u> ZIP <u>34638</u> PHONE <u>727 291 9526</u>
APPLICATION # mm 26-0422 VS	PLEASE PRINT NAME <u>Susan Swift</u> MAILING ADDRESS <u>3621 South Hesperides St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33629</u> PHONE _____
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Miles Scott</u> MAILING ADDRESS <u>18505 Dorman Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-203-4400</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Mia Stutzman</u> MAILING ADDRESS <u>18917 Boyette Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-240-4941</u>
APPLICATION # mm 26-0422	PLEASE PRINT NAME <u>Lisa Wolfser</u> MAILING ADDRESS <u>18330 Lithia Town Rd</u> CITY <u>Lithia</u> STATE <u>FL</u> ZIP <u>33547</u> PHONE <u>813-431 4001</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 6 OF 8DATE/TIME: June 22, 2026 6pmHEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Erica Taylor</u> MAILING ADDRESS <u>406 Swilley Rd</u> CITY <u>Hunt City</u> STATE <u>FL</u> ZIP <u>33567</u> PHONE <u>316-737-6311</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>McKayla McFadden</u> MAILING ADDRESS <u>4502 coconut cove place</u> CITY <u>Valrico</u> STATE <u>FL</u> ZIP <u>33596</u> PHONE <u>219-221-1156</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Evan Pormen</u> MAILING ADDRESS <u>3010 W Azeele Street</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33619</u> PHONE <u>574 849-0849</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Chris Okuley</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223-3919</u>
APPLICATION # <u>mm 26-0422</u>	PLEASE PRINT NAME <u>Kayla Witkowski</u> MAILING ADDRESS <u>3010 W Azeele St</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33609</u> PHONE <u>813 223 3919</u>
APPLICATION # <u>RZ 26-0433</u>	PLEASE PRINT NAME <u>Gina Grimes</u> MAILING ADDRESS <u>1001 Water St. Suite 1000</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33602</u> PHONE <u>813 494-8996</u>

DATE/TIME: June 22, 2026

HEARING MASTER: STEVE LUCE

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APPLICATION # RZ 26-0433	PLEASE PRINT NAME <u>MICHAEL YATES</u> MAILING ADDRESS <u>PAUM TRAFFIC 4006 S. MacDILL Ave</u> CITY <u>TAMPA</u> STATE <u>FL</u> ZIP <u>33611</u> PHONE <u>813 3598341</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Anne Pollack</u> MAILING ADDRESS <u>200 Central Ave Ste 1600</u> CITY <u>St Pete</u> STATE <u>FL</u> ZIP <u>33704</u> PHONE <u>727-820-3989</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Danielle Kimbell</u> MAILING ADDRESS <u>1215 W. RISK</u> CITY <u>Plant City</u> STATE <u>FL</u> ZIP <u>33563</u> PHONE <u>813-759-3677</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Darrell Meyer</u> MAILING ADDRESS <u>12130 McIntosh Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813 777 5334</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Joseph WALLAUER</u> MAILING ADDRESS <u>12601 Thonotosassa Rd</u> CITY <u>Thonotosassa</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE <u>813-444-7752</u>
APPLICATION # RZ 26-0651	PLEASE PRINT NAME <u>Lorie Walker</u> MAILING ADDRESS <u>13016 Countryview Rd</u> CITY <u>Dover</u> STATE <u>FL</u> ZIP <u>33527</u> PHONE <u>813-369-3467</u>

SIGN-IN SHEET: RFR, ZHM, PHM, LUHOPAGE 7 OF 7DATE/TIME: June 22, 2026HEARING MASTER: STEVE LUCEPLEASE **PRINT CLEARLY**, THIS INFORMATION WILL BE USED FOR MAILING

APPLICATION # <u>RZ 26-0651</u>	PLEASE PRINT NAME <u>Jolie Gaviola</u> MAILING ADDRESS <u>10730 Skewlee road</u> CITY <u>Tamotosee</u> STATE <u>FL</u> ZIP <u>33592</u> PHONE _____
APPLICATION # <u>RZ 26-0670</u>	PLEASE PRINT NAME <u>Cynthia Spidell</u> MAILING ADDRESS <u>2002 W. Cleveland St. S-203</u> CITY <u>Tampa</u> STATE <u>FL</u> ZIP <u>33606</u> PHONE <u>813-419-3982</u>
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____
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APPLICATION #	PLEASE PRINT NAME _____ MAILING ADDRESS _____ CITY _____ STATE _____ ZIP _____ PHONE _____

HEARING TYPE: ZHM, PHM, VRH, LUHO

DATE: June 22, 2026

HEARING MASTER: Steve Luce

PAGE: 1 of 1

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JUNE 22, 2026 - ZONING HEARING MASTER

The Zoning Hearing Master (ZHM), Hillsborough County, Florida, met in Regular Meeting, scheduled for Monday, June 22, 2026, 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. and led in the pledge of allegiance to the flag.

A. WITHDRAWALS AND CONTINUANCES

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

Steve Luce, ZHM, overview of ZHM process.

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

Steve Luce, ZHM, Oath.

B. REMANDS

B.1. RZ 25-1026

Michelle Heinrich, DS, called RZ 25-1026.

Testimony provided.

Susan Finch, ZHM, closed RZ 25-1026.

C. REZONING STANDARD (RZ-STD):

C.1. RZ 26-0786

Michelle Heinrich, DS, called RZ 26-0786.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0786.

C.2. RZ 26-0892

Michelle Heinrich, DS, called RZ 26-0892.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0892.

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

D.1. MM 26-0063

MONDAY, JUNE 22, 2026

Michelle Heinrich, DS, called MM 26-0063.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0063.

D.2. RZ 26-0095

Michelle Heinrich, DS, called RZ 26-0095.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0095.

D.3. MM 26-0270

Michelle Heinrich, DS, called MM 26-0270.

Testimony provided.

Steve Luce, ZHM, closed MM 26-0270.

D.4. MM 26-0422

Michelle Heinrich, DS, called RZ 26-0422.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0422.

D.5. RZ 26-0433

Michelle Heinrich, DS, called RZ 26-0433.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0433.

D.6. RZ 26-0553

Michelle Heinrich, DS, called RZ 26-0553.

Testimony provided.

Steve Luce, ZHM, continued RZ 26-0553 to October 19, 2026, ZHM hearing.

D.7. RZ 26-0651

Michelle Heinrich, DS, called RZ 26-0651.

MONDAY, JUNE 22, 2026

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0651.

D.8. RZ 26-0670

Michelle Heinrich, DS, called RZ 26-0670.

Testimony provided.

Steve Luce, ZHM, closed RZ 26-0670.

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

ADJOURNMENT

Steve Luce, ZHM, adjourned the meeting at 10:15 p.m.

GORDON J. SCHIFF, P.A.

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4155 WEST CYPRESS STREET

Phone 813-515-7979

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TAMPA, FLORIDA 33607

Fax: 813-515-7977

June 22, 2026

VIA Hand Delivery

Attn: Zoning Hearing Master

And Attn: Board of County Commissioners

Hillsborough County, Florida

Re: Hillsborough County Rezoning Application No. RZ-STD 25-1026/4512 S 66th
Street/Supplemental Letter of Opposition

Dear Honorable Zoning Hearing Master and Board of County Commissioners:

This law firm represents A. Scott Hendry and Rebecca S. Hendry, the owners of the property immediately to the south of the subject property. On behalf of my clients, we are providing this supplemental letter of opposition to the proposed rezoning for your consideration and to be incorporated in the record of these proceedings. This surrounding owner, by and through this law firm, has previously filed an email of objection dated October 14, 2025, a letter of opposition dated December 1, 2025, a supplemental letter of opposition dated January 12, 2026, and an objection to remand request dated March 9, 2026. All of the previous submittals, testimony and evidence submitted (along with any submittals, testimony and evidence to be submitted at the remand hearing) are part of the record of this proceeding and incorporated herein by reference. The remainder of the record is on Optix and is incorporated in the record of this proceeding.

I. Context and Procedural Posture.

This application has been pending for about one year, and this process will exceed one year by the time it is presented to the Board of County Commissioners for final decision. The application was originally filed on June 30, 2025. The application was accompanied by a one-page document filed by Robert Martin that states, in pertinent part, "Reason for request, currently selling pallets and need the correct zoning to continue the business... Proposed Zoning District Not able to confirm." The initial filing included an Affidavit to Authorize Agent filed on June 30, 2025, signed under oath by Leonardo Colon, the property owner, and John Turner, one of the owner's authorized agents, and notarized by Robert Martin, the other authorized agent of the owner, which states in item 4: "4. That this property constitutes the property for which a request for: RE-ZONING TO CG FROM RSC-6 GARAGE/STORAGE/WAREHOUSE/OUTSIDE OPEN STORAGE (Nature of request) is being applied to the Board of County Commissioner's Hillsborough County."

The application was treated as an application to rezone the property from Residential, Single-Family Conventional (RSC-6) to Commercial, Intensive (CI). This was likely due to the requested use(s) being not permissible in a CG or CN zoning district.

The application was continued multiple times. The application was revised on September 5, 2025, and again on November 7, 2025, without any substantive changes. The Additional/Revised Information Sheet filed on or about September 3, 2025, includes an Affidavit to Authorize Agent signed under oath by Leonardo Colon, the property owner, and Robert Martin, the second authorized agent of the owner, and like the original application, it states in item 2: "2. That this property constitutes the property for which a request for: Rezoning to CG from RSC-6 garage/storage/warehouse/outside open storage (Nature of request) is being applied to the Board of County Commissioner's Hillsborough County." On November 7, 2025, another Additional/Revised Information sheet was filed, but it did not contain any substantive changes to the application. On or about December 20, 2025, the application was formally converted in the record of the proceeding to a request for Commercial General (CG) zoning district (in lieu of the originally identified CI zoning district request).

The application was finally heard by the Zoning Hearing Master on January 26, 2026. The Planning Commission found the application inconsistent with the Comprehensive Plan and the County staff found the application not supportable (Please see the reports filed for as part of the record of the January 26, 2026, ZHM hearing). The Zoning Hearing Master received testimony and evidence and recommended denial (Please see Recommendation of ZHM dated February 16, 2026).

The application was scheduled for hearing and final decision by the BOCC on March 10, 2026; however, over the objection filed by this surrounding owner (and without allowing this surrounding owner to be heard), the application was remanded to the Zoning Hearing Master for hearing on April 27, 2026. Given the applicant made the remand request, it is apparent that procedurally the remand request should have been presented to the Board for consideration on March 10, 2026, and interested parties should have been permitted the opportunity to be heard (to object) before the Board acted on the request. While this matter has been pending for a remand hearing before the Zoning Hearing Master, the application has been continued two more times.

The applicant submitted an additional Additional/Revised Information Sheet on or about June 2, 2026. The Additional/Revised Information Sheet includes an attachment entitled "Comprehensive Rezoning Justification & Staff Consistency Package." The sheet is not authored, and it has not been established that the anonymous author is qualified to be an expert witness in planning, transportation, zoning or other land use areas. Additionally, it should be noted that there is no mention in the sheet of any proposed use which is being evaluated. Some statements in the sheet are merely unsupported conclusory statements or speculative in nature and therefore have no probative value. In addition, the sheet incorrectly states in "Finding of Fact" number 3 that "The property fronts a collector roadway suitable for commercial access." South 66th Street is functionally classified as a *local roadway* and is a *substandard* road (Please see Planning Commission Report and Transportation Division

Report). There are two additional statements in the sheet of note that limit the scope of the request: "Finding of Fact" number 4 provides "The proposed zoning allows **neighborhood-serving, low-intensity commercial uses** consistent with surrounding development," (emphasis supplied) and "Finding of Fact" number 5 provides, "**All potential adverse impacts** to adjacent residential uses can be mitigated **through enforceable zoning conditions**." The sheet is not competent substantial evidence other than being evidence that the applicant is committing to limit the uses to "neighborhood-serving, low intensity commercial uses consistent with surrounding development" and that the applicant is committing to imposing "enforceable zoning conditions."

The remand hearing before the Zoning Hearing Master is now scheduled for June 22, 2026.

Photographs of the property on or about January 21, 2026, and as of June 18, 2026, are attached as Composite Exhibit A and Composite Exhibit B. The photos establish that the uses/operations/business being conducted on the property are not neighborhood-serving, low intensity commercial uses, but instead are intensive commercial or industrial, including open storage, storage yard, warehousing (with or without distribution), and distribution of pallets (and other heavy commercial/industrial products), and accumulations (junk) which require CI or M zoning. Moreover, even if the open storage were moved into warehouses, it is clear that the uses/operations/business would remain intensive commercial or industrial uses requiring CI or M zoning.

The property has been cited for multiple code violations and Orders have been entered adjudicating the property in non-compliance and imposing fines in the following matters:

1. Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298. The Order Imposing Fine was entered by the Code Enforcement Special Magistrate on June 17, 2025, and is in the record. The Order states that the property owner, Leonardo Colon, was first notified of the violations on August 9, 2024, and that a hearing was held on the code violations on June 13, 2025. The Special Magistrate, in the Order Imposing Fine, found that the property continues to be in violation and held that there were four code violations: (a) "Accumulations" with action required to be removed; (b) "Outside/Open Storage" with action required, to cease or acquire approvals; (c) "Improper Use of Zone" with action required to cease or acquire approvals; and (d) "Commercial Vehicle" with action required to remove. The Order further provides, in Section 9, that if the Accumulations and Outside Storage are not corrected by July 9, 2025, a fine of \$200 per day may commence and that a hearing is not necessary to impose such fine; and in Section 10, that if the Improper Use of Zone and Commercial Vehicle are not corrected by December 10, 2025, a fine of \$500 per day may commence and that a hearing is not necessary to impose the fine.
2. Code Enforcement Board/Special Magistrate Case # L227300. The Order Imposing Fine was entered by the Code Enforcement Special Magistrate on June 21, 2023, and the Order is in the record. The Order states that the property owner, Leonardo Colon, was notified of the violations on March 7, 2022, and May 11, 2022, and that a hearing was held on June 16, 2023. The Special Magistrate, in the Order Imposing Fine, found that

“...the Property continues to be in non-compliance and held that the property continues to be in violation of Hillsborough County Code(s) as follows: a. LAND DEVELOPMENT CODE, SECTION 4.01 Unpermitted Land Alterations Causing Adverse Impacts to Neighboring Properties.” and included the following orders in the Conclusions of Law in Sections 9 and 10 of the Order:

PART I: “...to SUBMIT A NATURAL RESOURCES PERMIT APPLICATION TO ADDRESS THE LAND ALTERATIONS OR RESTORE THE PROPERTY BACK TO THE ORIGINAL GRADES AND STABILIZE THE SOIL WITHIN 30 CALENDAR DAYS on or before 07/16/23. If the actions described herein have not been completed by the date set forth, a fine of \$150 per day may commence” and that a hearing is not necessary to impose the fine; and PART II: “*If Natural Resources Permit Application is submitted...* to OBTAIN THE NATUREAL RESOURCES PERMIT AND COMPLETE CONSTRUCION ACTIVITIES AND FINAL INSPECTION APPROVAL PER THE PERMIT REQUIEMENTS WITHIN 150 CALENDAR DAYS FROM PERMIT ISSUANCE. If the actions described herein have not been completed by the date set forth, a fine of **\$150 per day** may commence.

The violations identified in the two Orders have not been addressed by the property owner and the property remains in non-compliance. It has been three years since the unlawful land alterations in Case # L227300 were adjudicated, and the code violations should be incurring fines of \$150 per day since July 16, 2023. The violations identified in Case # HC-CB-25-000126/HC-CE-24-000298 for unlawful accumulations, outside open storage, improper use of zone and commercial vehicle also have not been addressed and the property remains in non-compliance. Pursuant to the Order, the property should be incurring fines of \$200 per day, and it may have incurred fines of \$500 per day.

Overall, nothing has significantly changed since the original Zoning Hearing Master Hearing and recommendation of denial. The applicant is seeking approval of uses that are inconsistent with the Comprehensive Plan and incompatible with the surrounding area.

II. The Proposed Zoning Is Inconsistent with the Comprehensive Plan.

The Future Land Category on the property is Residential-6 (Please see Future Land Use Map in the record of this proceeding and Planning Commission Report). Typical uses in the Residential-6 category are agricultural, residential, ***neighborhood commercial***, office uses, multi-purpose projects and mixed-use development. The immediate area includes agricultural, residential, and office (emphasis supplied).

The uses/operations/business being conducted on the property and as described in the authorized agent sheets in rezoning application are not permissible uses under the Residential-6 category. The Future Land Use Map establishes a clear line of demarcation in the immediate area between more intensive uses on the west side of S. 66th Street and less intensive uses on the east side of S. 66th Street where the subject property is located. The Comprehensive Plan also establishes a clear line of demarcation between the subject property which is classified as Residential-6 and the property to the north which is classified as SMU-6.

In addition, the following comprehensive plan sections dictate denial of the requested CG zoning:

- A. FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 (development required to meet all land development regulations). The Comprehensive Plan requires that all development meet or exceed the land development regulations of Hillsborough County. The subject site does not meet numerous land development regulations, including requirements for access, parking, loading, circulation, drainage/stormwater, buffering, screening and utilities.
- B. FLUS Objective 4.7 and FLUS Policy 4.7.2 regarding commercial-locational criteria. The subject property and proposed uses do not meet the commercial locational criteria.
- C. FLUS Policy 3.1.3, FLUS Objective 4.4 and FLUS Policy 4.4.1 (defining “compatibility” and requiring new development to be compatible with the surrounding neighborhood). The surrounding neighborhood is comprised mostly of agricultural, residential and low intensity business/office uses. FLUS Policy 4.4.1 requires that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. The proposed heavy commercial/industrial uses are not compatible with existing proposed or planned surrounding development. The proposed rezoning would not complement the surrounding area and does not meet the intent of FLUS Objective 4.4 and Policy 4.4.1.

The Planning Commission Report dated June 11, 2026, finds that the request is **INCONSISTENT** with the Comprehensive Plan. The Planning Commission report contains a thorough and complete analysis and evaluation of the request in the context of the Goals, Objectives and Policies in the Comprehensive Plan, and provides competent, substantial evidence to deny the application. The report includes an in-depth analysis on the issue of compatibility. The report states, in pertinent part:

Although the broader vicinity includes a range of moderate to high intensity commercial and industrial uses, the immediate context of the site particularly its direct adjacency to single family residences creates a transition area where compatibility is a key planning consideration. The proposed rezoning from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) to allow the sale of pallets would introduce a use that is operationally intensive and visually impactful in close proximity to residential properties. Additionally, during a site visit, staff noted areas of open storage, which is considered a Commercial Intensive (CI) zoning district use according to the Hillsborough County Land Development Code. Though the request is to the CG zoning district, it should be noted that the CG zoning district does not allow for the consideration of open storage. In addition, residential Future Land Use categories are limited to the consideration of neighborhood serving commercial, which is defined as uses allowed in the Commercial Neighborhood (CN) and Commercial General (CG) zoning districts. As such, even if the applicant revised their request to the CI zoning district, CI uses such as

outdoor storage may not be considered in residential Future Land Use categories. Because the site is located within a residential Future Land Use category (RES-6), CI uses are not permitted. In addition, such a use would likely generate truck traffic, noise, and visual clutter that are inconsistent with the scale and character of the surrounding residential neighborhood. As a result, despite the presence of more intense uses in the broader area, the proposed rezoning does not align with the intent of Future Land Use Section Objective 1.1, which emphasizes land use compatibility, appropriate transitions between differing intensities, and the protection of established residential areas from encroachment by incompatible commercial or industrial activities.

Per Objective 2.2, the Future Land Use categories are intended to establish clear parameters regarding the maximum allowable intensity or density of development and the range of land uses that may be considered appropriate within each designation. Table 2.2 further clarifies the character, scale, and overall intent envisioned for development within each Future Land Use category, serving as a framework to ensure orderly growth and compatibility between adjacent uses. The subject site is designated Residential-6 (RES-6), a category primarily intended to support low-density residential development while allowing limited complementary uses such as agricultural activities, neighborhood-scale commercial, office uses, and multi-purpose projects that are compatible in scale and function with nearby residential neighborhoods. These ancillary uses are generally intended to serve the immediate residential population and to operate in a manner that minimizes external impacts such as noise, traffic, visual intrusion, and outdoor activity. Open storage is not identified as a permitted or contemplated use within the RES-6 Future Land Use category, not permitted within CG, and is a Commercial Intensive (CI) use. Such a use typically involves outdoor stockpiling of materials, frequent truck access, and ongoing operational activity that is more characteristic of commercial or industrial environments. As such, open storage represents a level of intensity and functional character that exceeds what is envisioned for the RES-6 designation and is inconsistent with the purpose of maintaining a low-density, residential oriented development pattern. Allowing open storage on the site would therefore undermine the intent of the designated Future Land Use category and could adversely affect the compatibility and livability of the surrounding residential area. The proposed rezoning is inconsistent with the parameters of the RES-6 FLU category and is therefore inconsistent with Objective 2.2 and its associated policies.

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

FLUS Objective 4.4 and Policy 4.4.1 further reinforce the requirement that new development and land use changes be compatible with the surrounding neighborhood and reflective of the area's predominant character. Objective 4.4, Neighborhood Protection, seeks to enhance and preserve existing neighborhoods and communities by ensuring that new development is designed in a manner that relates to the established character of its

surroundings. In this case, while the broader area includes a mix of light industrial and more intensive commercial uses to the west and farther north, the subject site directly abuts established single family residential homes to the east and is designated Residential-6 (RES-6), which is intended for low density residential development. The proposed rezoning from Residential Single Family Conventional-6 (RSC-6) to Commercial General (CG) would represent a significant increase in intensity and a fundamental shift in use, introducing open storage and pallet sales activities that are operationally and visually more consistent with industrial or heavy commercial environments. Policy 4.4.1 requires that any increase in density or intensity be compatible with existing, proposed, or planned surrounding development and that development be integrated with adjacent land uses. The proposed use does not create like uses or complementary uses when evaluated against the immediately adjacent single family residences. Instead, it introduces a use with outdoor storage, potential truck traffic, noise, and visual impacts that are not typical of, or supportive to, a residential neighborhood. Additionally, the proposal does not provide for adequate mitigation of adverse impacts, nor does it establish a gradual transition of intensity between the residential uses to the east and the more intense industrial uses located across 66th Street or farther north. A standard rezoning application, such as this case, does not allow the ability to evaluate mitigation measures, whereas in a Planned [sic.] Development (PD) more mitigation measures can be implemented and shown on the required site plan. As such, the proposed rezoning and associated use do not meet the intent of FLUS Objective 4.4 or Policy 4.4.1, as they fail to preserve neighborhood character, do not integrate compatibly with adjacent residential land uses, and do not provide the required gradual transition in intensity envisioned by the Future Land Use Section.

The Planning Commission Report also analyzed and evaluated the applicant's request to waive the commercial locational criteria. The Planning Commission determined that the request for waiver of the commercial locational criteria should be denied and constitutes competent, substantial evidence to deny the waiver request. The report states in pertinent part:

The subject site does not meet the Commercial Locational Criteria required by Objective 4.7 of the Comprehensive Plan. While neighborhood-serving commercial uses may be considered within the Residential-6 (RES-6) Future Land Use category, such consideration is contingent upon meeting the locational standards set forth in Policies 4.7.1 and 4.7.2. These policies require that qualifying sites either front an appropriately classified roadway or be located within 1,000 feet of an intersection of two collector or arterial roadways, with at least 75 percent of the site falling within that distance. The nearest qualifying intersection, Hartford Street and 66th Street South, is approximately 1,900 feet from the site, which exceeds the maximum distance allowed. Therefore, the proposal does not meet the intent of Objective 4.7 or Policies 4.7.1 and 4.7.2 and Planning Commission staff recommends denial of the submitted request to waive Commercial Locational Criteria on the subject site

The Planning Commission Report also analyzed and evaluated the application in the context of the Palm River-Progress Village Community Plan and provides competent substantial evidence

to deny the application for inconsistency with the community plan. The report states, in pertinent part:

The subject site is located within the Palm River-Progress Village Community Plan area and, according to the Vision Concept Map, is identified within the industrial lands. While the applicant may cite this designation in support of the proposed rezoning, the proposal remains inconsistent with Goal 2 of the Community Plan when evaluated in the context of the site's immediate surroundings, adopted Future Land Use designation, and compatibility requirements. Goal 2, Balancing the Growth of the Built Environment, emphasizes the need for a well connected and efficiently built environment in which land use, mobility, utilities, and infrastructure are coordinated to meet both current and future community needs. Strategy 1 specifically requires that future development and redevelopment be consistent with the Vision of Palm River-Progress Village Concept Map and reflect the unique qualities and land use patterns of distinct areas within the community. Although the Concept Map generally identifies the broader area as industrial in nature, it does not negate the importance of respecting existing neighborhood patterns or override adopted Future Land Use designations at the parcel level. In this case, the subject site is designated Residential-6 (RES-6) on the Future Land Use Map and directly abuts established single-family residential homes to the east. The proposed rezoning from Residential Single Family Conventional-6 (RSC 6) to Commercial General (CG) for pallet sales introduces a use that is industrial in character and operational intensity. This creates a land use conflict within an area that currently functions as a transition between more intense industrial uses located across 66th Street and farther north, and stable residential neighborhoods immediately adjacent to the site. Rather than balancing growth, the proposed development would disrupt the coordinated relationship between land use and surrounding development patterns by inserting an intensive, outdoor commercial operation next to low density residential uses without appropriate buffering or gradual transitions. This approach is inconsistent with the Community Plan's intent to guide growth in a manner that is context sensitive and compatible with existing neighborhoods. Therefore, despite the site's general location within the industrial lands on the Vision Concept Map, the proposal does not meet the intent of Goal 2 or Strategy 1 of the Palm River-Progress Village Community Plan, as it fails to achieve a balanced, integrated, and compatible built environment.

The Planning Commission Report concludes with the following overall findings and recommendation of inconsistency, which provides further competent substantial evidence for denial of the application:

Overall, staff finds that the uses proposed are not allowable in the Residential-6 Future Land Use category, are not compatible with the existing development pattern found within the surrounding area and does not support the vision of the Palm River-Progress Village Community Plan. The proposed rezoning would allow for development that is inconsistent with the Goals, Objectives and Policies of the Unincorporated Hillsborough County Comprehensive Plan.

Recommendation

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

We respectfully request that the Zoning Hearing Master and Board of County Commissioners find the application inconsistent with the Comprehensive Plan.

III. The Proposed Zoning to the CG Zoning District Does Not Meet Code Criteria and is Not Compatible with the Area.

The following facts and evidence further demonstrate that the proposed CG rezoning should be denied:

1. S 66th Street is a substandard roadway. There is also inadequate room for parking, loading or offloading on S 66th Street, and there are no sidewalks on 66th Street.
2. The property does not currently have a water or wastewater connection, the applicant has not made a commitment to connect to water or wastewater, and the probability of the applicant connecting the proposed project to City of Tampa water and Hillsborough County wastewater services is very low. The Water Resources Services Comment Sheet states, in relevant part:

The property lies within the City of Tampa Water Service Area...A 6 inch wastewater forcemain exists approximately 1,875 feet from the project site and is located south of the subject property within the north right-of-Way of Madison Avenue...

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

3. There is no CG zoning in the general area on the east side of S 66th street, and zoning districts in the general area on the east side of S 66th Street are less intensive zoning districts and mostly comprised of agricultural, residential and low intensity business/office uses. The zoning districts in the immediate area are AR to the south, RSC-6 MH to the east, and PD to the north. While there are some more intensive zoning districts on the west side of S 66th Street (zoned PD and M), as noted above,

the comprehensive plan treats the west side of S 66th Street differently, and those properties have access from Joanne Kearney Blvd and have substantial buffers on S 66th Street. Please see the zoning map in the record of this proceeding.

4. The lot size of the subject property is too small to include effective buffers and screening to protect adjacent properties from the negative impacts of the applicant's desired uses on the subject property.
5. The lot size of the subject property appears to be too small to allow for adequate commercial access, parking, loading, circulation and stormwater/drainage for the desired uses, and it is unlikely that the applicant can obtain commercial site plan approval for the desired uses.
6. The Code Enforcement Board/Special Magistrate has determined that the applicant has violated the Hillsborough County Code in two separate proceedings (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300), and it appears that the code violations continue to exist.
7. The improper and unpermitted business/operations being conducted on the subject property appear to lack adequate fire safety and fire hazard preventive measures.

As noted above, the Planning Commission Report provides a thorough and detailed analysis and evaluation that provides competent substantial evidence that the proposed uses/operations/business would not be compatible with the existing development pattern found within the surrounding area.

The Hillsborough Staff Report, filed on June 16, 2026, contains a single paragraph on the issue of compatibility:

5.1 Compatibility The site is located within an area developed with residential and manufacturing uses. Manufacturing uses are developed to the west and open storage is developed to the north (separated by an open space/Teco easement parcel). Single family is present to the south and east of the site and to mitigate any impacts, the applicant has agreed to use which will not include high intensity, automotive or drive-through uses, provide hours of operation and enhanced buffering and screening. The residential subdivision to the east was platted in 1975 and did not extend to 66th Street. All development standards of the CG zoning district will be met or exceeded.

The staff report does not address the issue of a pallet business, including delivery, storage, warehousing, loading and distribution operations. In fact, the staff report does not describe any use(s) proposed for this CG(R) zoning. How can compatibility be evaluated without considering the proposed permitted uses which are to be evaluated? In failing to do so, the staff report lacks competent evidence. On the other hand, the issues that have been fully analyzed in the Planning Commission Report. If it is staff's intent to allow a zoning district that allows a business like the one unlawfully operating on the property (even if open storage is not part of the use evaluated), then the staff is recommending approval of a use that the Planning Commission has determined is inconsistent with the Comprehensive Plan and incompatible with the surrounding area.

The staff report makes the statement that, "the applicant has agreed to use which will not include high intensity..." The applicant's agreement dictates that the staff report should include a proposed enforceable restriction to limit the zoning to low intensity neighborhood-serving commercial uses. The restriction should also prohibit a business comprised of receipt, storage, warehousing, loading and distribution of pallets.

The Planning Commission report establishes that the applicant's proposed business comprised of delivery, storage, warehousing, loading and distribution of pallets is not neighborhood serving but instead is an intensive commercial or industrial use. Accordingly, such use should be expressly prohibited in the zoning restrictions.

Additionally, the staff report does not provide proposed restrictions to support the conclusory statement that "development standards of the CG zoning district will be met or exceeded." The applicant's representative stated in the June 2, 2026, filing that the owner will agree to mitigate all potential adverse impacts through enforceable zoning conditions. The staff recommendation does not address this applicant commitment in the proposed zoning restrictions. Moreover, the record establishes that this property owner has not complied with development standards given there are two Orders adjudicating Code Violations and the property remains in non-compliance. Shouldn't the staff report propose restrictions to address the two code violation Orders and require compliance? Why, during the pendency of this matter, hasn't the owner removed the open storage of pallets, industrial plastic liquid tanks and accumulations given the requested zoning district (CG) prohibits open storage? Shouldn't the property owner be required to immediately cease the unlawful uses on the property and pay accumulated fines? Shouldn't the property owner be required to obtain a Natural Resources Permit and restore the property to the original grades and stabilize the soil due to the unlawful land alteration activities and pay accumulated fines? Shouldn't deadlines for compliance be established in the restrictions? Shouldn't the property owner be required to obtain all remedial and site development permits and approvals (from the County, SWFWMD and any other governmental agencies having jurisdiction) and receive a certificate of occupancy/certificate of completion before any use permitted under the zoning is allowed to operate on the property?

In regard to transportation, the Staff report states that S 66th Street is a local road and that S 66th Street is a "Substandard Road." It also contains a trip generation comparison that concludes that transportation impacts will increase from 82 daily and 7 a.m./8 p.m. peak hour trips to 3197 daily and 207 a.m./285 p.m. peak hour trips, representing an increase of 3115 daily, and 207/285 peak hour trips. The transportation staff report establishes that S 66th Street is a local road and a substandard road, and therefore it does not provide a rational basis to approve the application.

In sum, the staff report is not competent substantial evidence and the lack of compatibility for the requested rezoning is established by the Planning Commission Report. We respectfully request that the Zoning Hearing Master and Board of County Commissioners find that the proposed rezoning is incompatible with the surrounding area.

IV. There are No Vested Rights (or Any Other Equitable Basis to Allow for Operation of the Business Being Conducted on the Property.

The applicant may argue some form of vested rights or some other equitable basis in support of this rezoning request. There is no equitable basis for approval of the request. The business is not legally established, the property does not have proper zoning or permits, and the condition of the property is in violation of numerous code provisions. The accumulations of junk and debris, outside/open storage and improper use of the site under the current zoning have been cited by Code Enforcement and an Order Imposing Fine was entered by the Code Enforcement Board/Special Magistrate in Case # HC-CB-25-000126/HC-CE-24-000298 on June 17, 2025. A copy of the Order is in the record of this proceeding. The unpermitted operations on the site and resulting code violations on the property appear to be continuing and therefore the site remains in violation of numerous code provisions. It also appears that the property owner has not complied with NR(O) Permit No. HC-NR(O)-23-0000020 (requiring the property owner to address unpermitted stormwater impacts) which appears to be related to a separate Code Enforcement Board/Special Magistrate Case # L227300 and Order Imposing Fine entered by the Code Enforcement Board/Special Magistrate on June 21, 2023 (a copy of which is in the record of this proceeding).

V. A Restricted Zoning District Must be Limited to Neighborhood Serving Commercial Uses (Alternative Argument).

While this surrounding owner maintains its objection to the rezoning and requests denial of the application, in the alternative, if the ZHM is inclined to recommend or the BOCC is inclined to approve some level of commercial uses, compatibility considerations and consistency with the Comprehensive Plan dictate that the zoning must be restricted to neighborhood serving commercial uses. The applicant has committed to limiting the request to neighborhood serving commercial uses. However, the proposed use as described by the application, "garage/storage/warehouse/outside open storage" are not neighborhood-serving commercial uses and therefore should not be approved.

The approach proposed by staff to add a restriction to prohibit certain CG uses is flawed, and may lead to unintended consequences, errors or omissions, or oversights. It may also create ambiguities as to uses not expressly defined in the Land Development Code and lead to enforcement issues. In that regard, some words of caution: There is no express definition of delivery, storage, warehousing, loading and distribution of pallets in the Land Development Code. It should be clear that the pallet business being proposed on the subject property (even if the pallets are warehoused and not stored outside) is not a neighborhood-serving, low intensity use, but instead is an intensive commercial or industrial use requiring a CI or M zoning district. However, there is a concern that the staff approach may be utilized by the property owner to attempt to cloud the issue. The door can and should be shut on that potential consequence by expressly prohibiting delivery, storage, warehousing, loading and distribution of pallets as a zoning restriction.

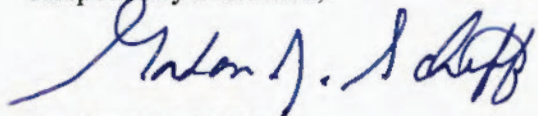
Further, if the Zoning Hearing Master and BOCC are inclined to allow some level of neighborhood serving commercial uses, the better course would be to approve only Commercial Neighborhood (CN) uses. This would be consistent with the application justification sheet, which

states: "The proposed zoning allows *neighborhood-serving, low-intensity commercial uses* consistent with surrounding development," (emphasis supplied). It would also possibly address the incompatibility and consistency issues raised in the Planning Commission Report.

Finally, if the Zoning Hearing Master or BOCC are inclined to approve some level of commercial uses, zoning restrictions should be imposed that the property owner shall: (1) obtain all required building permits and site development approvals from all applicable federal, state, and local governmental entities and receive a certificate(s) of occupancy or equivalent before utilizing the property for any permitted use; and (2) cease all outdoor storage and remove all accumulations (junk) within ten (10) days of zoning approval; and (3) bring the property into code compliance and pay all accumulated fines imposed in Case # HC-CB-25-000126/HC-CE-24-000298 and Case # L227300 before utilizing the property for any permitted use.

Conclusion. For the foregoing reasons and as otherwise evidenced in the record, the application should be denied. We request that the entire record as contained in Optix be made part of the record of this proceeding. We hereby reserve the right to supplement this letter of opposition.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gordon J. Schiff".

Gordon J. Schiff, Esq.
Gordon J. Schiff, P.A.
Attorney for A. Scott and Rebecca S. Hendry

Attachments

Composite Exhibit A





































Composite Exhibit B







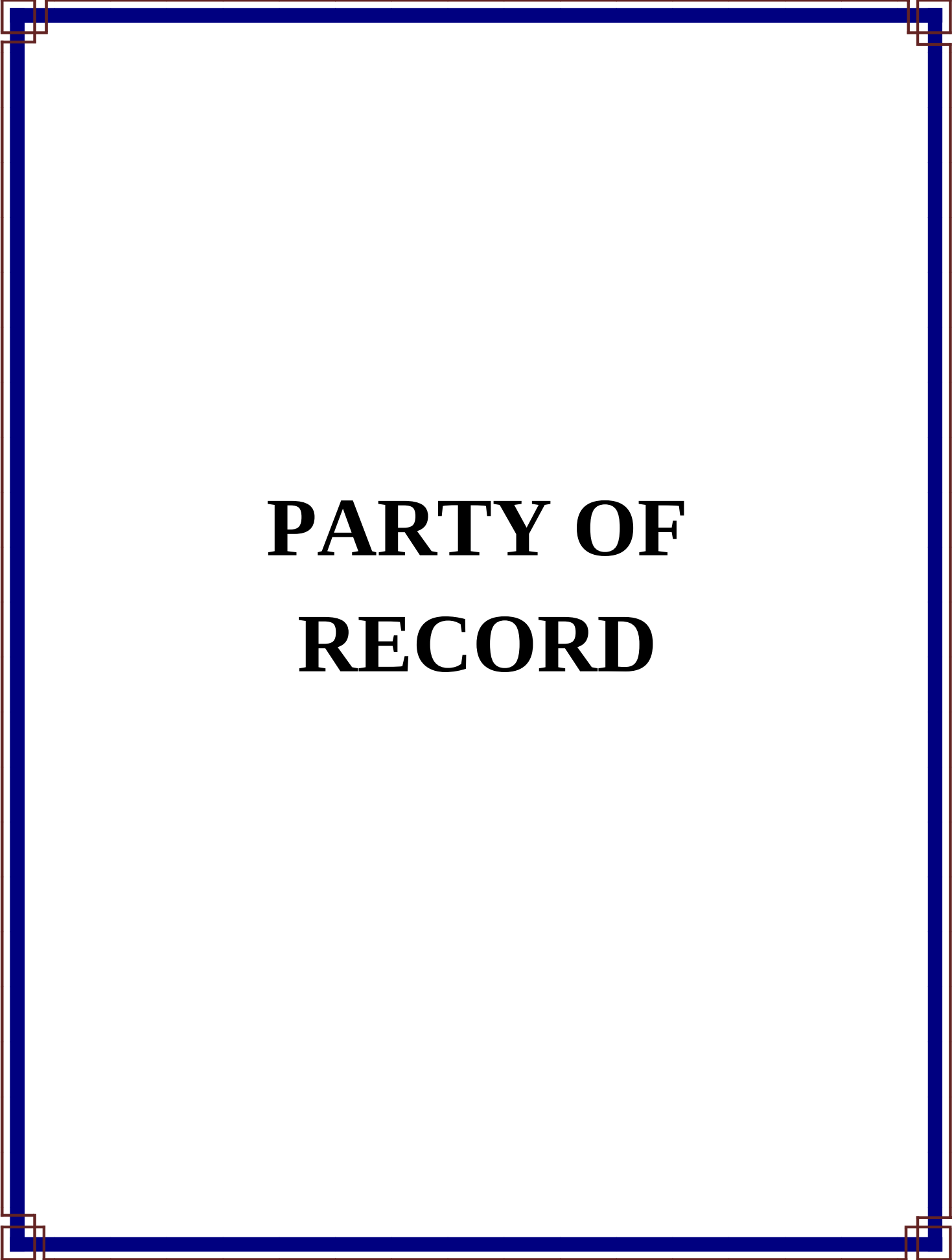












PARTY OF RECORD

Rivas, Keshia

From: Gordon Schiff, P.A. <gjs@schiffpa.com>
Sent: Tuesday, October 14, 2025 2:34 PM
To: Hearings; Melissa Lienhard
Cc: Legal Assistant
Subject: Application RZ-STD 25-1026, Hillsborough County, FL/Folio No. 048858
Attachments: ZHM Hearing Ltr of Notice.pdf; FLU Map from Optix.pdf

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

Dear Hillsborough County Development Services Department and Planning Commission Staff,

This law firm represents A. Scott Hendry and Rebecca Hendry, the surrounding property owner immediately to the south of the subject property in the referenced rezoning matter. My clients received a zoning hearing master letter of notice on the subject application which includes a zoning hearing master hearing date of November 17, 2025. A copy of the notice received and the comprehensive plan map from the County file are attached for your ease of reference. My clients object to the rezoning request to C-I and we will be appearing at the hearings to object formally at that time. It is apparent that the C-I rezoning requested for the subject property is not appropriate, the request is not compatible with the surrounding area or existing uses in the surrounding area, and the request is not consistent with the comprehensive plan. Also, the subject property has been the subject of code enforcement proceedings as reflected in the County file and records. Again, we will present more formal objections at the hearings, but we wanted to make you are aware of our position in this matter. Thank you.

Gordon J. Schiff, Esq.

Rated AV® Preeminent™ by Martindale-Hubbell®



Supreme Court of Florida Qualified Arbitrator
Florida Supreme Court Certified Circuit Civil Mediator

Gordon J. Schiff, P.A.

4155 W Cypress St.

Tampa, FL 33607

Phone: 813-515-7979

Fax: 813-515-7977

Email: GJS@schiffpa.com

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communication in error, please notify us immediately by collect telephone at 813-515-7979 or by electronic mail to the sender. Thank you.



**Hillsborough
County Florida**
Development Services

Zoning Hearing Master Letter of Notice

To: Surrounding Property Owner
and/or Any Registered Neighborhood
Organization or Civic Association

APPLICATION NUMBER: RZ-STD 25-1026

You are hereby notified that the undersigned is requesting a REZONING before the Zoning Hearing Master of Hillsborough County at a public hearing.

You have received notice of this requested action because you are a property owner or the designated representative of a Registered Neighborhood Organization and/or Civic Association within the required distance of the subject site

PUBLIC HEARING DATE: 11/17/2025 TIME: 6 p.m.

LOCATION OF PUBLIC HEARING: Board of County Commissioners Boardroom*
2nd Floor, County Center, 601 E. Kennedy Blvd, Tampa, FL 33602
*(*Virtual participation in this public hearing is available through communications media technology, as described in the "About the Hearing" section below.)*

LOCATION OF THE PROPERTY: (Address and/or General Location)

4512 S. 66th St., Tampa, FL 33619

NATURE OF REQUEST: Rezoning to a Standard District

Note: The PD application and approval process creates its own customized zoning district and may be used to obtain variations from the non-district regulations as set forth in Section 5 03 06 C.6 of the Land Development Code.

CURRENT ZONING: RSC-6 PROPOSED ZONING: CI

Copies of the application and department reports are kept by the Administrator and are open to public inspection in the offices of the Clerk of the Board and the County Administrator. The application may be reviewed online through the Hillsborough County Development Services Department webpage located at HCFL.gov/PGMStore.

Additional information concerning this application may be obtained by emailing the Hillsborough County Development Services Department at Hearings@hcfcl.gov. Please include the Application Number at the top of this form for a quicker response. Additional information may also be obtained by calling (813) 307-4739.

In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in the proceeding, and those seeking an interpreter, should call the Customer Service Center at (813) 272-5900 or call Hearing/Voice Impaired Call 711 no later than 48 hours prior to the proceedings. This meeting is closed captioned for the hearing impaired.

Para información en Español, favor de llamar al (813) 307-4739.

Applicant/Representative Information

NAME: JOHN TURNER/ROBERT MARTIN

ADDRESS: 8928 EAGLE WATCH DR RIVERVIEW, FL 33568

PHONE: 813-300-7469

EMAIL: jthomeshow@gmail.com

Send written comments or evidence, along with your physical address and email to:
DSD Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfcl.gov.

Additional information may be obtained or a neighborhood meeting may be requested by contacting the applicant or the applicant's representative at the number listed above.

PLEASE USE ORIGINAL FORM - DO NOT RETYPE

Submitting Testimony and/or Evidence

All interested parties wishing to submit testimony or other evidence for the record in this matter must submit such in at least one of the following manners:

1. In writing to the office of the Zoning Administrator at least 14 days prior to the hearing in order to be given consideration in the preparation of Development Services Staff's Final Report to the Zoning Hearing Master; or
2. In writing to the office of the Zoning Administrator at least two business days prior to the hearing in order to be included as part of the record of the hearing, or
3. Spoken or in writing* during the public hearing before the Zoning Hearing Master. (*Parties opting to participate virtually who also wish to submit written or documentary evidence must submit their written or documentary evidence prior to the public hearing pursuant to (1) or (2) above.)

Testimony or evidence submitted prior to the hearing should be addressed to the attention of the Zoning Hearing Master and delivered as follows:

1. Hand delivered to County Center, 601 E. Kennedy Blvd., Tampa, FL 33602.
2. Mailed to P.O. Box 1110, Tampa, FL 33601.
3. Via email by attaching testimony and/or evidence documents to an email sent to Hearings@hcfl.gov

All documentation submitted should reference the application number as listed at the top of page 1 of this notice.

About the Hearing

The staff report of the Development Services Department must be filed six days prior to the hearing. The participants before the Zoning Hearing Master shall be the County staff, the applicant (and/or the applicant's agent(s)), and the public. The order of presentation will be:

1. The applicant and the applicant's witness shall present their case.
2. The Staff of the Development Services Department will give a summary of the request and present the County Staff's findings and recommendations.
3. The Staff of the Planning Commission shall state whether the request is in compliance or non-compliance with the Comprehensive Land Use Plan.
4. You and other witnesses shall present their case.
5. County Staff will have the opportunity to make additional comments.
6. The applicant will have the opportunity for rebuttal and summations.

The Zoning Hearing Master may question witnesses as he/she deems necessary and appropriate and may permit responses to evidence or testimony received. Time will be allowed for a reasonable amount of questioning of the witnesses for the applicant, public agencies and opposition, but questioning should be limited to direct testimony already presented.

Each side will be given 15 minutes to present its case, however, the Zoning Hearing Master may grant additional time for good cause. The public as a whole is considered as one participant, so large groups may wish to designate a spokesperson. The staffs of each separate County agency are considered individual participants.

Participation Options

For the convenience of residences, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

In Person:

For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at [HCFL.gov/SpeakUp](https://www.hcfl.gov/SpeakUp)

Virtual:

Virtual participation is available. In order to participate virtually, you must have access to a communications media device (such as a tablet or computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public hearing. Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentary evidence during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentary evidence you wish to be considered by the Board of County Commissioners to the staff of the Development Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing. Send written comments or evidence along with your physical address and email address to DSD - Community Development Division, P.O. Box 1110, Tampa, FL 33601 or email to Hearings@hcfl.gov.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at [HCFL.gov/SpeakUp](https://hcfl.gov/SpeakUp). You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants who have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

Anyone wishing to view and listen to the public hearing live, without participating, can do so in the following ways:

- The County's official YouTube channel: YouTube.com/HillsboroughCountyMeetings
- The County's HTV channels on cable on cable television: Spectrum 637 and Frontier 22
- The HCFL.gov website by going to HCFL.gov/Newsroom and selecting the "Meetings & Events" button

If you have any questions or need additional information for providing public input, you may call (813) 446-6617.

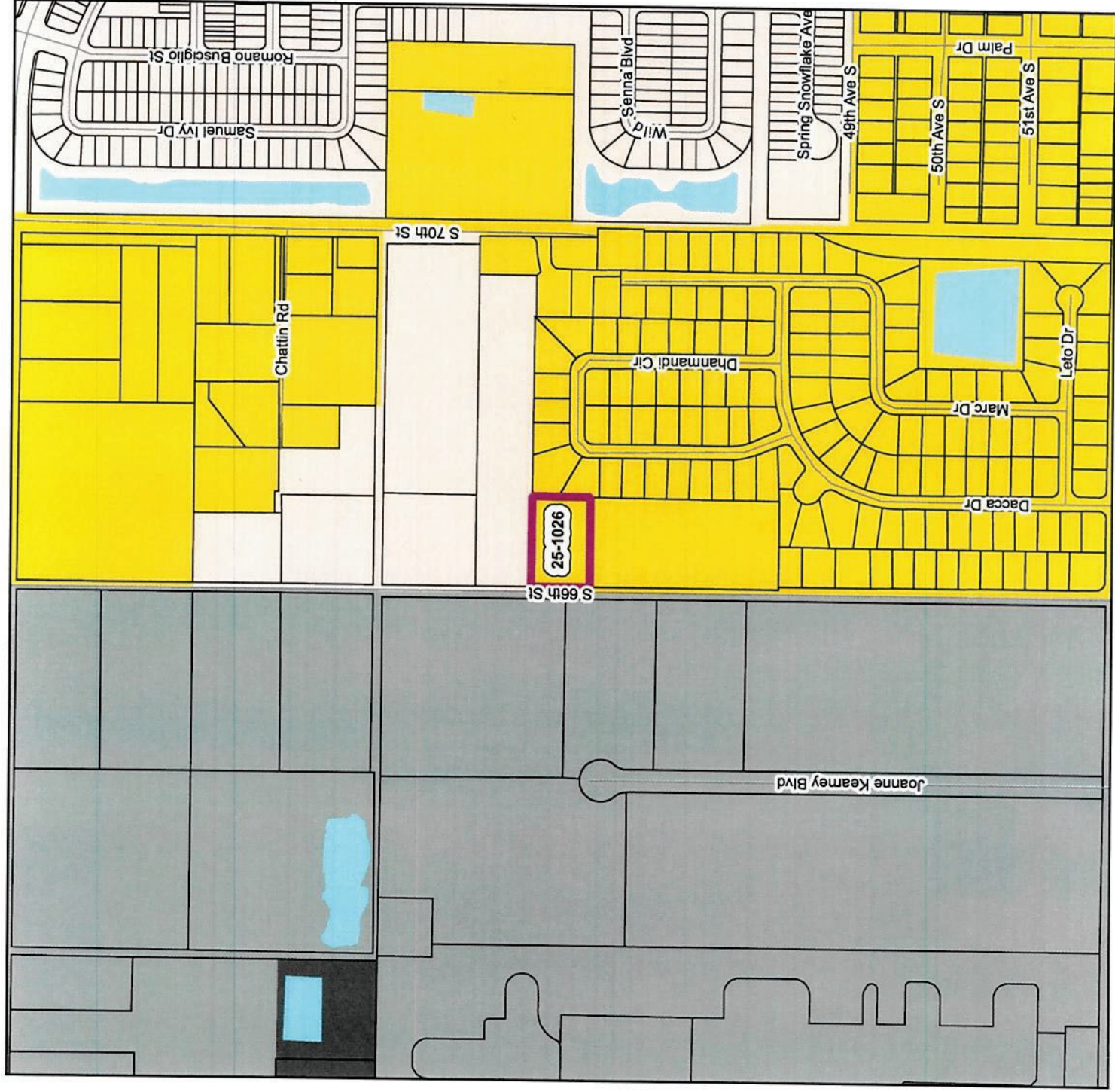
The recommendation of the Zoning Hearing Master will be filed with the Clerk of the Board of County Commissioners (BOCC) within 15 working days after the conclusion of the public hearing.

Review of the application by the Board of County Commissioners is restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. In order to present testimony to the Board, you must be a Party of Record. To be considered Party of Record, you must be one of the following:

- A person who was present at the Zoning Hearing Master (ZHM) hearing and presented either oral testimony or documentary evidence.
- A person who was notified by Letter of Notice of the ZHM hearing. This includes the Designated Representative(s) of the registered Neighborhood Organizations within one mile of the site for which the request was made.
- A person who submitted documentary evidence to the master file two business days prior to the ZHM hearing or by proxy during the ZHM hearing

If you qualify as a Party of Record and opt to speak at the BOCC meeting, your testimony must be restricted to the record as created at the hearing before the Zoning Hearing Master, inclusive of the documentation submitted prior to the hearing. Visit HCFL.gov/SpeakUp to register to speak virtually or in person at the BOCC meeting.

The requirements for participation by a Party of Record at the BOCC Land Use meeting are set forth in Sec. 10.03.04 of the Land Development Code, as amended by Ordinance 21-18 (effective May 28, 2021). For additional questions regarding participation, please email us at Hearings@hcfl.gov or call (813) 307-4739.



DATA SOURCES: Bounding boundaries from The Planning Commission and its staff. Parcel lines and data from Hillsborough County Property Appraiser.

REPRODUCTION: This sheet may not be reproduced in part or full for any other project without the written approval of Hillsborough County City-County Planning Commission.

ACCURACY: It is intended that the accuracy of the data may comply with U.S. national map standards. However, such warranty is not guaranteed by the Hillsborough County City-County Planning Commission. This map is for illustrative purposes only. For the most current data and information, please refer to the official map.



Map Printed from Reasoning System: 8/14/2025

Author: J. Krzyżanowski

File: G:\ReasoningSystem\MapProject\HCLClasson_hoReasoning.mad



Hillsborough County
City-County
Planning Commission

Rivas, Keshia

From: Gordon Schiff, P.A. <gjs@schiffpa.com>
Sent: Monday, December 1, 2025 4:49 PM
To: Hearings
Cc: Legal Assistant
Subject: RZ-STD 25-1026
Attachments: Letter in Opposition.RZ STD 25-1026.pdf

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

Dear Ladies and Gentlemen,
Attached please find our Letter of Opposition in the referenced rezoning matter. Thank you for your attention to this matter.

Gordon J. Schiff, Esq.
Gordon J. Schiff, P.A.
4155 W Cypress St.
Tampa, FL 33607
Phone: 813-515-7979
Fax: 813-515-7977
Email: GJS@schiffpa.com

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GORDON J. SCHIFF, P.A.

www.schiffpa.com

4155 WEST CYPRESS STREET

Phone 813-515-7979

info@schiffpa.com

TAMPA, FLORIDA 33607

Fax: 813-515-7977

December 1, 2025

VIA Email: Hearings@hcfl.gov
Office of the Zoning Administrator
Attn: Zoning Hearing Master
Hillsborough County, Florida

Re: Hillsborough County Rezoning Application No. RZ-STD 25-1026/4512 S 66th Street/Letter of Opposition

Dear Honorable Zoning Hearing Master and Board of County Commissioners:

This law firm represents A. Scott Hendry and Rebecca S. Hendry, the owners of the property immediately to the south of the subject property. On behalf of my clients, we are providing this letter of opposition to the referenced proposed rezoning for your consideration and to be incorporated in the record of the proceedings.

The applicant has proposed to rezone the subject site from Residential, Single-Family Conventional (RSC-6) to Commercial Intensive (CI). The application is currently scheduled to be heard by the Zoning Hearing Master on December 15, 2025.

Background. There are improper heavy commercial/industrial business(es)/operations being conducted on the subject property, consisting of offloading/loading of pallets (including from semis and other trucks parking in the substandard 66th Street right-of-way), and stockpiling/stacking (outside/open storage) of pallets in high stacks throughout the property. The business is operating heavy industrial machinery and equipment which is noisy and creates substantial dust. There are accumulations of junk, debris, and inoperable vehicles, and damaged/broken fences. The heavy commercial/industrial business is not connected to public water or public sewer. There is no commercial driveway access, parking or loading on the property (and none has been permitted or approved). Multiple employees park cars outside the property in the narrow, substandard right-of-way. The property lacks stormwater improvements. The site appears to lack adequate fire safety and fire hazard preventive measures.

The proposed CI zoning district should be recommended for denial/denied for the following reasons:

1. The Proposed Zoning is Inconsistent with the Hillsborough County Comprehensive Plan.
The subject site Future Land Category is Residential-6 (Please see Future Land Use Map in the record of this proceeding). Typical uses in the Residential-6 category are agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The immediate area includes agricultural, residential, and office.

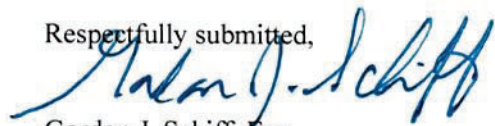
The business operations being conducted on the property are not permissible uses under the Residential-6 category. The Future Land Use Map establishes a clear line of demarcation in the immediate area between more intensive uses on the west side of 66th Street and less intensive uses on the east side of 66th Street where the subject property is located. The Comprehensive Plan also establishes a clear line of demarcation between the subject property which is classified as Residential-6 and the property to the north which is classified as SMU-6.

In addition, the following comprehensive plan sections dictate denial of the proposed CI zoning:

- A. FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 (development required to meet all land development regulations). The Comprehensive Plan requires that all development meet or exceed the land development regulations of Hillsborough County. The subject site does not meet numerous land development regulations, including requirements for access, parking, loading, drainage/stormwater, buffering, screening and utilities.
 - B. FLUS Objective 4.7 and FLUS Policy 4.7.2 regarding commercial-locational criteria. The subject property and proposed uses do not appear to meet the commercial locational criteria.
 - C. FLUS Policy 3.1.3, FLUS Objective 4.4 and FLUS Policy 4.4.1 (defining “compatibility” and requiring new development to be compatible with the surrounding neighborhood). The surrounding neighborhood is comprised mostly of agricultural, residential and low intensity business/office uses. FLUS Policy 4.4.1 requires that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. The proposed heavy commercial/industrial uses are not compatible with existing proposed or planned surrounding development. The proposed rezoning would not complement the surrounding area and does not meet the intent of FLUS Objective 4.4 and Policy 4.4.1.
2. The Proposed Zoning to the CI Zoning District Does Not Meet Code Criteria and is Not Compatible with the Area. The following facts and evidence further demonstrate that the proposed CI rezoning should be denied:
- A. 66th Street is a substandard roadway. There is also inadequate room for parking on 66th Street, and there are no sidewalks on 66th Street.
 - B. The property does not currently have a water or wastewater connection, the applicant has not made a commitment to connect to water or wastewater, and the probability of the applicant connecting the proposed project to City of Tampa water and Hillsborough County wastewater services is very low. The Water Resources Services Comment Sheet states, in relevant part:
The property lies within the City of Tampa Water Service Area...A 6 inch wastewater forcemain exists approximately 1,875 feet from the project site and is located south of the subject property within the north right-of-Way of Madison Avenue...
COMMENTS: The subject rezoning includes parcels that are within the Urban Services Area and would require connection to the County’s wastewater system and the City of Tampa’s water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: the referenced facility does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

- C. There is no CI zoning in the general area on the east side of 66th street, and zoning districts in the general area on the east side of 66th Street are less intensive zoning districts and mostly comprised of agricultural, residential and low intensity business/office uses. The zoning districts in the immediate area are AR to the south, RSC-6 MH to the east, and PD to the north. While there are some more intensive zoning districts on the west side of 66th Street (zoned PD and M), as noted above, the comprehensive plan treats the west side of 66th Street differently, and those properties have access from Joanne Kearney Blvd and have substantial buffers on 66th Street. Please see the zoning map in the record of this proceeding.
 - D. The lot size of the subject property is too small to include effective buffers and screening to protect adjacent properties from the negative impacts of the applicant's desired CI uses on the subject property.
 - E. The Code Enforcement Board/Special Magistrate has determined that the applicant has violated the Hillsborough County Code in two separate proceedings (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300), and it appears that the code violations continue to exist.
 - F. The improper and unpermitted business/operations being conducted on the subject property appears to lack adequate fire safety and fire hazard preventive measures.
3. There are no vested rights (or any other equitable basis) to allow for operation of the business being conducted on the property. The applicant may argue some form of vested rights or some other equitable basis in support of this rezoning request. There is no equitable basis for approval of the request. The business is not legally established, the property does not have proper zoning or permits, and the condition of the property is in violation of numerous code provisions. The accumulations of junk and debris, outside/open storage and improper use of the site under the current zoning have been cited by Code Enforcement and an Order Imposing Fine was entered by the Code Enforcement Board/Special Magistrate in Case # HC-CB-25-000126/HC-CE-24-000298 on June 17, 2025. A copy of the Order is in the record of this proceeding. The unpermitted operations on the site and resulting code violations on the property appear to be continuing and therefore the site remains in violation of numerous code provisions. It also appears that the property owner has not complied with NR(O) Permit No. HC-NR(O)-23-0000020 (requiring the property owner to address unpermitted stormwater impacts) which appears to be related to a separate Code Enforcement Board/Special Magistrate Case # L227300 and Order Imposing Fine entered by the Code Enforcement Board/Special Magistrate on June 21, 2023 (a copy of which is attached).
4. Conclusion. For the foregoing reasons and as otherwise evidenced in the record, the application should be denied. We hereby reserve the right to supplement this letter of opposition.

Respectfully submitted,



Gordon J. Schiff, Esq.

Gordon J. Schiff, P.A.

Attorney for A. Scott and Rebecca S. Hendry

Attachment

Instrument #: 2024213700, Pg 1 of 4, 5/21/2024 2:57:37 PM Deputy Clerk: SMARGESON Cindy Stuart, Clerk of the
Circuit Court Hillsborough County

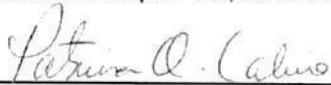
PREPARED BY: CITIZEN BOARDS SUPPORT
RETURN TO: CITIZEN BOARDS SUPPORT
P.O BOX 1110
TAMPA, FLORIDA 33601

WILL CALL

EXPENSE ACCOUNT: 00051.120160.531970.5190.B1BA.000000000.0000000

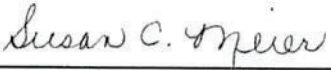
CODE ENFORCEMENT CASE NO.: L227300

I, Patricia Calvino, Administrative Assistant, Citizen Boards Support, do hereby certify that the attached ORDER is a true and correct copy of the Order of the Hillsborough County Code Enforcement Board/Special Magistrate dated 06/21/2023, which constitutes a lien against the property in violation and any other real or personal property owned by the violator, and shall constitute a notice to any subsequent purchasers, successors in interest or assigns, pursuant to chapter 162, Laws of Florida.



Citizen Boards Support

The Foregoing instrument was acknowledged before me on 05/20/2024, by Patricia Calvino, who is personally known to me and did not take an oath.



Notary Public
State of Florida

My Commission Expires:



Instrument #: 2024213700, Pg 2 of 4

**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY
Political subdivision of the State of Florida
Petitioner,
VS.
COLON, LEONARDO
Respondent(s)

CASE #: L227300

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/16/2023**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST HBCO. The Property is described as: Folio No.: 048858.9000, Legal Description: S-T-R 02-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.
3. On 03/07/2022 and 05/11/2022, Hillsborough County Development Services Department notified COLON, LEONARDO of the violations on the subject property.
4. Pursuant to the Notice of Violation, corrective action was to have been taken within 15 calendar days from the receipt of the notice.
5. That pursuant to the Affidavit of Violation dated 02/06/2023, the violations referenced in paragraph 8 below remain in non-compliance.
6. That a Notice of Hearing dated 04/28/2023 concerning the above-stated violations was served on COLON, LEONARDO.
7. That the following were in attendance and provided testimony and/or evidence at the public hearing: CAMERON WARD, Environmental Specialist, Hillsborough County Development Services Department, appeared in person; TONY HOOD, Environmental Officer, Hillsborough County Development Services Department, appeared virtually. LEONARDO COLON and PAMELA COLON appeared in person.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

Instrument #: 2024213700, Pg 3 of 4

- a. LAND DEVELOPMENT CODE, SECTION 4.01
Unpermitted Land Alterations Causing Adverse Impacts to Neighboring Properties.
-

9. **PART I:** Respondents are to **SUBMIT A NATURAL RESOURCES PERMIT APPLICATION TO ADDRESS THE LAND ALTERATIONS OR RESTORE THE PROPERTY BACK TO THE ORIGINAL GRADES AND STABILIZE THE SOIL WITHIN 30 CALENDAR DAYS** on or before **07/16/2023**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past **07/16/2023**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

10. **PART II:** *If Natural Resources Permit Application is submitted*, Respondents are to **OBTAIN THE NATURAL RESOURCES PERMIT AND COMPLETE CONSTRUCTION ACTIVITIES AND FINAL INSPECTION APPROVAL PER THE PERMIT REQUIREMENTS WITHIN 150 CALENDAR DAYS FROM PERMIT ISSUANCE**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

11. The Property Owner, Leonardo Colon, is responsible for resolving this violation with the County.

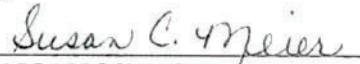
DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____


SPECIAL MAGISTRATE

ATTEST:


CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY JOHN BEAVERS, DEVELOPMENT SERVICES AT (813) 276-8306, ON OR BEFORE THE COMPLIANCE DATES TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

Instrument #: 2024213700, Pg 4 of 4

ORDER OF COMMENCEMENT

12. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past 07/16/2023. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

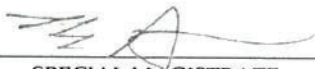
13. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

14. This Order(s) may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. **Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien.** After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

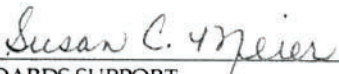
DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____


SPECIAL MAGISTRATE

ATTEST:


CITIZEN BOARDS SUPPORT

Rivas, Keshia

From: Gordon Schiff, P.A. <gjs@schiffpa.com>
Sent: Monday, January 12, 2026 3:48 PM
To: Hearings
Cc: Legal Assistant
Subject: RZ-STD 25-1026
Attachments: Supplemental Letter of Opposition. RZ-STD 1026.01.12.26.pdf; Order Imposing Fine.Case HC-CB-25-000126 and HC-CE-24000298.pdf; Order Imposing Fine. Case #L227300.pdf

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

Dear Ladies and Gentlemen,
Attached please find our Supplemental Letter of Opposition along with the two attachments to the letter regarding the referenced rezoning matter. Thank you for your attention to this matter.

Gordon J. Schiff, Esq.
Gordon J. Schiff, P.A.
4155 W Cypress St.
Tampa, FL 33607
Phone: 813-515-7979
Fax: 813-515-7977
Email: GJS@schiffpa.com

This electronic message transmission contains information from the law firm of Gordon J. Schiff, P.A. and is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination or distribution of this communication to other than the intended recipient is strictly prohibited. If you have received this communication in error, please notify us immediately by collect telephone at 813-515-7979 or by electronic mail to the sender. Thank you.

Instrument #: 2024213700, Pg 1 of 4, 5/21/2024 2:57:37 PM Deputy Clerk: SMARGESON Cindy Stuart, Clerk of the
Circuit Court Hillsborough County

PREPARED BY: CITIZEN BOARDS SUPPORT
RETURN TO: CITIZEN BOARDS SUPPORT
P.O BOX 1110
TAMPA, FLORIDA 33601

EXPENSE ACCOUNT: 00051.120160.531970.5190.B1BA.000000000.00000000 WILL CALL

CODE ENFORCEMENT CASE NO.: L227300

I, Patricia Calvino, Administrative Assistant, Citizen Boards Support, do hereby certify that the attached ORDER is a true and correct copy of the Order of the Hillsborough County Code Enforcement Board/Special Magistrate dated 06/21/2023, which constitutes a lien against the property in violation and any other real or personal property owned by the violator, and shall constitute a notice to any subsequent purchasers, successors in interest or assigns, pursuant to chapter 162, Laws of Florida.

Patricia A. Calvino
Citizen Boards Support

The Foregoing instrument was acknowledged before me on 05/20/2024, by Patricia Calvino, who is personally known to me and did not take an oath.

Susan C. Meier
Notary Public
State of Florida

My Commission Expires:



Instrument #: 2024213700, Pg 2 of 4

**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY
Political subdivision of the State of Florida
Petitioner,
VS.
COLON, LEONARDO
Respondent(s)

CASE #: L227300

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/16/2023**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST HBCO. The Property is described as: Folio No.: 048858.9000, Legal Description: S-T-R 02-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4

2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.
3. On 03/07/2022 and 05/11/2022, Hillsborough County Development Services Department notified COLON, LEONARDO of the violations on the subject property.
4. Pursuant to the Notice of Violation, corrective action was to have been taken within 15 calendar days from the receipt of the notice.
5. That pursuant to the Affidavit of Violation dated 02/06/2023, the violations referenced in paragraph 8 below remain in non-compliance.
6. That a Notice of Hearing dated 04/28/2023 concerning the above-stated violations was served on COLON, LEONARDO.
7. That the following were in attendance and provided testimony and/or evidence at the public hearing: CAMERON WARD, Environmental Specialist, Hillsborough County Development Services Department, appeared in person; TONY HOOD, Environmental Officer, Hillsborough County Development Services Department, appeared virtually. LEONARDO COLON and PAMELA COLON appeared in person.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

Instrument #: 2024213700, Pg 3 of 4

- a. LAND DEVELOPMENT CODE, SECTION 4.01
Unpermitted Land Alterations Causing Adverse Impacts to Neighboring Properties.
-

9. **PART I:** Respondents are to **SUBMIT A NATURAL RESOURCES PERMIT APPLICATION TO ADDRESS THE LAND ALTERATIONS OR RESTORE THE PROPERTY BACK TO THE ORIGINAL GRADES AND STABILIZE THE SOIL WITHIN 30 CALENDAR DAYS** on or before **07/16/2023**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past **07/16/2023**. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

10. **PART II:** *If Natural Resources Permit Application is submitted*, Respondents are to **OBTAIN THE NATURAL RESOURCES PERMIT AND COMPLETE CONSTRUCTION ACTIVITIES AND FINAL INSPECTION APPROVAL PER THE PERMIT REQUIREMENTS WITHIN 150 CALENDAR DAYS FROM PERMIT ISSUANCE**. If the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

11. The Property Owner, Leonardo Colon, is responsible for resolving this violation with the County.

DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

SPECIAL MAGISTRATE

ATTEST:

Susan C. Meier
CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY JOHN BEAVERS, DEVELOPMENT SERVICES AT (813) 276-8306, ON OR BEFORE THE COMPLIANCE DATES TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

Instrument #: 2024213700, Pg 4 of 4

ORDER OF COMMENCEMENT

12. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues past 07/16/2023. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

13. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from Hillsborough County Development Services Department stating that the actions described herein have not been completed by the date set forth, a fine of **\$150.00 per day** may commence for each and every day any violation described herein continues. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

14. This Order(s) may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED ON JUNE 21, 2023

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

SPECIAL MAGISTRATE

ATTEST:

CITIZEN BOARDS SUPPORT

Susan C. Meyer

**HILLSBOROUGH COUNTY
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE**

HILLSBOROUGH COUNTY
Political subdivision of the State of Florida
Petitioner,
VS.
COLON, LEONARDO
Respondent(s)

**CASE #: HC-CB-25-000126
HC-CE-24-000298**

ORDER IMPOSING FINE

THIS CASE came to be heard by the Hillsborough County Code Enforcement Special Magistrate ("CESM") on **06/13/2025**. Pursuant to Chapter 162, Florida Statutes and Hillsborough County Code of Ordinances and Laws, Chapter 14, Article II, Section 14, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is **ORDERED** as follows:

FINDINGS OF FACT

1. The real property which is the subject of this case ("Property") is located at 4512 S 66TH ST, HBCO. The Property is described as: Folio No.:048858.9000 Legal Description: S-T-R 2-30-19

SOUTH TAMPA SUBDIVISION S 122.5 FT OF SW 1/4 OF
TRACT 2 AND N 83 FT OF NW 1/4 OF TRACT 7 ALL IN NW 1/4
2. That COLON, LEONARDO is/are the current owner(s) of record of the Property.
3. On 08/09/2024, Hillsborough County Code Enforcement Department notified COLON, LEONARDO of the violations on the subject property.
4. Pursuant to the notification, all violations were to be corrected, and the Property brought into compliance with Hillsborough County Codes on or before 18 days from being notified.
5. That pursuant to the Affidavit of Violation dated 02/06/2025, the violations referenced in paragraph 8 below remain in non-compliance.
6. That a Notice of Hearing dated 04/25/2025 concerning the above-stated violations was served on COLON, LEONARDO.
7. That the following were in attendance and provided testimony and/or evidence at the public hearing on 06/13/2025: ALLEN WATSON, Code Enforcement Officer and TERRY CONVERSE, Manager, Hillsborough County Code Enforcement Department; JOHN TURNER, Representative.

CONCLUSION OF LAW

8. Based upon the above Findings of Fact, on the gravity of the violation(s), the actions taken by the Respondent, the Respondent's history, and after hearing sworn testimony, reviewing the evidence, hearing arguments and being otherwise fully informed, it is found that the Property continues to be in violation of Hillsborough County Code(s) as follows:

- a. ITEM PM12.1: ACCUMULATIONS Hillsborough County Code of Ordinances and Laws, Part A, Section 8-116(a)- Property Standards - Action Required: Remove **PART I**
- b. ITEM Z203: OUTSIDE / OPEN STORAGE Hillsborough County Code of Ordinances and Laws, Sections 2.02.01/2.02.02/5.02.01-Land Development Code - Action Required: Cease or Acquire Approvals **PART I**
- c. ITEM Z200: IMPROPER USE OF ZONE Hillsborough County Code of Ordinances and Laws, Sections 2.02.01/2.02.02/5.02.01- Land Development Code - Action Required: Cease or Acquire Approvals **PART II**
- d. ITEM Z610: COMMERCIAL VEHICLE Hillsborough County Code of Ordinances and Laws, Section 6.05.02.Q.2- Land Development Code - Action Required: Remove **PART II**

9. **PART I:** Respondent(s) is/are to correct ITEM PM12.1: ACCUMULATIONS and ITEM Z203: OUTSIDE / OPEN STORAGE on or before **07/13/2025**. If the violations have not been corrected by the date set forth, a fine of **\$200.00** per day may commence for each and every day any violation described herein continues past **07/13/2025**. Pursuant to **Section 162.09(1), Florida Statutes**, a hearing shall not be necessary prior to imposing such fine.

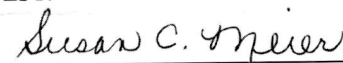
10. **PART II:** Respondent(s) is/are to correct ITEM Z200: IMPROPER USE OF ZONE and ITEM Z610: COMMERCIAL VEHICLE on or before **12/10/2025**. If the violations have not been corrected by the date set forth, a fine of **\$500.00** per day may commence for each and every day any violation described herein continues past **12/10/2025**. Pursuant to **Section 162.09(1), Florida Statutes**, a hearing shall not be necessary prior to imposing such fine.

DONE AND ORDERED ON JUNE 17, 2025

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: 
SPECIAL MAGISTRATE

ATTEST:


CITIZEN BOARDS SUPPORT

IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT OFFICER JASON ZALVA (813) 392-8612 ZalvaJ@HCF.GOV, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO HILLSBOROUGH COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.

ORDER OF COMMENCEMENT

11. **PART I:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from a Hillsborough County Code Enforcement Officer stating the violations have not been corrected by the date set forth above, a fine of \$200.00 per day shall commence for each and every day any violation described herein continues past 07/13/2025. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

12. **PART II:** Upon Citizen Boards Support's receipt of an Affidavit of Non-Compliance from a Hillsborough County Code Enforcement Officer stating the violations have not been corrected by the date set forth above, a fine of \$500.00 per day shall commence for each and every day any violation described herein continues past 12/10/2025. Pursuant to Section 162.09(1), Florida Statutes, a hearing shall not be necessary prior to imposing such fine.

13. This Order may be appealed to the circuit court. An appeal shall be filed within 30 days of the execution of the Order to be appealed. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. Such lien may be foreclosed, and the Property sold to enforce such lien. After three (3) months from the recordation date of such lien, if the fines and fees remain unpaid, the Hillsborough County Attorney's Office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law.

DONE AND ORDERED ON JUNE 17, 2025

COUNTY OF HILLSBOROUGH
CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE

BY: _____

SPECIAL MAGISTRATE

ATTEST:

Susan C. Meier
CITIZEN BOARDS SUPPORT

GORDON J. SCHIFF, P.A.

www.schiffpa.com

4155 WEST CYPRESS STREET

Phone 813-515-7979

info@schiffpa.com

TAMPA, FLORIDA 33607

Fax: 813-515-7977

January 12, 2026

VIA Email: Hearings@hcfl.gov
Office of the Zoning Administrator
Attn: Zoning Hearing Master
Hillsborough County, Florida

Re: Hillsborough County Rezoning Application No. RZ-STD 25-1026/4512 S 66th Street/Supplemental Letter of Opposition

Dear Honorable Zoning Hearing Master and Board of County Commissioners:

This law firm represents A. Scott Hendry and Rebecca S. Hendry, the owners of the property immediately to the south of the subject property. On behalf of my clients, we are providing this supplemental letter of opposition to the referenced rezoning application for your consideration and to be incorporated in the record of the proceedings.

The applicant originally proposed to rezone the subject site from Residential, Single-Family Conventional (RSC-6) to Commercial Intensive (CI). The applicant recently modified its request to propose to rezone the subject site to Commercial General (CG). The application is currently scheduled to be heard by the Zoning Hearing Master on January 26, 2026.

The modified rezoning request is not appropriate for the subject site and should be denied.

Background. There are improper heavy commercial/industrial business(es)/operations being conducted on the subject property, consisting of offloading/loading of pallets (including from semis and other trucks parking in the substandard 66th Street right-of-way), and stockpiling/stacking (outside/open storage) of pallets in high stacks throughout the property. The business is operating heavy industrial machinery and equipment which is noisy and creates substantial dust. There are accumulations of junk, debris, and inoperable vehicles, and damaged/broken fences. The heavy commercial/industrial business is not connected to public water or public sewer. There is no commercial driveway access, parking or loading on the property (and none has been permitted or approved). Multiple employees park cars outside the property in the narrow, substandard right-of-way. The property lacks stormwater/drainage improvements. The site appears to lack adequate fire safety and fire hazard preventive measures. There are stacked pallets and accumulations of junk, debris and inoperative vehicles existing throughout the property, and there are multiple code compliance issues, including code violations (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300).

The proposed CG zoning district should be recommended for denial/denied for the following reasons:

1. The Proposed Zoning is Inconsistent with the Hillsborough County Comprehensive Plan.

The subject site Future Land Category is Residential-6 (Please see Future Land Use Map in the record of this proceeding). Typical uses in the Residential-6 category are agricultural, residential, neighborhood commercial, office uses, multi-purpose projects and mixed-use development. The immediate area includes agricultural, residential, and office.

The business operations being conducted on the property and being contemplated under the rezoning request are not permissible uses under the Residential-6 category. The Future Land Use Map establishes a clear line of demarcation in the immediate area between more intensive uses on the west side of 66th Street and less intensive uses on the east side of 66th Street where the subject property is located. The Comprehensive Plan also establishes a clear line of demarcation between the subject property which is classified as Residential-6 and the property to the north which is classified as SMU-6.

In addition, the following comprehensive plan sections dictate denial of the requested CG zoning:

- A. FLUS Objective 4.1, FLUS Policy 4.1.1 and FLUS Policy 4.1.2 (development required to meet all land development regulations). The Comprehensive Plan requires that all development meet or exceed the land development regulations of Hillsborough County. The subject site does not meet numerous land development regulations, including requirements for access, parking, loading, circulation, drainage/stormwater, buffering, screening and utilities.
 - B. FLUS Objective 4.7 and FLUS Policy 4.7.2 regarding commercial-locational criteria. The subject property and proposed uses do not appear to meet the commercial locational criteria.
 - C. FLUS Policy 3.1.3, FLUS Objective 4.4 and FLUS Policy 4.4.1 (defining "compatibility" and requiring new development to be compatible with the surrounding neighborhood). The surrounding neighborhood is comprised mostly of agricultural, residential and low intensity business/office uses. FLUS Policy 4.4.1 requires that any density or intensity increases shall be compatible with existing, proposed or planned surrounding development. The proposed heavy commercial/industrial uses are not compatible with existing proposed or planned surrounding development. The proposed rezoning would not complement the surrounding area and does not meet the intent of FLUS Objective 4.4 and Policy 4.4.1.
2. The Proposed Zoning to the CG Zoning District Does Not Meet Code Criteria and is Not Compatible with the Area. The following facts and evidence further demonstrate that the proposed CG rezoning should be denied:

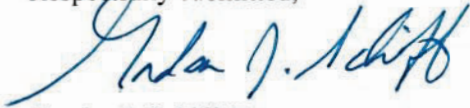
- A. 66th Street is a substandard roadway. There is also inadequate room for parking, loading or offloading on 66th Street, and there are no sidewalks on 66th Street.
- B. The property does not currently have a water or wastewater connection, the applicant has not made a commitment to connect to water or wastewater, and the probability of the applicant connecting the proposed project to City of Tampa water and Hillsborough County wastewater services is very low. The Water Resources Services Comment Sheet states, in relevant part:
The property lies within the City of Tampa Water Service Area...A 6 inch wastewater forcemain exists approximately 1,875 feet from the project site and is located south of the subject property within the north right-of-Way of Madison Avenue...
COMMENTS: The subject rezoning includes parcels that are within the Urban Services Area and would require connection to the County's wastewater system and the City of Tampa's water system. The subject area is located within the Hillsborough County Wastewater Service Area and will be served by the Falkenburg Wastewater

Treatment Plant. If all of the development commitments for the referenced facility are added together, they would exceed the existing reserve capacity of the facility. However, there is a plan in place to address the capacity prior to all of the existing commitments connecting and sending flow to the referenced facility. As such, an individual permit will be required based on the following language noted on the permits: the referenced facility does not have, but will have prior to placing the proposed project into operation, adequate reserve capacity to accept the flow from this project.

- C. There is no CG zoning in the general area on the east side of 66th street, and zoning districts in the general area on the east side of 66th Street are less intensive zoning districts and mostly comprised of agricultural, residential and low intensity business/office uses. The zoning districts in the immediate area are AR to the south, RSC-6 MH to the east, and PD to the north. While there are some more intensive zoning districts on the west side of 66th Street (zoned PD and M), as noted above, the comprehensive plan treats the west side of 66th Street differently, and those properties have access from Joanne Kearney Blvd and have substantial buffers on 66th Street. Please see the zoning map in the record of this proceeding.
 - D. The lot size of the subject property is too small to include effective buffers and screening to protect adjacent properties from the negative impacts of the applicant's desired uses on the subject property.
 - E. The lot size of the subject property appears to be too small to allow for adequate commercial access, parking, loading, circulation and stormwater/drainage for the desired uses, and it is unlikely that the applicant can obtain commercial site plan approval for the desired uses.
 - F. The Code Enforcement Board/Special Magistrate has determined that the applicant has violated the Hillsborough County Code in two separate proceedings (See Code Enforcement Board/Special Magistrate Case # HC-CB-25-000126/HC-CE-24-000298 and Code Enforcement Board/Special Magistrate Case # L227300), and it appears that the code violations continue to exist.
 - G. The improper and unpermitted business/operations being conducted on the subject property appear to lack adequate fire safety and fire hazard preventive measures.
3. There are no vested rights (or any other equitable basis) to allow for operation of the business being conducted on the property. The applicant may argue some form of vested rights or some other equitable basis in support of this rezoning request. There is no equitable basis for approval of the request. The business is not legally established, the property does not have proper zoning or permits, and the condition of the property is in violation of numerous code provisions. The accumulations of junk and debris, outside/open storage and improper use of the site under the current zoning have been cited by Code Enforcement and an Order Imposing Fine was entered by the Code Enforcement Board/Special Magistrate in Case # HC-CB-25-000126/HC-CE-24-000298 on June 17, 2025. A copy of the Order is in the record of this proceeding (and is attached for ease of reference). The unpermitted operations on the site and resulting code violations on the property appear to be continuing and therefore the site remains in violation of numerous code provisions. It also appears that the property owner has not complied with NR(O) Permit No. HC-NR(O)-23-0000020 (requiring the property owner to address unpermitted stormwater impacts) which appears to be related to a separate Code Enforcement Board/Special Magistrate Case # L227300 and Order Imposing Fine entered by the Code Enforcement Board/Special Magistrate on June 21, 2023 (a copy of which is attached for the record of this proceeding).

Conclusion. For the foregoing reasons and as otherwise evidenced in the record, the application should be denied. We hereby reserve the right to supplement this letter of opposition.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Gordon J. Schiff". The signature is fluid and cursive, with the first name "Gordon" being the most prominent part.

Gordon J. Schiff, Esq.

Gordon J. Schiff, P.A.

Attorney for A. Scott and Rebecca S. Hendry

Attachments

From: Gordon Schiff, P.A. <gjs@schiffpa.com>
Sent: Monday, March 9, 2026 4:00 PM
To: Hearings
Cc: McKaig, Logan; Grady, Brian; Legal Assistant
Subject: RZ-STD 25-1026/4512 S 66th Street/Objection to Remand Request
Attachments: Objection to Remand Request.03.09.26.pdf; Notice Letter for BOCC 03.10.26 Hearing.02.13.26.pdf; Back up to Agenda Item A.6.pdf; Optix.Email chain. Applicant remand or CG request.through 02.25.26.pdf

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

Please see the attached objection to remand request and attachments in the referenced matter. Thank you.

Gordon J. Schiff, Esq.
Gordon J. Schiff, P.A.
4155 W Cypress St.
Tampa, FL 33607
Phone: 813-515-7979
Fax: 813-515-7977
Email: GJS@schiffpa.com

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GORDON J. SCHIFF, P.A.

www.schiffpa.com

4155 WEST CYPRESS STREET

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info@schiffpa.com

TAMPA, FLORIDA 33607

Fax: 813-515-7977

March 9, 2026

VIA Email: Hearings@hcfl.gov

Office of the Zoning Administrator

Attn: Board of County Commissioners

Hillsborough County, Florida

Re: Hillsborough County Rezoning Application No. RZ-STD 25-1026/4512 S 66th Street/Objection to Remand Request

Dear Honorable Board of County Commissioners:

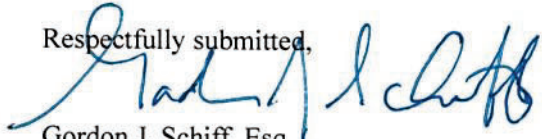
This law firm represents A. Scott Hendry and Rebecca S. Hendry, the owners of the property immediately to the south of the subject property. On behalf of my clients, we are providing this letter of objection to the applicant's remand request.

1. Predicate Facts. We received written notice dated February 13, 2026, from Hillsborough County of the Board of County Commissioners (BOCC) March 10, 2026, meeting to consider the referenced rezoning application for final decision (Please see attached copy of the notice letter). We have recently learned that the March 10, 2026, Agenda Item A.6, states that "The application is out of order to proceed and is being remanded to the April 27, 2026, Zoning Hearing Master Hearing." The staff back up sheet linked to the BOCC agenda item (attached) states, "This application is being remanded as out of order to the April 27th 2026, ZHM meeting." There is no basis stated on the staff backup sheet or the agenda for the application being "out of order" or otherwise as a basis for remand. We have located an email chain on Optix from February 24, 2026, through February 25, 2026, which is attached, which shows an email request by the applicant on February 24, 2026, "seeking a remand or approval" without stating any basis for the remand request and staff discussions "if remanded" of a possible remand date (a copy of the email chain from Optix is attached).
2. Legal Argument. The application has gone through the staff review and zoning hearing master process and is ready for final consideration by the BOCC. Remand is not appropriate or justified in these circumstances. The applicant has not asserted any proper basis or reason in support of the remand request (and in fact alternatively made a de facto request for the application to be heard by the Board), and it is doubtful that a proper basis exists. Staff has not stated any basis for asserting that the application is "out of order" and it is doubtful that any basis exists. In any event, the staff does not have the authority to grant a remand request. It is apparent that there is no proper basis for granting the remand request, and accordingly, the remand request should be denied, and the application should proceed forward and be heard and decided upon by the BOCC.
3. Request to be Heard. On behalf of our clients, we request to be heard at the March 10, 2026, BOCC meeting on this objection, before any decision is rendered on the applicant's remand request. We are also filing a request to speak on the item at the BOCC meeting.

4. Reservation of Rights. We hereby reserve all rights including to supplement this letter of objection.

Please provide this letter of objection to the Board of County Commissioners and please make it part of the record in the referenced matter.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Gordon J. Schiff', is written over the typed name.

Gordon J. Schiff, Esq.

Gordon J. Schiff, P.A.

Attorney for A. Scott and Rebecca S. Hendry

Attachments

cc (via email w/ attachments):

Logan McKaig

Brian Grady

February 13, 2026

2

RZ 25-1026

Gordon J. Schiff, P.A. / Gordon J. Schiff Esq.
4155 W. Cypress St.
Tampa, FL 33607

RECEIVED

FEB 17 2026

RE: Rezoning or Major Modification Request
APPLICATION NO.: RZ 25-1026
APPLICANT: Robert Martin
LOCATION: 4512 S. 66th St.

Pursuant to Section 10.03.04 of the Hillsborough County Land Development Code, you are hereby notified that the Board of County Commissioners will consider the above referenced application for final decision at a public meeting on **March 10, 2026, at 9:00 a.m.**, in the Boardroom, Frederick B. Karl County Center, Second Floor, 601 E. Kennedy Boulevard, Tampa, FL 33602 (*Virtual participation in this public meeting is available through communications media technology, as described below.)

PARTICIPATION OPTIONS. Hillsborough County is making it possible for qualified parties to participate in this public meeting in person or by means of communications media technology.

The Hillsborough County Land Development Code provides certain procedures that must be followed in order to address the Board of County Commissioners at the Land Use meeting. **Only those persons who are qualified as parties of record will be permitted to address the Board during the meeting. All evidence and testimony shall be limited to the Zoning Hearing Master hearing record. See Section 10.03.04, Land Development Code. If you have any questions concerning the requirements of the Land Development Code, please call the Development Services Department at 813.272.5600.**

- 1. In Person Participation:** While virtual participation is an option, standard in-person participation is encouraged. The format and procedures for in-person participation may differ from a traditional meeting. For the safety of participants and staff, social distancing will be properly adhered to at **all times**. For planning purposes, qualified parties wishing to participate in person are **encouraged to** sign up ahead of time at *HCFLGov.net/SpeakUp*.

A qualified party of record who desires to participate virtually in this public meeting will be able to do so by completing the online Public Comment Signup Form found at: *HillsboroughCounty.org/SpeakUp*. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the conferencing process. The Chairman will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. Participation instructions will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be

unmuted in the submission order after being recognized by the Chairman by name. Call submissions for the meeting will close 30 minutes prior to the start of the meeting. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

2. **Virtual Participation:** In order to participate virtually, you must have access to a communications media device (such as a tablet or a computer equipped with a camera and microphone) that will enable you to be seen (video) and heard (audio) during the public meeting. Additionally, should you opt to participate virtually in this public meeting, you will be able to provide oral testimony, but you will be unable to provide or display documentary evidence during the public meeting

VIEWING INSTRUCTIONS: Anyone wishing to view and listen to the public meeting live, without participating, can do so in the following ways:

- The County's official YouTube channel: [YouTube.com/HillsboroughCountyMeetings](https://www.youtube.com/HillsboroughCountyMeetings)
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to [HCFLGov.net/newsroom](https://www.hcflgov.net/newsroom) and selecting the "Live Meetings" button
- Listening to the meeting on smart phones by going to the above YouTube link.

The Hillsborough County Lobbying Ordinance requires that **ALL LOBBYISTS REGISTER** at the time of any private meeting with a member of the Board of County Commissioners, the County Administrator, any Assistant County Administrator, any Department Director, the County Attorney, or any Chief Assistant County Attorney, regarding any item that is pending before the Board of County Commissioners or is being considered by the aforementioned County employees for presentation or recommendation to the County Commissioners.

DEVELOPMENT SERVICES, BOARD OF COUNTY COMMISSIONERS

Para información en español, por favor llame al 813.276.2006

APPLICATION: RZ-STD 25-1026

ZHM HEARING DATE: 01/26/2026

BOCC LUM DATE: 03/10/2026

CASE REVIEWER: Logan McKaig

This application is being remanded as out of order to the April 27th, 2026 ZHM meeting.

Zoning
Administrator
Sign-off:

J. Brian Grady

Vazquez, Bianca

From: Grady, Brian
Sent: Wednesday, February 25, 2026 9:35 AM
To: Heinrich, Michelle; Vazquez, Bianca
Cc: McKaig, Logan; Tyrek Royal; Rome, Ashley
Subject: RE: Seeking a remand

Ok. Thanks.

From: Heinrich, Michelle <HeinrichM@hcfl.gov>
Sent: Wednesday, February 25, 2026 9:33 AM
To: Grady, Brian <Gradyb@hcfl.gov>; Vazquez, Bianca <VazquezB@hcfl.gov>
Cc: McKaig, Logan <McKaigL@hcfl.gov>; Tyrek Royal <royalt@plancom.org>; Rome, Ashley <RomeA@hcfl.gov>
Subject: RE: Seeking a remand

It will be the 4/27 ZHM.

Michelle Heinrich, AICP
Executive Planner
Development Services Department
E: heinrichm@HCFL.gov
P: (813) 276-2167

601 E. Kennedy Blvd., Tampa, FL 33602
HCFL.gov

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Hillsborough County Florida

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

From: Grady, Brian <Gradyb@hcfl.gov>
Sent: Wednesday, February 25, 2026 9:31 AM
To: Heinrich, Michelle <HeinrichM@hcfl.gov>; Vazquez, Bianca <VazquezB@hcfl.gov>
Cc: McKaig, Logan <McKaigL@hcfl.gov>; Tyrek Royal <royalt@plancom.org>
Subject: RE: Seeking a remand

Hi Michelle,

Please figure out, if remanded, when the item could be reheard at the ZHM based on notice requirements and any other relevant factors. Then confirm with the applicant the remand hearing date as we will need to include that on the addendum with the remand request.

Thanks.

J. Brian Grady

Director, Community Development Division

Development Services Department

E: Gradyb@HCFL.gov

P: (813) 276-8343 | M: (813) 459-4001

601 E. Kennedy Blvd., Tampa, FL 33602

HCFL.gov

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Hillsborough County Florida

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

From: Heinrich, Michelle <HeinrichM@hcfl.gov>

Sent: Wednesday, February 25, 2026 9:15 AM

To: Grady, Brian <Gradyb@hcfl.gov>; Vazquez, Bianca <VazquezB@hcfl.gov>

Cc: McKaig, Logan <McKaigL@hcfl.gov>; Tyrek Royal <royalt@plancom.org>

Subject: FW: Seeking a remand

FYI

Michelle Heinrich, AICP

Executive Planner

Development Services Department

E: heinrichm@HCFL.gov

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Hillsborough County Florida

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

From: Robert Martin <can_do100@yahoo.com>

Sent: Tuesday, February 24, 2026 8:53 PM

To: Heinrich, Michelle <HeinrichM@hcfl.gov>

Subject: Seeking a remand

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

Good Morning,

I am seeking a remand or approval for the CG zoning for Leonardo Colon Rezoning number 25-1026 at the 3/10 board hearing.

Thank you

Robert Martin